

## Planning Sub-Committee B

MINUTES of the virtual Planning Sub-Committee B meeting held on Monday 7 December 2020 at 7.00 pm

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**PRESENT:** Councillor Cleo Soanes (Chair)  
Councillor Karl Eastham  
Councillor Sirajul Islam  
Councillor Victoria Mills  
Councillor Damian O'Brien  
Councillor David Noakes  
Councillor Martin Seaton

**OTHER MEMBERS PRESENT:** Councillor Darren Merrill  
Councillor Rebecca Lury  
Councillor Leo Pollak  
Councillor Andy Simmons

**OFFICER SUPPORT:** Dipesh Patel (Development Management)  
Catherine Jeater (Design and Conservation Officer)  
Glenn Ruane (Development Management)  
Gemma Williams (Development Management)  
Dan Taylor (Programme Manager)  
Michael Tsoukaris (Design and Conservation Officer)  
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 Maria Linforth-Hall (vice-chair).

### **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.

The sub-committee also received additional information from the Walworth Society.

### **6. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 21 October 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

7.2 **WALWORTH TOWN HALL AND NEWINGTON LIBRARY, 151 - 155  
WALWORTH ROAD, LONDON SE17 1RS**

The sub-committee considered items 7.1 and 7.2 as a combined agenda item.

**Planning application references: 20/AP/1634 and 20/AP/1649**

Report: See pages 10 to 91 of the agenda pack and pages 63 to 75 of the addendum report set out in the supplemental agenda

**PROPOSAL**

*Refurbishment of the existing Grade II Listed Walworth Town Hall and Newington Library buildings to provide a Community Centre (Class D1), flexible employment/education space (Class B1/D1), and a café/lobby (Class A1/A3/D1); and including a third floor within the reconfigured roof space of the Town Hall building and a first floor mezzanine level to accommodate additional employment/education space (Class B1/D1), a heritage roof, outdoor amenity spaces at ground floor and first floor levels, an entrance off Walworth Square, with associated servicing, cycle parking, signage, lighting and associated landscaping.*

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

The transport officer was present and responded to questions from members.

There were two objectors representing the Walworth Society who both addressed the sub-committee and responded to questions from members.

The sub-committee took a comfort break at 8.20pm and resumed at 8.27pm.

A third objector, a local resident was present to address the sub-committee and responded to questions from members.

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

The sub-committee took a comfort break at 9.20pm and resumed at 9.25pm.

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

Councillor Darren Merrill and Councillor Rebecca Lury were present and addressed the sub-committee in their capacity as ward councillors.

The sub-committee put further questions to officers and discussed the application. The design and conservation officer was present to respond to questions.

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

**RESOLVED:**

1. That planning permission be granted subject to conditions and the completion of a legal agreement as set out in the officer recommendation and addendum report.
2. That listed building consent be granted subject to conditions.
3. That in the event that the legal agreement is unable to be completed by 30 June 2021, the Director of Planning be authorised to refuse planning permission and listed building consent for the reasons set out in paragraph 153 of this report.

**7.2 WALWORTH TOWN HALL AND NEWINGTON LIBRARY, 151 - 155  
WALWORTH ROAD, LONDON SE17 1RS**

The planning application was considered in conjunction with item 7.1.

**7.3 MARKET PLACE, BERMONDSEY, LONDON SE16 3UQ**

**Planning application reference 20/AP/1874**

Report: See pages 92 to 112 of the agenda pack and page 75 of the addendum report set out in the supplemental agenda

**PROPOSAL**

*Demolition of B1 office unit to make way for new pedestrian access/right of way, connecting Market Place with Blue Anchor Lane. Erection of two permanent market stall canopy structures in Market Place. Erection of market cross/clock tower (with drinking fountain) in Market Place. Modification to external bin store on Blue Anchor Lane. Installation of signage - 1 overhead sign in new pedestrian access route and 1 sign on external of existing lift shaft.*

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

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

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

The sub-committee took a comfort break at 10.30pm and resumed at 10.35pm.

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

Councillor Leo Pollak 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.

**7.4 DUCKS, ELLER BANK, 87 COLLEGE ROAD, LONDON SE21 7HH**

**Planning application reference 20/AP/2723**

Report: See pages 113 to 128 of the agenda pack

**PROPOSAL**

*Installation of 2 ground source heat pumps, 1 energy centre, 15 boreholes and all necessary associated underground pipes*

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

There were no objectors or supporters present.

The applicant was not present.

Councillor Andy Simmons was present as a ward councillor but did not address the meeting.

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.

The meeting ended at 11.05 pm

**CHAIR:**

**DATED:**