

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 25 March 2014 at 7.00 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Darren Merrill
Councillor Rebecca Lury
Councillor Adele Morris
Councillor Mark Williams
Councillor Catherine Bowman (reserve)
Councillor Eliza Mann (reserve)

OFFICER SUPPORT: Simon Bevan, Director of Planning
Gary Rice, Head of Development Management
Zayd Al-Jawad, S106 and CIL Officer
Bridin O'Connor, Planning Officer
Yvonne Lewis, Planning Officer
Rob Bristow, Planning Officer
Michael Tsoukaris, Design and Conservation Officer
Christian Loveday, Transport Planner
Jonathan Gorst, Legal Officer
Sarah Koniarski, Constitutional Officer
Virginia Wynn-Jones, Constitutional Officer

1. APOLOGIES

Apologies were received from Councillor Mark Gettleson and Councillor Nick Stanton.

Councillors Catherine Bowman and Eliza Mann attended the meeting in their capacity as reserve members.

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 gave notice of the following additional papers, which related to item 11 on the agenda and which had been circulated prior to the meeting:

- addendum report
- member pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 4 March 2014 be agreed as a correct record and signed by the chair.

6. TO RELEASE £5,262,998 OF SECTION 106 MONIES FROM THE DEVELOPMENT AT BANKSIDE INDUSTRIAL ESTATE, 118-122 SOUTHWARK STREET, 44 HOLLAND STREET, 47 HOPTON STREET SE1 OSW, KNOWN AS BANKSIDE 4 11/AP/0912 A/N 339A TO PROVIDE 21 NEW AFFORDABLE HOUSING UNITS FOR SOCIAL RENT 8X1BED, 8X2BED AND 5X3BED, AS PART OF THE DELIVERY OF 75 NEW AFFORDABLE HOMES AT WILLOW WALK SE1

Report: see pages 10-15 of the agenda.

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

RESOLVED:

That the expenditure of £5,262,998 from the section 106 Affordable Housing Fund, being monies collated from the development at Bankside Industrial Estate, 118-122 Southwark Street, 44 Holland Street, 47 Hopton Street, SE1, known as Bankside 4 11/AP/0912 a/n 339A towards the provision of 21 new affordable housing units for social rent 8x1 bed, 8x2 bed and 5x3 bed, as part of the delivery of 75 new affordable homes at Willow Walk SE1 be authorised.

7. NEIGHBOURHOOD PLANNING - APPLICATION FOR A NEIGHBOURHOOD AREA FOR ROTHERHITHE AND SURREY DOCKS

Report: see pages 16-36 of the agenda.

The committee heard an officer's introduction to the report and made comments on the application.

RESOLVED:

With regards to the application for the designation of the Rotherhithe and Surrey Docks neighbourhood area the planning committee commented as follows:

- The committee noted that the proposed neighbourhood area was very large

which would potentially cause difficulties in developing a coherent view of the community's aims in preparing a neighbourhood plan.

- The committee also acknowledged, however, that the proposal was an expression of the community's wishes.
- Although the proposed area broadly followed ward boundaries, the committee observed that it involved the division of the Bonamy Estate so that part of it was included within the area but part was outside.

8. NEIGHBOURHOOD PLANNING - APPLICATION FOR A NEIGHBOURHOOD AREA FOR ELEPHANT AND WALWORTH

Report: see pages 37-52 of the agenda.

The committee heard an officer's introduction to the report and made comments on the application.

RESOLVED:

With regards to the application from the Elephant and Walworth neighbourhood forum for the designation of the Elephant and Walworth neighbourhood development area the planning committee commented as follows:

- The committee observed that the area generally referred to as Elephant and Castle included areas to the north which had been excluded from the proposed neighbourhood area boundary.
- Upon receipt of information from Councillor Bowman, ward councillor for Newington, the committee noted that the boundary proposed was the result of extensive consultation and was not arbitrary.
- The committee further acknowledged information from Councillor Lury, ward councillor for East Walworth and member of the proposed neighbourhood forum, that extensive consultation had been carried out regarding the neighbourhood area boundary.

9. CONSULTATION ON THE DRAFT FURTHER ALTERATIONS TO THE LONDON PLAN

Report: see pages 53-55 of the agenda.

The committee heard an officer's introduction to the report and made comments on the draft alterations.

RESOLVED:

With regards to the consultation on the draft Further Alterations to the London Plan, which was due to close on 10 April 2014, the planning committee noted it was the intention of the cabinet member for regeneration and corporate strategy to submit a

formal consultation response and commented as follows:

- Concern was expressed that the further increase in housing targets would exert pressure on the management of developments across the borough, prompting consideration of non-optimal proposals.
- The committee observed that the designation of Crystal Palace as a strategic outer London development centre may become a cause for concern if it resulted in the intensification of developments that would be major generators of road traffic.

10. CONFIRMATION OF THE ARTICLE 4 DIRECTIONS TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS GRANTED BY SCHEDULE 2, PART 3, CLASS C AND SCHEDULE 2, PART 4, CLASS D OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (AS AMENDED)

Report: See pages 56-95 of the agenda.

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

RESOLVED:

1. That the Article 4 Direction (Appendix 1 of the report) to withdraw the permitted development rights granted by Schedule 2, Part 3, Class C, for changes of use from A3 (restaurants and cafes), A4 (drinking establishments) and A5 (hot food takeaways) to A2 (financial and professional services) in Southwark's protected shopping frontages (Appendix 3 of the report), which was implemented with immediate effect on 17 October 2013 be confirmed.
2. That the Article 4 Direction (Appendix 2 of the report) to withdraw the permitted development rights granted by Schedule 2, Part 4, Class D for a change of use to a flexible use falling within either class A1 (shops), class A2 (financial and professional services), class A3 (restaurants and cafes) or class B1 (business) from uses falling within use classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), A4 (drinking establishments), A5 (hot food takeaways), B1 (business), D1 (non-residential institutions) and D2 (assembly and leisure) in Southwark's protected shopping frontages (Appendix 3 of the report), which was implemented with immediate effect on 17 October 2013 be confirmed.
3. That the updated equalities analysis of the Article 4 Directions (Appendix 4 of the report) be noted.

11. DEVELOPMENT MANAGEMENT

Report: See pages 96-101 of the agenda.

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.

ADDENDUM REPORT

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 the committee to be aware of late observations, consultation, responses, additional information and revisions.

11.1 LESOCO, UFFORD STREET, LONDON, SE1 8LE

Planning application reference number 13-AP-4094

Report: See pages 102-143 of the agenda and sections 3.4 and 3.5 of the addendum report.

PROPOSAL

Outline application for the demolition of existing college buildings and redevelopment of the site to provide up to 44 residential units in two blocks of two to four, and three to six storeys, up to 35sqms of B1/D1 floorspace, new street linking The Cut and Ufford Street, amenity space, landscaping and associated ancillary works.

The planning officer informed the committee that sections 3.1 and 3.3 of the addendum report had been transposed in error, meaning that sections 3.4 and 3.5 of the addendum report relate to application number 13-AP-4094.

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

The committee heard a representation from an objector to the application and asked questions of the objector.

An agent on behalf of the applicant made a representation to the committee and answered questions arising from their submission.

Councillor David Noakes addressed the committee in his capacity as a ward councillor for Cathedrals ward. The committee asked questions of the ward councillor.

The committee debated the application and asked questions of the officers.

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

RESOLVED:

1. That the changes to the draft decision notice proposed in section 3.5 of the addendum report be agreed.
2. That condition 5 be amended to include provision for additional cycle safety awareness in the vicinity of the construction site.
3. That condition 10 be amended to include a requirement that the applicant consult with the neighbouring residents of Theatre View Apartments regarding the species and location of any new trees.
4. That planning permission for application number 13-AP-4094 be granted subject to conditions (as amended) and the applicant entering into a satisfactory legal agreement.
5. In the event that the legal agreement is not entered into by 6 May 2014 then the Head of Development Management be authorised to refuse planning permission if appropriate for the reasons set out in section 104 of the report.

11.2 LESOCO, WATERLOO CAMPUS, THE CUT, LONDON, SE1 8LE

Planning application reference number 13-AP-4093

Report: See pages 144-177 of the agenda and section 3.2 of the addendum report.

PROPOSAL

Demolition of existing college buildings and the redevelopment of site to provide new college buildings of between two and six storeys in height (7779sqms of new floor space), together with associated access and landscaping and ancillary facilities.

The planning officer informed the committee that sections 3.1 and 3.3 of the addendum report had been transposed in error, meaning that section 3.2 of the addendum report related to application number 13-AP-4093. The officer corrected a typographical error in the addendum report meaning that section 3.2 related to condition 14 and not condition 9.

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

The committee heard a representation from an objector to the application and asked questions of the objector.

An agent on behalf of the applicant made a representation to the committee and answered questions arising from their submission.

Councillor David Noakes addressed the committee in his capacity as a ward councillor for Cathedrals ward. The committee asked questions of the ward councillor.

The committee debated the application and asked questions of the officers.

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

RESOLVED:

1. That the changes to condition 14 proposed in section 3.2 of the addendum report be agreed.
2. That an additional condition be amended attached to the permission, restricting the on-site cafeteria's terminal hour to 22.00.
3. That an informative be included on the decision notice to encourage the applicant to provide neighbouring residents with details of a single point of contact with whom they can raise any concerns or queries relating to activity on the site.
4. That planning permission for application number 13-AP-4093 be granted subject to conditions as amended.

11.3 6-14 MELIOR STREET AND LAND ADJOINING TO THE REAR OF OUR LADY OF LA SALLE AND SAINT JOSEPH CATHOLIC CHURCH, LONDON, SE1 3QP (FULL PLANNING PERMISSION)

Planning application reference number 13-AP-3059

Report: See pages 178-251 of the agenda and sections 3.7-3.9 of the addendum report.

PROPOSAL

Part demolition and part refurbishment / change of use of existing buildings and erection of new buildings ranging from 4-7 storeys in height to provide 37 residential units (Class C3); a community centre (Class D1) and flexible commercial space at ground floor level (Class A1/A3/B1); cycle storage, new landscaping and associated works.

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

The committee heard a representation from objectors to the application and asked questions of the objectors.

An agent on behalf of the applicant made a representation to the committee and answered questions arising from their submission.

Councillor Mark Gettleson addressed the committee in his capacity as a ward councillor for Grange ward. The committee asked questions of the ward councillor.

The committee debated the application and asked questions of the officers.

A motion to refuse planning permission was moved, seconded, put to the vote and lost.

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

RESOLVED:

1. That full planning permission for application number 13/AP/3059 be granted subject to conditions and the applicant entering into a legal agreement.
2. In the event that the legal agreement is not entered into by 2 May 2014 the Head of Development Management be authorised to refuse planning permission, if appropriate, for the reasons set out in section 220 of this report.

Councillor Catherine Bowman and Councillor Adele Morris voted against the above listed resolution and asked for this to be recorded in the minutes in accordance with paragraph 1.8.4 of the committee procedure rules.

**11.4 6-14 MELIOR STREET AND LAND ADJOINING TO THE REAR OF OUR LADY OF LA SALLE AND SAINT JOSEPH CATHOLIC CHURCH, LONDON, SE1 3QP
(CONSERVATION AREA CONSENT)**

Planning application reference number 13-AP-3060

Report: See pages 178-251 of the agenda and sections 3.7-3.9 of the addendum report.

PROPOSAL

Demolition of the Manna Centre and part demolition of the college buildings and presbytery in connection with the redevelopment of the site.

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

The committee heard a representation from objectors to the application and asked questions of the objectors.

An agent on behalf of the applicant made a representation to the committee and answered questions arising from their submission.

Councillor Mark Gettleson addressed the committee in his capacity as a ward councillor for Grange ward. The committee asked questions of the ward councillor.

The committee debated the application and asked questions of the officers.

A motion to grant conservation area consent was moved, seconded, put to the vote and declared.

RESOLVED:

That conservation area consent be granted for application 13/AP/3060 subject to conditions.

Councillor Catherine Bowman and Councillor Adele Morris voted against the above listed resolution and asked for this to be recorded in the minutes in accordance with paragraph 1.8.4 of the committee procedure rules.

11.5 ISIS HOUSE, 67-69 SOUTHWARK STREET LONDON SE1 OHX

Planning application reference number 13-AP-2075

Report: See pages 202-354 of the agenda and sections 3.11-3.12 of the addendum report.

PROPOSAL

Demolition of existing building and erection of a part 13, part 16 storey building comprising a retail unit on the ground floor (Use Class A1) and nine self-contained residential units above (Use Class C3).

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

The applicant made a representation to the committee and answered questions arising from their submission.

The committee debated the application.

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

RESOLVED:

1. That amendments to section 106 agreement proposed in section 3.12 of the addendum report be agreed.
2. That planning permission for application number 13-AP-2075 be granted subject to conditions (as amended) and the applicant entering into a satisfactory legal agreement and referral to the Mayor of London.

11.6 EXECUTIVE SUMMARY FOR DULWICH AND HERNE HILL FLOOD RELIEF SCHEME

Report: See pages 305-309 of the agenda.

RESOLVED:

That the executive summary be noted.

11.7 DULWICH SPORTS GROUND, TURNEY ROAD, LONDON, SE21 7JH

Planning application reference number 13-AP-4478

Report: See pages 310-327 of the agenda and sections 3.14 and 3.15 of the addendum report.

PROPOSAL

Construction of a continuous flood defence barrier along the north of the site and an underground storage tank, which will temporarily contain surface water within the Southwark Community Sports Trust grounds, as part of a wider flood alleviation scheme

(including works at Belair Park and Dulwich Park).

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

The applicant made a representation to the committee and answered questions arising from their submission.

The committee heard a representation from supporters of the application (who lived within 100 metres of the development site) and asked questions of the supporters.

The committee debated the application.

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

RESOLVED:

1. That condition 10 proposed in section 3.15 of the addendum report be agreed and attached to the permission.
2. That planning permission for application number 13-AP-4478 be granted subject to conditions as amended.

11.8 BELAIR RECREATION GROUND, GALLERY ROAD, LONDON SE21 7AB

Planning application reference number 13-AP-4479

Report: See pages 328-342 of the agenda and section 3.17 of the addendum report.

PROPOSAL

Localised earth modelling, including construction of low earth bunds, spillways and a detention basin, to temporarily contain surface water to the north of the park and increase the flood-able area around the lake, as part of a wider flood alleviation scheme (including works at Dulwich Park and the Southwark Community Sports Trust grounds).

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

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

RESOLVED:

That planning permission be granted subject to conditions.

11.9 DULWICH PARK, COLLEGE ROAD, LONDON SE21

Planning application reference number 13-AP-4517

Report: See pages 343-366 of the agenda and sections 3.19-3.21 of the addendum report.

PROPOSAL

Construction of two linear flood defence bunds complemented by two below ground geocellular water storage tanks to temporarily contain surface water in Dulwich Park, as part of a wider flood alleviation scheme (including works at Belair Park and the Southwark Community Sports Trust grounds)

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

The committee heard a representation from an objector to the application and asked questions of the objector.

The applicant made a representation to the committee and answered questions arising from their submission.

The committee debated the application and asked questions of the officers.

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

RESOLVED:

1. That an additional condition requiring independent verification of the height of both flood defence bunds upon completion of construction be attached to the permission.
2. That an informative be included on the decision notice to encourage the applicant to include the provision of sand traps as part of the maintenance scheme for the development.
3. That planning permission for application number 13-AP-4517 be granted subject to conditions as amended.

Meeting ended at 11.59 pm

CHAIR:

DATED: