

## Planning Committee

MINUTES of the OPEN section of the virtual Planning Committee held on Monday 29 June 2020 at 6.30pm.

---

**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 Humaira Ali

**OFFICER SUPPORT:** Simon Bevan (Director of Planning)  
Jon Gorst (Legal Officer)  
Michael Tsoukaris (Design & Conservation)  
Terence McLellan (Development Management)  
Alex Oyebade (Transport Policy)  
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 agendas No.1 and No.2:

- Addendum report relating to items 6.1 and 6.2

- Members pack relating to items 6.1 and 6.2.

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

There were none.

#### **5. MINUTES**

##### **RESOLVED:**

That the minutes of the meeting held on 1 June 2020 be approved as a correct record of the meeting 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 can be clearly specified.

##### **6.1 40-44 BERMONDSEY STREET, VINEGAR YARD WAREHOUSE, 9-17 VINEGAR YARD AND LAND ADJACENT TO 1-7 SNOWFIELDS SE1**

**Planning application number: 19/AP/0404**

##### **PROPOSAL**

*Demolition of existing buildings at 40-44 Bermondsey Street including partial demolition, rebuilding and refurbishment of existing Vinegar Yard Warehouse and erection of three new buildings (two linked) with up to two levels of basement and heights ranging from five storeys (24.2m AOD) to 17 storeys (67m AOD) to provide office space (Class B1); flexible retail space (Classes A1/A2/A3/A4); new landscaping and public realm; reconfigured pedestrian and vehicular access; associated works to public highway; ancillary servicing; plant; storage and associated works.*

The chair moved a motion to defer this item to a future meeting of the planning committee so that certain aspects of the application and its planning impact on the conservation area can be explained more fully in a future report.

This motion was seconded, put to the vote and declared carried.

## **RESOLVED:**

That planning application number 19/AP/0404 be deferred to a future meeting.

### **6.2 LAND BOUNDED BY ST THOMAS STREET, FENNING STREET, VINEGAR YARD AND SNOWSFIELDS, INCLUDING NOS. 1-7 FENNING STREET AND NO. 9 FENNING STREET, SE1 3QR**

**Planning application number: 18/AP/4171**

#### **PROPOSAL**

*Redevelopment of the site to include the demolition of the existing buildings and the erection of a building up to 20 storeys in height (maximum height of 86.675m AOD) and a 3 storey pavilion building (maximum height of 16.680m AOD) with 3 basement levels across the site providing. The development would include use classes A1/A2/A3/A4/B1/D2 and sui generis (performance venue), cycle parking, servicing, refuse and plant areas, public realm (including soft and hard landscaping) and highway improvements and all other associated works.*

The committee heard the officers' introduction to the report and the addendum report. Members of the committee asked questions of the officer. At 7.30pm the meeting took a five-minute comfort break after which councillors' questions resumed.

The meeting took a five-minute break from 8pm to allow officers to share material that had been asked for.

The objectors addressed the committee, and answered questions put by the committee.

The applicant's representatives addressed the committee. At 9pm the meeting took a five-minute comfort break after which councillors asked questions of the applicant's representatives.

A supporter who lived within 100 metres of the development site addressed the meeting and responded to questions from councillors.

Councillor Humaira Ali addressed the meeting in her capacity as a ward councillor, and answered questions put by the committee.

The meeting took a five-minute comfort break at 10.07pm, which was followed by further questions put to officers by members of the committee.

Members of the committee then discussed the application.

At 10.35pm a motion was moved to exclude the public from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1 - 7 of the access to information procedure rules of the constitution. The motion was seconded, put to the vote and declared carried. Following this, the meeting went into closed session until 11.15pm.

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

Following this, a motion to refuse the application was moved, seconded, put to the vote and declared carried.

**RESOLVED:**

That planning application number 18/AP/4171 be refused, because the proposal's excessive height, scale and massing would have an adverse impact on the character and setting of the Bermondsey Street Conservation Area. This is because it would adversely impact on the Horseshoe Inn and result in the loss of existing heritage assets in Fenning Street, thereby contravening Policies 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites of the Saved Southwark Plan 2007; SP12 – Design and Conservation of the Core Strategy 2011 and Policy 7.8 - Heritage Assets and Archaeology of the London Plan 2016.

The meeting ended at 11.15pm.

**CHAIR:**

**DATED:**