



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 29 April 2014 at 7.00 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Darren Merrill
Councillor Adele Morris
Councillor Nick Stanton
Councillor Kevin Ahern (reserve)
Councillor Catherine Bowman (reserve)
Councillor Chris Brown (reserve)

OFFICER SUPPORT: Gary Rice, head of development management
Yvonne Lewis, planning officer
Christian Loveday, transport planning officer
Michael Tsoukaris, design and conservation officer
Jonathan Gorst, legal officer
Sarah Koniarski, constitutional officer

1. APOLOGIES

Apologies for absence were received from Councillors Mark Gettleson, Rebecca Lury and Mark Williams.

Councillors Kevin Ahern, Catherine Bowman and Chris Brown 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 7 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 25 March 2014 be agreed as a correct record and signed by the chair.

6. SOUTHWARK DESIGN REVIEW PANEL AND CONSERVATION AREAS ADVISORY GROUP ADVERTISING

Report: see pages 14 to 24 of the agenda.

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

The committee requested the design and conservation officer to consider amending section three of the terms of reference (Appendix 1 to the report) to reflect that the advisory group's comments held some weight in respect of the determination of planning applications. The committee suggested that the planning process would be further improved if the advisory group was routinely invited to comment on developments at the pre-application stage.

RESOLVED:

1. To note that the council will shortly advertise for members for the 2014/16 Southwark Design Review Panel.
2. To note that the council will shortly advertise for members for the 2014/16 Southwark Conservation Areas Advisory Group.

7. DEVELOPMENT MANAGEMENT

Report: see pages 25 to 28 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.

7.1 175-179 LONG LANE, LONDON SE1 4PN

Planning application reference number 13/AP/4586

Report: see pages 29 to 69 of the agenda and pages 1 to 2 of the addendum report.

PROPOSAL

Redevelopment of site to provide a new part five, part six, part seven and part eight storey building (max height 25.7m) comprising commercial floorspace (Class B1) at ground floor and 95 residential units (Use Class C3) above; associated car parking and cycle parking, landscaping, and podium garden at first floor level.

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

The committee heard a representation from two people who spoke on behalf of objectors to the application and asked questions of the objectors.

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

Councillor Tim McNally addressed the committee in his capacity as a ward councillor for Chaucer 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 condition 17 be deleted from the planning permission.
2. That planning permission is granted subject to conditions (as amended) and the applicant entering into an appropriate legal agreement by no later than 27 May 2014.
3. That in the event that the requirements of paragraph 2 are not met by 27 May 2014, the Head of Development Management be authorised to refuse planning permission,

if appropriate, for the reasons set out under paragraph 139 of the report.

4. To recommend that the legal agreement include a requirement to demonstrate proactive marketing of the commercial units.

Meeting ended at 8.38 pm

CHAIR:

DATED: