

## Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 20 December 2011 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Nick Dolezal (Chair)  
Councillor Althea Smith (Vice-Chair)  
Councillor Robin Crookshank Hilton  
Councillor Jeff Hook  
Councillor Darren Merrill  
Councillor Nick Stanton

**OTHER MEMBERS PRESENT:** Gary Rice, Head of Development Management  
Bridin O' Connor, Development Management  
Allison Squires, Development Management  
Rob Bristow, Development Management  
Gordon Adams, Development Management  
Tim Gould, Transport Planning  
Zayd Al-Jawad, Section 106 Manager  
Nagla Stevens, Legal Services  
Virginia Wynn-Jones, Constitutional Team

### 1. APOLOGIES

There were apologies for absence from Councillor Kevin Ahern. Councillor Neil Coyle attended as a reserve. There were apologies for lateness from Councillor Jeff Hook and Councillor Nick Stanton.

### 2. CONFIRMATION OF VOTING MEMBERS

The members present were confirmed as the voting members.

### 3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The committee accepted a late and urgent submission from Team London Bridge on item 8.1: London Bridge Station.

The chair informed the committee of the following additional papers circulated at the start of the meeting:

- Addendum report relating to item 8 – development management items
- The member information pack of additional photographs and maps also relating to item 8.

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

##### **Item 8. Development Management.**

Councillor Neil Coyle, personal and non prejudicial, as deputy cabinet member for estate regeneration; on all planning applications.

##### **Item 8.3: Dockland Settlement and land adjoining, Rotherhithe Street, London SE16 5LJ.**

Councillor Nick Dolezal, personal and non prejudicial, knows Alan Camp of Dockland Settlement socially.

Councillor Althea Smith, personal and non prejudicial, knows Alan Camp of Dockland Settlement socially.

#### **5. MINUTES**

##### **DECISION:**

That the minutes of the open section of the meeting held on 28 November 2011 be agreed as a correct record and signed by the chair.

#### **6. DRAFT 2010/11 ANNUAL MONITORING REPORT**

The committee heard an officer's introduction to the report and members asked questions of the officer.

##### **RESOLVED:**

That the planning committee provided comments on the draft 2010/11 Annual Monitoring Report for the cabinet member for regeneration and corporate strategy to consider.

#### **7. CLARIFICATION OF SOUTHWARK'S AFFORDABLE HOUSING PLANNING POLICIES**

The committee heard an officer's introduction to the report and members asked questions of the officer.

##### **RESOLVED:**

That planning committee noted for information:

- the clarification of Southwark's affordable housing planning policies.
- the background to the national and regional changes to affordable housing.

**8. DEVELOPMENT MANAGEMENT**

**8. LONDON BRIDGE STATION SITE BOUNDED BY TOOLEY STREET (INCLUDING 64-84), JOINER STREET, ST THOMAS STREET AND BERMONDSEY STREET, LONDON SE1**

**Planning application reference numbers: 11-AP-1987, 11-AP-2079, 11-AP-2080 and 11-AP-3423**

Report: See pages 119-210 of the agenda and pages 1-8 of the addendum report.

***Proposal:***

*Application made under the provisions of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 seeking demolition of listed train shed, part of St Thomas Street wall, 64-84 Tooley Street, and arches together with closure of Weston Street and Stainer Street in order to provide a new station layout including: construction of a new street-level station concourse, new replacement facades on Tooley Street and St Thomas Street, new roof canopies, landscaping and other works associated with the station. Land use is to comprise station concourse, station ancillary space, operational car park, station loading bay, Class 'A' retail uses, and leisure (Class D1, D2 and sui generis uses).*

**Application for Listed Building Consent**

***Proposal:***

*Demolition of train shed over platforms 9-16 at London Bridge Station, including main roof structure and supporting walls, in connection with the Thameslink Programme and associated development of London Bridge Station.*

**Application for Conservation Area Consent**

***Proposal:***

*Demolition of 64-84 Tooley Street (former South Eastern Railway Office Building) in connection with the Thameslink Programme and the associated redevelopment of London Bridge Station.*

**Application for Listed Building Consent**

***Proposal:***

*Works associated with the repair, refurbishment and re-use of the railway viaduct arches on St Thomas Street, including the creation of new shopfronts and service openings, in connection with the Thameslink Programme and redevelopment of London Bridge Station.*

The committee heard an officer's introduction to the report and members asked questions of the officer.

Objectors made representations to the committee and answered members' questions.

The applicant made representations to the committee and answered members' questions.

Ward councillors, Councillors Mark Gettleson and Anood Al-Samerai, made representations to the committee and answered members' questions.

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

**RESOLVED:**

That:

1. Planning permission be granted subject to conditions and the applicant entering into an appropriate legal agreement by no later than 30 March 2012, and subject to referral to the Mayor of London and the Secretary of State for Communities and Local Government (11-AP1987)
2. Listed Building Consent be granted subject to conditions (11-AP-2079 and 11-AP-3423)
3. Conservation Area Consent be granted subject to conditions (11-AP-2080)
4. If it is resolved to grant planning permission, that it is confirmed that the environmental information has been taken into account as required by Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011
5. It is confirmed that, following issue of the decision, the head of development management should place a statement on the Statutory Register pursuant to Regulation 24 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011 which contains the information required by Regulation 21 and that for the purposes of Regulation 24(1)(c) the main reasons and considerations on which the Planning Committee's decision was based shall be set out as in this report
6. In the event that the requirements of (a) are not met by 30 March 2012, the head of development management be authorised to refuse planning permission for the reasons set out under paragraph 267 of the report.
7. The construction management plan be amended to ensure that appropriate measures are taken prior to road closure/commencement of works to ensure adequate traffic management
8. The construction working group be amended to include local resident groups.

**8. BANKSIDE HOUSE, 24 SUMNER STREET, LONDON SE1 9JA**

**Planning application reference number 11-AP-2566**

Report: See pages 211-246 of the agenda and page 8 of the addendum report.

**PROPOSAL:**

*Demolition of eighth floor and mezzanine in order to construct a three floor extension to provide an additional 104 student rooms, associated minor facade alterations, access,*

*landscape, public realm works and cycle storage.*

The committee heard an officer's introduction to the report and members asked questions of the officer.

The applicant made representations to the committee and answered members' questions.

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

**RESOLVED:**

1. That subject to the applicant first entering into an appropriate legal agreement (at no cost to the council) by no later than 1 February 2012, planning permission be granted subject to conditions.
2. That in the event that the requirements of resolution 1 are not met by 1 February 2012, the head of development management be authorised to refuse planning permission for the reasons set out under paragraph 101 of the report.

**8. DOCKLAND SETTLEMENT AND LAND ADJOINING, ROTHERHITHE STREET, LONDON SE16 5LJ**

**Planning application reference number 11-AP-2242**

Report: See pages 247-284 of the agenda and page 8 of the addendum report.

**PROPOSAL:**

*Demolition of existing buildings, and erection of 28 residential dwellings (6x1 bed; 13x2 bed; 9x3 bed) within a part three, part four storey building at the southern end of the site with associated car parking, cycle storage and amenity spaces. Erection of a new single storey community building (maximum height approximately 7 metres above ground) on the northern part of the site, accessed from Salter Road, providing general hall, meeting spaces and sports facilities, and a new flood-lit external sports pitch.*

The committee heard an officer's introduction to the report and members asked questions of the officer.

The applicant made representations to the committee and answered members' questions.

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

**RESOLVED:**

1. That planning permission be granted subject to conditions and the applicant first entering into an appropriate legal agreement by no later than 1 February 2012.
2. That in the event that the legal agreement is not entered into by 1 February 2012, the

head of planning be authorised to refuse planning permission for the reasons set out in paragraph 100 of the report.

**9. RELEASE OF S106 MONIES: COMMUNITY AND ENVIRONMENTAL IMPROVEMENTS FUNDED AS PART OF THE LEGAL AGREEMENT FOR ST. CHRISTOPHER HOUSE. S106/2678 A/N 182 (01/AP/1701)**

The committee heard an officer's introduction to the report.

**RESOLVED:**

1. That comments from Borough and Bankside Community Council about the proposed expenditure be noted.
2. That the sum of £226,875.33 of section 106 funding be released from the legal agreement in respect of the development at St Christopher's House (Bankside 1,2,3), S106/2678 A/N 182 (01/AP/1701), towards The 56 Southwark Bridge Road Centre.

The meeting closed at 10.30pm.

**CHAIR:**

**DATED:**