



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 15 January 2013 at 6.00 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Darren Merrill (Vice-Chair)
Councillor Kevin Ahern
Councillor Chris Brown
Councillor Robin Crookshank Hilton
Councillor Mark Gettleson
Councillor Adele Morris

OFFICERS: Simon Bevan, Interim Director of Planning
Gary Rice, Head of Development Management
Bridin O'Connor, Development Management
Helen Goulden, Development Management
Rachel Gleave, Development Management
Oliver Stutter, Development Management
Michael Tsoukaris, Development Management
Tim Gould, Transport Group
Zayd Al Jawad, Section 106 Manager
Sarah Newman, Environmental Protection Team
Jonathan Gorst, Legal Services
Kenny Uzodike, Constitutional Officer

1. APOLOGIES

There was none.

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 chair informed the committee of the following:

1. The variation of the length of the time slot for representations to the committee from three to five minutes.
2. That items 6.1 and 6.2 would be considered together.
3. The following additional documents relating to item 6 - development management circulated prior to the meeting:
 - The member information pack
 - The addendum report.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There was none.

Councillor Darren Merrill informed the committee that he was the ward councillor for East Walworth ward and although both items 6.1 and 6.2 were based in his ward he had not made any decision on either application.

5. MINUTES

RESOLVED:

That the minutes of the open section of the meeting held 4 December 2012 be agreed as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

The addendum report had not been circulated five clear days in advance of the meeting, nor had it been available for public inspection during that time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation responses, additional information and revisions.

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports on 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 attached reports and draft decision notices unless otherwise stated.
3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

6.1 THE HEYGATE ESTATE AND SURROUNDING LAND BOUND BY NEW KENT ROAD (A201) TO THE NORTH, RODNEY PLACE AND RODNEY ROAD TO THE EAST, WANSEY STREET TO THE SOUTH AND WALWORTH ROAD (A215) AND ELEPHANT ROAD TO THE WEST LONDON SE17

Planning application reference number 12/AP/1092

Report: See pages 186-195 of the agenda and addendum report pages 1-16.

PROPOSAL:

Outline planning application for redevelopment to provide a mixed use development comprising a number of buildings ranging between 13.13m (AOD) and 104.8m (AOD) in height with capacity for between 2,300 (min) and 2,469 (max) residential units together with retail (Class A1-A5), business (Class B1), leisure and community (Class D2 and D1), energy centre (sui generis) uses. New landscaping, park and public realm, car parking, means of access and other associated works.

Items 6.1 and 6.2 were considered together.

The committee heard an introduction to the report on both items 6.1 and 6.2 from an officer during which members were informed about the various clarifications and amendments to the committee report stated in the addendum report and the amended draft decision notices on both items.

Members asked questions of the officer.

Members heard a representation from spokespersons of the objectors to the application and asked questions.

The meeting was adjourned for 17 minutes for a short break at 9.13pm and was reconvened at 9.30pm.

The applicant made representations to the committee and answered members' questions during which there was a general disturbance. The chair adjourned the meeting at 10.10pm to allow for order to be restored. The meeting was reconvened at 10.30pm.

Members debated the application and asked questions of the officers.

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

RESOLVED:

That in reference to application number 12/AP/1092 planning permission be granted subject to the following conditions:

1. That planning permission is granted subject to conditions, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London.

2. 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 Assessment) Regulations 2011.
3. That it is confirmed that, following issue of the planning 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 Assessment) Regulations 2011 which contains the information required by Regulation 21 and for the purposes of Regulation 24(1)(c) being the main reasons and considerations on which the planning committee's decision was based shall be set out as in the report.
4. The additional recommendation as stated in paragraph 3.17 in the addendum report as follows:

"That the head of development management (in consultation with the Chair of Planning Committee) be authorised under delegated authority to make any minor modifications to the proposed conditions arising out of detailed negotiations with the applicant and/or other stakeholders, such as the GLA and TfL, which may necessitate further modification and may include the variation, addition, or deletion of the conditions as drafted."
5. The conditions as stated in the committee report and as amended in the addendum report.
6. The conditions as stated in the amended draft decision notice.

6.2 THE HEYGATE ESTATE AND SURROUNDING LAND BOUND BY NEW KENT (A201) TO THE NORTH, RODNEY PLACE AND RODNEY ROAD TO THE EAST, WANSEY STREET TO THE SOUTH AND WALWORTH ROAD (A215) AND ELEPHANT ROAD TO THE WEST LONDON SE17

Planning application reference number 12/AP/3203

Report: See pages 11-185 of the agenda and addendum report pages 1-16.

PROPOSAL:

Full planning application for the demolition of all existing structures and bridges and associated works.

Items 6.1 and 6.2 were considered together. (See item 6.1)

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

RESOLVED:

That in reference to application number 12/AP/3203 planning permission be granted subject to the following conditions:

1. That planning permission is granted subject to conditions, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London.
2. 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 Assessment) Regulations 2011.
3. That it is confirmed that, following issue of the planning 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 Assessment) Regulations 2011 which contains the information required by Regulation 21 and for the purposes of Regulation 24(1)(c) being the main reasons and considerations on which the planning committee's decision was based shall be set out as in the report.
4. The additional recommendation as stated in paragraph 3.17 in the addendum report as follows:

"That the head of development management (in consultation with the Chair of Planning Committee) be authorised under delegated authority to make any minor modifications to the proposed conditions arising out of detailed negotiations with the applicant and/or other stakeholders, such as the GLA and TfL, which may necessitate further modification and may include the variation, addition, or deletion of the conditions as drafted."
5. The conditions as stated in the committee report and as amended in the addendum report.
6. The conditions as stated in the amended draft decision notice.

The meeting closed at 00.10am.

CHAIR:

DATED: