

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 28 February 2012 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Althea Smith
Councillor Kevin Ahern
Councillor Darren Merrill
Councillor Nick Stanton
Councillor Eliza Mann (Reserve)

OTHERS: Gary Rice, Head of Development Management
Simon Bevan, Head of Planning Policy
Alison Squires, Development Management
Tim Cutts, Development Management
Tim Gould, Development Management
Michael Tsoukaris, Development Management
Rob Bristow, Development Management
Susannah Pettit, Development Management
Yvonne Lewis, Development Management
Rachel Gleave, Development Management
Bridin O'Connor, Development Management
Zayd Al-Jawad, S106 Manager
Nagla Stevens, Legal Services

1. APOLOGIES

There were apologies of absence from Councillors Jeff Hook and Robin Crookshank Hilton. Councillor Eliza Mann attended on behalf of Councillor Robin Crookshank Hilton.

2. CONFIRMATION OF VOTING MEMBERS

The members present were confirmed as voting members.

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

The chair informed the committee of the following additional documents circulated prior to the meeting:

- The preferred option report relating to item 6 - Nunhead and Peckham Area Action Plan

- The proposed final version of the Canada Water Area Action plan relating to item 7
- Addendum report relating to item 8 - development management items
- The member information pack containing additional photographs and maps also relating to item 8.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

8.1. 254-268 Camberwell Road, London SE5 0DL

Councillor Kevin Ahern, personal and prejudicial, as a ward councillor.

8.5. Potters Fields Park, Potters Fields, Tooley Street & Land Adjacent To The Scoop, London SE1

Councillor Nick Stanton, personal and prejudicial, as a member of the Potters Field Management Trust.

5. MINUTES

RESOLVED:

The minutes of the open section of the meeting held on 31 January 2012 were agreed as a correct record and signed by the chair.

6. PECKHAM AND NUNHEAD AREA ACTION PLAN PREFERRED OPTION

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

RESOLVED:

1. That the consultation report, the consultation strategy and the consultation plan be noted.
2. That the interim Sustainability Appraisal, the Equalities Impact Assessment, the Appropriate Assessment and the schedule of proposed changes to the proposals map be noted.

7. CANADA WATER AREA ACTION PLAN ADOPTION VERSION

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

RESOLVED:

That the report of the Planning Inspector on the Canada Water Area Action Plan (Appendix 1) and the adoption version of the Canada Water Area Action Plan (Appendix 2) incorporating the recommendations of the Inspector be noted.

8. DEVELOPMENT MANAGEMENT

8. 254-268 CAMBERWELL ROAD, LONDON SE5 0DL

Planning application reference number 11-AP-3181

Report: See pages 58-81 of the main agenda and 1-3 of the addendum report.

PROPOSAL:

Change of use from Use Class D2 (bingo and social club) to Use Class D1 (place of worship) and Use Class D2 (assembly and leisure) (part retrospective).

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.

Supporters of the application made representations to the committee.

RESOLVED:

That planning permission be granted subject to the following conditions:

1. Subject to the completion of a legal agreement by no later than 30 March 2012.
2. In the event that the requirements of 1 are not met by 30 March 2012, the head of development management be authorised to refuse planning permission for the reasons set out under paragraphs 56 and 57 of the committee report.
3. The conditions as stated in the committee report and draft decision notice.

8. QUEBEC WAY INDUSTRIAL ESTATE, QUEBEC WAY, LONDON SE16

Planning application reference number 11-AP-2565

Report: See pages 82-147 of the main agenda and pages 8-10 of the addendum report.

PROPOSAL:

Demolition of three existing warehouse buildings and construction of 7 blocks between 3 and 6 storeys high (max 21m AOD); containing 366 residential units (142x 1 bed, 113x 2 bed, 98x 3 bed and 13x 4 bed) and commercial floorspace for Class A1 (shops) / A3

(restaurant/cafes) / D1 (non-residential institutions / D2 (assembly and leisure) uses; with basement car parking, motorcycle and cycle storage, ancillary storage spaces and a new route through the site into Russia Dock Woodlands. New vehicle and pedestrian accesses to be created from Quebec Way.

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

The applicant made representations to the committee.

Councillor Paul Noblet made representations as ward councillor to the committee.

RESOLVED:

That planning permission be granted subject to the following conditions:

1. The applicant entering into a legal agreement and subject to referral to the Mayor of London.
2. In the event that the legal agreement is not entered into by 30 March 2012 then the head of development management be authorised to refuse planning permission for the reasons set out in paragraph 141 of the committee report.
3. The conditions as stated in the committee report and draft decision notice.

8. TAVERN QUAY COMMERCIAL CENTRE, ROPE STREET, LONDON SE16 7TX

Planning application reference number 11-AP-1097

Report: See pages 148-192 of the main agenda.

PROPOSAL:

Application to extend the time limit by a further 3 years to implement existing planning permission 08-AP-0337 dated 10th September 2008 for the construction of a nine storey building (with top two floors set back) for mixed use purposes comprising business use on the ground and first floors, a restaurant on the ground floor and 71 residential units on the upper floors with associated access, servicing, car parking and landscaping.

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

The applicant made representations to the committee.

RESOLVED:

That planning permission be granted subject to the following conditions:

1. The applicant first entering into an appropriate legal agreement by no later than 30 March 2012, subject to referral to the Greater London Authority.

2. In the event that the legal agreement is not entered into by 30 March 2012, the head of planning be authorised to refuse planning permission for the reasons set out in paragraph 83 of the committee report.
3. The conditions as stated in the committee reports and draft decision notice.

8. SITE BOUNDED BY EDMUND STREET, SOUTHAMPTON WAY AND NOTLEY STREET, LONDON SE5

Planning application reference number 11-AP-4309

Report: See pages 193-242 of the main agenda and pages 3-8 of the addendum report.

PROPOSAL:

Demolition of existing buildings and redevelopment of the site comprising new buildings ranging from 3 to 7 storeys in height to provide 279 residential units (96 x 1 bed, 124 x 2 bed, 57 x 3 bed, 2 x 4 bed) together with the construction of a new road, pedestrian and cycle routes and new access to the public highway, car and cycle parking, energy centre, open space and landscaping.

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

The applicant made representations to the committee.

RESOLVED:

That planning permission be granted subject to the following conditions:

1. The applicant first entering into an appropriate legal agreement by no later than 22 March 2012 and subject to referral to the Mayor of London.
2. In the event that the legal agreement is not entered into by 22 March 2012, the head of development management be authorised to refuse planning permission for the reasons set out in paragraph 114 of the committee report.
3. The conditions as stated in the committee report and draft decision notice, as amended in the addendum report.

8. POTTERS FIELDS PARK, POTTERS FIELDS, TOOLEY STREET & LAND ADJACENT TO THE SCOOP, LONDON SE1

Planning application reference number 11-AP-4309

Report: See pages 243-260 of the main agenda.

PROPOSAL:

Temporary use of Potters Fields Park as an event facility including the erection of temporary structures for 45 days and the erection of a media platform adjacent to the Scoop for 53 days during the London 2012 Olympic and Paralympic Games.

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

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

RESOLVED:

That planning permission be granted subject to:

1. The conditions as stated in the committee report and draft decision notice
2. An amended condition 4 to include reference to a Waste Management Plan.

9. THE RELEASE OF SECTION 106 MONIES TO DELIVER £267,081 OF REGENERATION PROJECTS FROM 10/AP/2016 (A/N 504) 65 SOUTHWARK STREET AND 09/AP/2320 (A/N 566) 20 LAVINGTON STREET ALSO KNOWN AS CITIZENM HOTEL

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

RESOLVED:

That funds totalling £267,081 from 10/AP/2016 (A/n 504) 65 Southwark Street and 09/AP/2320 (a/n 566) 20 Lavington Street also known as CitizenM Hotel be released for:

- Great Guildford Street/Lavington Street public realm and transport improvements (Project 1)
- Marlborough Playground open space improvements (Project 2)
- Bankside Community Space improvements (Project 3).

10. THE RELEASE OF SECTION 106 MONIES TO DELIVER £228,342 OF EMPLOYMENT AND TRAINING PROJECTS ASSOCIATED WITH THREE MAJOR DEVELOPMENTS IN BANKSIDE

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

RESOLVED:

That funds totalling £228,342 be released from the following Legal Agreements:

- Land bounded by 61-63 Great Suffolk Street associated with Moonraker Alley Limited
- 65 Southwark Street associated with Rockspring Limited
- 20 Lavington Street associated with CitizenM Limited

as contributions to the cost of delivering regeneration projects associated with the sites,

including employment and training initiatives.

11. THE PROVISIONAL ALLOCATION OF FUNDS FROM BERMONDSEY SPA SITE C5, GRANGE WALK SECTION 106 AGREEMENT 10-AP-3010, S106/140715 (ACCOUNT NUMBER 535) TO CARRY OUT ENVIRONMENTAL IMPROVEMENTS AND LOCAL TRANSPORT IMPROVEMENTS TO THE ABBEY STREET RAILWAY ARCH BERMONDSEY

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

RESOLVED:

That planning committee approved the release of £225,000 from the Section 106 legal agreement dated 25 January 2011 associated with planning application number 10-AP-3010, S106/140715 Account number 535 for Bermondsey Spa Site C5 Grange Walk toward the Abbey Road tunnel improvements, Bermondsey. The allocation is broken down as

- £153,750 to carry out environmental improvements
- £71,250 to carry out local transport and pedestrian safety measures.

12. THE TRANSFER OF £1,137,500 FROM THE AFFORDABLE HOUSING FUND TO FINANCE A SCHEME AT 120-150 IVYDALE ROAD

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

RESOLVED:

That the planning committee approved the expenditure of £1,137,500 from the Affordable Housing Fund to partially finance a scheme at 120-50 Ivydale Road from:

- S106 Agreement for London Bridge Tower (The Shard) reference 01-AP-0476 account 190 has received £750,000
- S106 Agreement for 151 Tower Bridge Road reference 03-AP-2184 – account 314 has received £400,000.

The meeting ended 9.45pm.

CHAIR:

DATED: