



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 5 February 2013 at 7.00 pm at Ground Floor Meeting Room G02B - 160 Tooley Street, London SE1 2QH

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

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
Michael Tsoukaris, Development Management
Tim Gould, Transport Planning
Jonathan Gorst, Legal Services
Kenny Uzodike, Constitutional Team

1. APOLOGIES

Apologies for absence were received from Councillor Kevin Ahern. Councillor Mark Williams (reserve) attended on his behalf.

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. That item 5.1 had been withdrawn by the applicant.

2. A variation in the order of business, items 5.3 and 5.4 would be considered before item 5.2.
3. The following additional papers circulated prior to the meeting:
 - Member pack
 - Addendum report.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

Councillor Darren Merrill informed the committee that he was the ward councillor for East Walworth ward where item 5.2 was based but had not made a decision on the application.

5. 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.

5.1 CHAMBERS WHARF, CHAMBERS STREET, LONDON SE16

Planning application reference number 12/AP/3710

Report: See pages 6-25 of the agenda.

PROPOSAL:

Removal of existing demolition spoil and the erection of associated temporary structures. (Re-submission following the withdrawal of the previous application, this proposal includes a restriction on hours of working to 8.00am - 6.00pm Monday to Friday and 8.00am to 1.00pm on Saturdays).

The committee was informed that the application had been withdrawn by the applicant.

5.2 LAND BOUNDED BY VICTORY PLACE, BALFOUR STREET AND RODNEY ROAD, LONDON SE17

Planning application reference number 12/AP/2797

Report: See pages 26-121 of the agenda and addendum report pages 1-11 and 14-32.

PROPOSAL:

Construction of 8 buildings ranging between 4 and 10 storeys in height (maximum building height 38.5m AOD), comprising 235 residential units, 204 sqm (GEA) of retail use (Class A1-A3), car parking beneath podium level, cycle storage, servicing, plant areas, landscaping and public realm improvements.

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

At 8.15pm, due to a general disturbance, the meeting was adjourned to allow for order to be restored. The meeting was reconvened at 8.30pm.

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

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

Councillors Rebecca Lury and Martin Seaton made representations to the committee as ward councillors.

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/2797, planning permission be granted subject to the following conditions:

1. The applicant entering into a legal agreement and referral to the Mayor of London.
2. The conditions as stated in the committee report, addendum report and the amended draft decision notice which includes the revised wording for conditions set out in the attached recommendation.
3. That officers be authorised to draft an additional condition restricting the hours of operation for the retail outlets

5.3 2 OLD JAMAICA ROAD AND 168 ABBEY STREET, LONDON SE16 4AN

Planning application reference number 12/AP/3127

Report: See pages 122-162 of the agenda and addendum report pages 11-12.

PROPOSAL:

Demolition of the existing building and erection of a building of between 3 and 6 storeys in height to provide 51 residential units (16 x 1 bed, 25 x 2 bed and 10 x 3 bed) with ancillary car parking, cycle storage and landscaping. The proposal would retain the existing war memorial fronting Old Jamaica Road.

Items 5.3 and 5.4 were considered together.

The committee heard an introduction to the report on both items 5.3 and 5.4 from an officer and Members asked questions of the officer.

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

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/3127, planning permission be granted subject to the following conditions:

1. The applicant first entering into an appropriate legal agreement by no later than 5 March 2013.
2. In the event that the legal agreement is not entered into by 5 March 2013, the head of development management be authorised to refuse planning permission for the reasons set out in paragraph 76 of the committee report.
3. The conditions as stated in the committee report and draft decision notice.

5.4 2 OLD JAMAICA ROAD AND 168 ABBEY STREET, LONDON SE16 4AN

Planning application reference number 12/AP/3218

Report: See pages 122-162 of the agenda.

PROPOSAL:

Temporary removal and storage of grade II listed war memorial on Old Jamaica Road, to protect it during the buildings works associated with the redevelopment of the site to

provide 51 residential units (full planning application reference: 12-AP-3127). The memorial would then be reinstated this in the same location with a new feature surround. The demolition and proposed redevelopment would be adjacent to the listed buildings at Neckinger Mills.

Items 5.3 and 5.4 were considered together (see item 5.3).

RESOLVED:

That in reference to application number 12/AP/3218, listed building consent be granted subject to conditions as stated in the committee report and draft decision notice.

The meeting closed at 10.20pm.

CHAIR:

DATED: