

Planning Committee

MINUTES of the Planning Committee held on Tuesday 14 May 2019 at 6.30 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Martin Seaton (Chair)
Councillor Renata Hamvas (Reserve)
Councillor James McAsh
Councillor Hamish McCallum
Councillor Adele Morris
Councillor Jason Ochere
Councillor Cleo Soanes
Councillor Kath Whittam

OTHER MEMBERS PRESENT: Councillor Damian O'Brien

OFFICER SUPPORT: Simon Bevan (Director of Planning)
Jon Gorst (Head of Regeneration and Development Team, Legal Services)
Colin Wilson (Head of Regeneration Old Kent Road)
Michael Tsoukaris (Design and Conservation)
Terence McLellan (Development Management)
Tom Buttrick (Development Management)
Pip Howson (Transport Policy)
Catherine Jeater (Design and Conservation)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillor Lorraine Lauder MBE. Councillor Renata Hamvas attended as a reserve.

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 at the meeting:

- Addendum report relating to items 6, 7.1 and 7.2
- Members' pack relating to items 7.1 and 7.2
- A late submission from the Southwark Law Centre regarding item 7.2.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interests or dispensations.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 2 April 2019 be approved as a correct record and signed by the chair.

6. CONSERVATION AREA APPRAISALS: COBOURG ROAD, TRAFALGAR AVENUE AND GLENGALL AVENUE

Report: see pages 7 to 89 of the agenda pack and pages 1 to 5 of the addendum report.

A conservation officer introduced the report and drew the attention of members of the committee to the information contained in the addendum report.

Members of the committee asked questions of the conservation officer.

RESOLVED:

1. That the public consultation on the draft conservation area appraisals, management plans, extensions to conservation areas and article 4(1) directions at Appendices 2, 3 and 4 of the report and set out on pages 1 to 5 of the addendum report for the following conservation areas be agreed:
 - Cobourg Road
 - Trafalgar Avenue
 - Glengall Road.
2. That the Equalities Impact Assessment at Appendix 1 of the report be noted.
3. That the designation of Glengall Road conservation area be extended as outline in the addendum report pages 1 to 5.

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.

ADDENDUM REPORT

The addendum report had not been circulated five clear days in advance of the meeting, nor had it been available for public inspection during this time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation responses, additional information and revisions.

7.1 CAPITAL HOUSE, 42-46 WESTON STREET, LONDON SE1 3QD

Planning application reference: 18/AP/0900

Report: see pages 94 to 188 of the agenda pack and pages 5 to 7 of the addendum report.

PROPOSAL

Redevelopment of the site to include the demolition of Capital House and the erection of a 39-storey building (3 basement levels and ground with mezzanine and 38 storeys) of a maximum height of 137.9m (AOD) to provide up to 905 student accommodation units (Sui Generis use), flexible retail/café/office floorspace (Class A1/A3/B1), cycle parking, servicing, refuse and plant areas, public realm improvements and other associated works incidental to the development. The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The committee heard the officers' introduction to the report and that further to those outlined in the addendum report, an additional objection had been received regarding cycle parking. Members of the committee asked questions of the officers.

Representatives of the objectors addressed the meeting, and answered questions posed by members of the committee.

The applicant and their agents addressed the committee, and answered questions posed by the committee.

At this point, the chair proposed a motion to defer item 7.2 to a future meeting, because the current item would still take some time to hear. The motion was seconded, put to the vote and declared carried.

RESOLVED:

That item 7.2 “Southernwood Retail Park, 2 Humphrey Street, London SE1 5JJ” be deferred to an additional meeting to be held on 28 May 2019.

The meeting then returned to hearing item 7.1.

There were no supporters who lived within 100 metres of the development site present at the meeting who wished to speak.

Councillor Damian O’Brien addressed the committee in his capacity as a ward councillor and answered questions posed by the committee.

The committee put further questions to the officers, as well as to the objectors and the applicant and their agents. The committee then discussed the application.

A motion to refuse planning permission was moved, seconded, put to the vote and declared to have fallen.

A motion to grant planning permission was moved, seconded, put to the vote and declared to have been carried.

RESOLVED:

1. That planning permission be granted subject to conditions as set out in the report and addendum report, the applicant entering into an appropriate legal agreement and referral to the Mayor of London.
2. That, should planning permission be granted, it be confirmed that the environmental information has been taken into account as required by Regulation 3 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 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 the report and addendum report.
4. That in the event that the requirements of paragraph 1 above are not met by 30 November 2019, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 232 of the report.

7.2 SOUTHERNWOOD RETAIL PARK, 2 HUMPHREY STREET, LONDON SE1 5JJ

Planning application reference: 18/AP/3551

Report: see pages 189 to 373 of the agenda pack and pages 7 to 22 of the addendum report.

PROPOSAL

(Revised)

Hybrid planning application for detailed permission for Phase 1 and outline planning

permission for Phase 2 comprising:

Application for full planning permission for 'Phase 1' comprising demolition of existing buildings and the erection of a part 9, part 14, part 15, part 48 storey development (plus basement) up to 161.25m AOD, with 940 sqm GIA of (Class A1) retail use, 541 sqm GIA of flexible (Class A1/A2/A3) retail/financial and professional services/restaurant and café use, 8671 sqm GIA (Class C1) hotel; 541 (class C3) residential units (51,757 sqm GIA); landscaping, public realm and highway works, car and cycle parking and servicing area, plant and associated works.

Application for outline planning permission (with details of internal layouts and external appearance reserved) for 'Phase 2' comprising demolition of existing buildings and the erection of a part 9, part 12, storey development (plus basement) up to 42.80m AOD, with 1049 sqm GIA of flexible (Class A1/A2/A3) retail/financial and professional services/restaurant and café use; 183 (Class C3) residential units (17,847sqm GIA), 1141 sqm GIA (Class D2) cinema and the creation of a 475 sqm GIA (Class C1) hotel service area at basement level; landscaping, public realm and highway works, car and cycle parking and servicing area, plant and associated works.

The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

See also item 7.1.

RESOLVED:

That this item be deferred to an additional meeting to take place on 28 May 2019.

The meeting ended at 10.20 pm.

CHAIR:

DATED: