

Planning Committee

MINUTES of the Planning Committee held on Wednesday 30 October 2019 at 6.30 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Martin Seaton (Chair)
Councillor Richard Livingstone (Reserve)
Councillor Darren Merrill (Reserve)
Councillor Adele Morris
Councillor Damian O'Brien
Councillor Catherine Rose
Councillor Cleo Soanes

OTHER MEMBERS PRESENT: Councillor Karl Eastham

OFFICER SUPPORT: Simon Bevan (Director of Planning)
Jon Gorst (Legal Officer)
Alex Cameron (Development Management)
Michael Tsoukaris (Design and Conservation)
Oliver Stutter (Urban Forester)
Alex Oyebade (Transport Policy)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillors Barrie Hargrove, Margy Newens and Kath Whittam (Vice-Chair).

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 or at the meeting:

- Addendum report relating to item 6.1
- Members' pack relating to item 6.1
- An addendum related to item 7.

The chair also announced that the items were going to be heard in the following sequence:

7. Tree preservation order (TPO) confirmation – 156 Peckham Rye, followed by

6.1. Land at 19, 21 and 23 Harper Road, 325 Borough High Street and 1-5 and 7-11 Newington Causeway, London SE1 6AW.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following declaration was made in relation to item 7 - Land at 19, 21 and 23 Harper Road, 325 Borough High Street and 1-5 and 7-11 Newington Causeway, London SE1 6AW:

Councillor Adele Morris, non-pecuniary, as she lives in the vicinity of the development site and is a member of the Trinity Newington Residents Association, but had not had any involvement with the group's feedback or attended any public exhibitions, other than one meeting in her function as a ward councillor early in the process. She had also not made any comments or sent any responses regarding the proposal.

5. MINUTES

RESOLVED:

That the minutes of the meetings held on 25 September and 30 September 2019 be approved as correct records and signed by the chair.

6. 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.

6.1 LAND AT 19, 21 AND 23 HARPER ROAD, 325 BOROUGH HIGH STREET AND 1-5 AND 7-11 NEWINGTON CAUSEWAY, LONDON SE1 6AW

Application number: 18/AP/0657

Report: see pages 14 – 93 of the agenda pack and pages 1 - 6 of the addendum report

PROPOSAL

Demolition of existing buildings and redevelopment to provide construction of a part 5, part 7, part 8 and part 13 building a mixed-use development comprising 328 hotel rooms (Class C1) 20 residential dwellings (Class C3), offices, workspace and workshops (Class B1), multifunctional community events space (Class B1/D1), retail use (Class A1/A2/A3), 4 car parking spaces together with access, cycle parking, hard and soft landscaping and other associated works incidental to the development.

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

Objectors to the application addressed the committee, and answered questions from the committee.

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

Supporters living within 100 metres of the development site addressed the meeting and answered questions from the committee.

Councillor Karl Eastham addressed the meeting in his capacity as ward councillor, and answered questions by the committee.

The committee put further questions to the officers and discussed the application.

At 9.51pm the committee took a 5-minute comfort break.

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

RESOLVED:

1. That planning permission for application 18/AP/0657 be granted, subject to:
 - a. the conditions set out in the report and addendum report, including:
 - i. an amended condition 20 to stipulate that no on-street servicing take place between the hours of 11pm and 7am.
 - ii. an additional condition requiring that details regarding a single entrance for all residential tenures types be provided for approval by the council.

- b. the applicant entering into an appropriate legal agreement by no later than 30 January 2020. This legal agreement is to require details on how the A1/A3 space is being marketed for use as a pharmacy. The reference to alternative pharmacies in a 500-metre radius shall be removed. The community investment plan in the legal agreement is to reference the funding for the community space and grants.
 - c. referral to the Mayor of London.
2. That in the event that the requirements of (1) are not met by 30 January 2020, that the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 211 of the report.

7. TREE PRESERVATION ORDER - 156 PECKHAM RYE

Report: see pages 94 to 107 of the agenda pack and page 30 of supplemental agenda No.1.

The committee heard the officer's introduction to the report. Councillors asked questions of the officer.

The committee heard from a representative for the objectors to the tree preservation order. The committee asked questions of the objectors and their representative.

There were no supporters of the tree preservation order, or ward councillors wishing to speak on the matter.

The sub-committee asked further questions of the officer and discussed the report and recommendation.

At 7.53pm the committee took a 5-minute comfort break.

RESOLVED:

That the provisional tree preservation order reference 533 be confirmed unamended.

The meeting ended at 10.20pm.

CHAIR:

DATED: