

## Planning Committee

MINUTES of the virtual Planning Committee meeting held on Monday 1 June 2020 at 6.30 pm.

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**PRESENT:** Councillor Martin Seaton (Chair)  
Councillor Kath Whittam (Vice-Chair)  
Councillor Barrie Hargrove  
Councillor Adele Morris  
Councillor Margy Newens  
Councillor Damian O'Brien  
Councillor Catherine Rose  
Councillor Cleo Soanes

**OTHER MEMBERS PRESENT:** Councillor Richard Livingstone

**OFFICER SUPPORT:** Simon Bevan (Director of Planning)  
Jon Gorst (Legal Officer)  
Colin Wilson (Head of Regeneration Old Kent Road)  
Tom Buttrick (Team Leader Old Kent Road Team)  
Wing Lau (Team Leader, Planning)  
Neil Loubser (Senior Planning Officer)  
Gerald Gohler (Constitutional Officer)

### 1. APOLOGIES

There were none.

### 2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

### 3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers which were circulated before the meeting, as part of Supplemental Agenda No.1:

- Addendum report relating to items 7.1 and 7.2

- Members pack relating to items 7.1 and 7.2.

#### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were none.

#### **5. MINUTES**

##### **RESOLVED:**

That the following be agreed as correct records of the meetings and signed by the chair:

- the amended minutes of the meeting held on 3 March 2020 reflecting that Councillors Hamish McCallum and Jane Salmon had been in attendance.
- the minutes of the meeting held on 4 May 2020 including the following amendments:
  - Add "Late GLA Correspondence" to the list under item 3
  - Amend paragraph 4 under item 6 to read: "The committee put further questions to the officers and discussed the information presented to them. The Chair reminded the committee of the late GLA correspondence signed by two of London's Deputy Mayors for Regeneration and Housing, in particular the second sentence of the ninth paragraph which reads "(...) in the unlikely event that a MiP clause was ever triggered we would work with the Social Housing Regulator, LBS and other RPs to ensure that the affordable housing remained as such."

#### **6. TO RELEASE £1,000,442.43 FROM THE S106 AGREEMENTS ASSOCIATED WITH THE BELOW DEVELOPMENTS, IN ORDER TO DELIVER EXPANSION OF THE DOCKED CYCLE HIRE EXPANSION AND ASSOCIATED HIGHWAY IMPROVEMENTS**

The meeting heard the officer's introduction to the report. Members asked questions of the officer.

##### **RESOLVED:**

That the release of funds totalling £1,000,442.43 from the S106 agreements associated with the developments listed in paragraphs 3-8 of the report, in order to deliver the first phase expansion of the docked cycle hire scheme as shown in figure 1 in the report, be agreed.

#### **7. DEVELOPMENT MANAGEMENT**

##### **RESOLVED:**

1. That the determination of planning applications, or formal observations and

comments, the instigation of enforcement action and the receipt of the reports included in the agenda be considered.

2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

## **7.1 747-759 & 765-775 OLD KENT ROAD, SE15 1NZ & LAND AT DEVONSHIRE GROVE, SE15**

**Planning application number: 19/AP/1239**

### **PROPOSAL**

#### *(Detailed Proposals)*

*Full planning permission for the demolition of all existing structures on site, the stopping up of the existing Devonshire Grove major arm (IWMF egress road) and redevelopment to include formation of a new road reconfiguration and widening of Devonshire Grove, widening of the foot ways on Sylvan Grove and Old Kent Road, construction of Building A at ground plus 38 storeys to provide 264 residential units (Class C3), flexible retail/employment floorspace (Class A1/A2/A3/A4/B1a-c), creation of a new public realm including new public squares and spaces, associated landscaping and highways works and a new substation and all associated works.*

#### *(Outline Proposals)*

*Outline planning permission (all matters reserved) for comprehensive mixed-use development for the following uses in four Buildings (B, C, D and E) and a basement level shared with Building A: Up to a maximum of 301 residential units (Class C3); employment workspace floorspace (Class B1a-c); flexible retail, financial and professional services, food and drink uses (Class A1/A2/A3/A4/A5), flexible non-residential institutions (Class D1) and Assembly and leisure uses (Class D2); Storage, car and cycle parking; Energy centre; Substations; Formation of new pedestrian and vehicular access and means of access and circulation within the site together; and new private and communal open space.*

*This Application is for a Phased Development for CIL purposes with details of the phasing to be secured by Condition.*

*This Application represents a departure from strategic policy 10 'Jobs and Businesses' of the Core Strategy (2011) and Saved Policy 1.2 'Strategic and Local Preferred Industrial Locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a Preferred Industrial Location.*

The committee heard the officer's introduction to the report and addendum report. Members of the committee asked questions of the officers.

There were no objectors present who wished to address the meeting.

The applicant's representative addressed the committee, and answered questions from the committee.

One of the two representatives of supporters of the application who lived within 100 metres of the development site addressed the meeting and answered questions from members of the committee. The second representative of the supporters was unable to address the meeting due to technical difficulties, and the chair read out a statement they had submitted for this eventuality.

Councillor Richard Livingstone addressed the meeting in his capacity as a ward councillor and answered questions from the committee.

The committee put further questions to the officers and discussed the application. Members of the committee asked officers to ensure that reserved matters applications are referred back to the planning committee for decision.

A motion to grant the application was moved, seconded, put to the vote and declared carried.

#### **RESOLVED:**

1. That planning permission be granted for this Hybrid Planning application, subject to the conditions set out in the report and addendum report, and referral to the Mayor of London, and the applicant entering into an appropriate legal agreement by no later than 1 October 2020, unless an extension is agreed in writing.
2. That the environmental information be taken into account as required by Regulation 30 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2017.
3. That following issue of the decision it be confirmed that the director of planning shall place a statement on the Statutory Register pursuant to Regulation 30 of the Town and Country Planning (Environmental Impact Assessments) Regulations and that for the purposes of Regulation 30(1)(d) the main reasons and considerations on which the Local Planning Authority's decision is based shall be set out as in this report.
4. In the event that the requirements of (1) are not met by 1 October 2020, that the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 538 of the report.
5. That an informative be included regarding the equitable allocation of accessible parking spaces among all five buildings.

## **7.2 651-657 OLD KENT ROAD, LONDON SE15 1JU**

**Planning application number: 19/AP/1710**

### **PROPOSAL**

*Full planning permission is sought for the demolition of existing buildings on the site and the comprehensive mixed-use redevelopment of the site comprising of two buildings of 10-storeys plus mezzanine (up to 38.900m AOD) and 19-storeys plus mezzanine (up to 71.500m AOD), comprising 262 residential units (Use Class C3 use),*

*2,258sqm GEA of flexible retail and commercial floorspace (Class A1/A2/A3/A4/B1 uses) at ground and mezzanine level, new public park, private and communal amenity space, associated car and cycle parking, access and servicing arrangements, plant and other associated works.*

*This application represents a departure from strategic policy 10 'Jobs and Businesses' of the Core Strategy (2011) and Saved Policy 1.2 'Strategic and Local Preferred Industrial Locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential and retail accommodation in a preferred industrial location.*

The committee heard the officer's introduction to the report and addendum report. Members of the committee asked questions of the officers.

There were no objectors present wishing to speak.

The applicant addressed the committee, and answered questions from the committee.

There were no supporters of the application who lived within 100 metres of the development site wishing to speak.

Councillor Richard Livingstone addressed the meeting in his capacity as a ward councillor and answered questions put by the committee.

The committee put further questions to the officers and discussed the application. The meeting heard that there was an error in the addendum report: the correct figure for children's play provision is 1,117sqm.

A motion to grant the application was moved, seconded, put to the vote and declared carried.

**RESOLVED:**

1. That the planning committee grant planning permission, subject to:
  - The recommended planning conditions;
  - The applicant entering into an appropriate legal agreement by no later than 1 October 2020
  - Referral to the Mayor of London.
2. That, in the event that the Section 106 Legal Agreement is not completed by 1 October 2020, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 425 of the report.

The meeting ended at 10.15 pm.

**CHAIR:**

**DATED:**

