

## **Planning Sub-Committee B**

MINUTES of the virtual Planning Sub-Committee B held on Monday 14 September 2020 at 7.00 pm.

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**PRESENT:** Councillor Cleo Soanes (Chair)  
Councillor Maria Linforth-Hall (Vice-Chair)  
Councillor Graham Neale (reserve)  
Councillor Jason Ochere (reserve)  
Councillor Martin Seaton  
Councillor Bill Williams  
Councillor Kath Whittam (reserve)

**OTHER  
MEMBERS**

**PRESENT:** Councillor Damian O'Brien (ward member)

**OFFICER  
SUPPORT:** Dipesh Patel (Development Management)  
Alex Cameron (Development Management)  
Abbie McGovern (Development Management)  
Alex Gillott (Legal Officer)  
Alex Oyebade (Transport Officer)  
Beverley Olamijulo (Constitutional Officer)

### **1. INTRODUCTION AND WELCOME**

The chair welcomed councillors, members of the public and officers to the meeting.

### **2. APOLOGIES**

There were apologies for absence from Councillor Maggie Browning, Councillor Sirajul Islam and Councillor Nick Johnson.

### **3. CONFIRMATION OF VOTING MEMBERS**

The members listed as present were confirmed as voting members of the sub-committee.

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

None were disclosed.

#### **5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

The chair gave notice of the following additional papers circulated prior to the meeting:

- Addendum report – development management items
- Members pack.

#### **6. MINUTES**

##### **RESOLVED:**

That the minutes of the meeting held on the 13 July 2020 be approved as a correct record and signed by the chair

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

Members noted the development management report.

##### **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 attached items 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 attached 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 67-71 TANNER STREET, LONDON, SE1 3PL**

**Planning application reference: 19/AP/0865**

Report: see pages 8 to 51 of the agenda pack and pages 1 to 5 of the addendum report.

## **PROPOSAL**

*Construction of a 9 storey plus basement building to provide an 73 bedroom hotel with restaurant at ground floor level and associated cycle parking, refuse and recycling stores, and plant.*

The sub-committee heard the planning officer's introduction to the report.

The council's transport officer was present to address the meeting and responded to questions from members.

An objector was present to address the sub-committee and responded to questions from members.

The applicants' agents were present to address the meeting and responded to questions from members.

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

Councillor Damian O'Brien was present and addressed the sub-committee in his capacity as a ward councillor.

## **Adjournment**

At 9.15pm it was moved, seconded and

## **RESOLVED:**

That the meeting stand adjourned. During the adjournment, members of the sub-committee discussed some of the issues that had been raised during the meeting, including whether or not the scheme would result in the over dominance of visitor accommodation in the area and have a negative impact on the transport network. Members also discussed the extent to which any such issues would justify a refusal.

The sub-committee reconvened at 9.25pm.

Councillor Graham Neale was unable to re-join the virtual meeting due to connectivity and technical difficulties.

## **RESOLVED:**

1. That the planning application 19/AP/0865 be granted, subject to conditions as set out in the officer recommendation, addendum report and the completion of a legal agreement.

2. That in the event that the legal agreement is unable to be completed by 31 December 2020, the Director of Planning be authorised to refuse planning permission on the following grounds:

In the absence of a signed legal agreement, the proposal would fail to provide suitable mitigation in terms of:

- Planning gain, contrary to saved policies 2.5 (planning obligations) and 4.4 (affordable housing) of the Southwark Plan
- Policies SP6 (Homes for people on different incomes) and SP14 (implementation and delivery) of the council's core strategy 2011
- Policies 3.11 (affordable housing targets) and 8.2 (planning obligations) of the London Plan 2016, and
- Sections 4: Decision-making and 5: Delivering a sufficient supply of homes of the national planning policy Framework (NPPF) 2019.

At 9.40pm the meeting had a five minute comfort break.

## **7.2 FENDALL STREET GARAGES, LAND ON ST SAVIOUR'S ESTATE, FENDALL STREET, LONDON, SOUTHWARK**

**Planning application reference: 20/AP/1472**

Report: see pages 52 to 87 of the agenda pack and pages 5 to 6 of the addendum report

### **PROPOSAL**

*Demolition of existing garages and maintenance store and redevelopment to provide a new 5 storey residential building (Use Class C3) of 16no. affordable homes comprising 6 x one bed flats, 7 x two bed flats and 3 x three bed duplexes, with associated landscaping works, a ball court, children's playspace and 1no. blue badge parking space.*

The sub-committee heard the planning officer's introduction to the report.

A spokesperson for the objectors was present and addressed the sub-committee and responded to questions from members.

The applicant's agent addressed the meeting and responded to questions from members.

There were no supporters who lived within 100 metres of the development site

present who wished to speak.

Councillor Damian O'Brien was present and addressed the sub-committee in his capacity as a ward councillor.

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

**RESOLVED:**

That planning permission be granted subject to conditions and the addendum report including an amendment to condition 11 on the landscaping element of the scheme that it include details of acoustic mitigation to reduce reflections or the 'amphitheatre' effect.

The meeting ended at 10.35 pm

**CHAIR:**

**DATED:**