

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 6 October 2015 at 5.30 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Sarah King
Councillor Helen Dennis
Councillor Hamish McCallum
Councillor Jamille Mohammed
Councillor Adele Morris
Councillor Kieron Williams

OFFICER SUPPORT: Simon Bevan, Director of Planning
Jon Gorst, Legal Officer
Bridin O'Connor, Group Manager Strategic Team
Dipesh Patel, Team Leader Major Applications
Michael Tsoukaris, Group Manager Design and Conservation
Yvonne Lewis, Group Manager Strategic Applications
Michael Glasgow, Senior Planning Officer
Virginia Wynn-Jones, Constitutional Officer
Jon Best, Ecology Officer

1. APOLOGIES

Apologies were received from Councillor Michael Mitchell.

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 had been circulated prior to the meeting:

- Addendum report relating to agenda items 5.1 to 5.6
- Members' pack relating to agenda items 5.1 to 5.6.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interest or dispensations.

5. DEVELOPMENT MANAGEMENT

RESOLVED:

1. That the determination of planning applications, for formal observations and comments, the instigation of enforcement action and the receipt of the report included in 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 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.

6. FORMER HIGHSHORE SCHOOL SITE, BELLENDEN ROAD, LONDON SE15 5BB

Planning application reference 15/AP/2016.

Report: see pages 7 to 37 of the agenda.

PROPOSAL

Redevelopment of the site involving the erection of a new two-storey primary school (special educational needs) with associated landscaping and parking.

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

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

The applicant's agents addressed 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 granted as follows:

RESOLVED:

That the Planning Committee grant planning permission subject to conditions.

7. 55 SOUTHWARK STREET, LONDON SE1 1TE

Planning application reference 14/AP/4773.

Report: see pages 38 to 85 of the agenda and pages 1 to 3 of the addendum report.

PROPOSAL

Demolition of existing building at No. 55 Southwark Street and redevelopment of site to erect a 7 storey building and a 30 storey tower (plus basement and roof gardens) to a maximum height of 105.110m AOD to accommodate the following uses: public theatre and rehearsal space (Sui Generis use), art space and museum (Class D1/D2 use), restaurant and cafe (Class A3 use), bar (Class A4 use), offices (Class B1 use) and 9 residential flats.

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

The committee heard representations from objectors to the application and asked questions of the objector.

The applicant and applicant's agents addressed the committee and answered questions arising from their submission.

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 declared as follows:

RESOLVED:

REFUSE planning permission, subject to referral to the Mayor for London.

8. CAMBERWELL NEW CEMETERY, BRENCHLEY GARDENS, LONDON SE23 3RD

Planning application reference 15/AP/3190

Report: see pages 86 to 107 of the agenda and pages 4 to 5 of the addendum report.

PROPOSAL

Localised ground modelling, drainage works; the laying out of new paths and associated landscape works.

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

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

The applicant's agents addressed the committee and answered questions arising from their submission.

A ward councillor addressed 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 as follows:

RESOLVED:

- a. That members consider the applications as it represents development on Metropolitan Open Land (MOL) and;
- b. That members grant full planning permission, with an additional condition relating to the protecting the visual amenity of the glade, maximising wild flowers and minimising the height of headstones.

9. CAMBERWELL OLD CEMETERY, FOREST HILL ROAD, LONDON SE22 0RU

Planning application reference 15/AP/3185

Report: see pages 108 to 132 of the agenda and pages 4 to 5 of the addendum report.

PROPOSAL

Remediation and remodelling of part of the cemetery close to Underhill Road; drainage works; the laying out of new access paths and associated landscaping.

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

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

The applicant's agents addressed the committee and answered questions arising from their submission.

A ward councillor addressed 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 as follows:

RESOLVED:

- a. That members consider the applications it represents development on Metropolitan Open Land (MOL) and;
- b. That members grant full planning permission, with an additional condition relating to minimising dust and noise generation during works on the site.

10. CAMBERWELL OLD CEMETERY, UNDERHILL ROAD, LONDON SE22

Planning application reference 15/AP/3184.

Report: see pages 133 to 156 of the agenda and pages 4 to 5 of the addendum report.

PROPOSAL

Replacement of boundary fence along Underhill Road, and the creation of a new pedestrian entrance on Underhill Road.

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

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

The applicant's agents addressed the committee and answered questions arising from their submission.

A ward councillor addressed 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 as follows:

RESOLVED:

- a. That members consider the applications it represents development on Metropolitan Open Land (MOL) and;
- b. That members grant full planning permission, with an additional condition relating to minimising dust and noise generation during works on the site.

11. PLOT H12 WITHIN LAND BOUNDED BY HEYGATE STREET TO THE NORTH, RODNEY ROAD TO THE EAST, PLOT H10 OF ELEPHANT PARK TO THE WEST AND PLOT H13 OF ELEPHANT PARK TO THE SOUTH

Planning application reference 15/AP/2572.

Report: see pages 157 to 195 of the agenda and pages 4 to 5 of the addendum report.

PROPOSAL

Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot H12 within Elephant Park (previously referred to as the Heygate Masterplan), submitted pursuant to Outline Planning Permission 12/AP/1092. The proposals comprise the construction of a development plot of 4 storeys in height (maximum building height 23.53m AOD) comprising an 872sqm (GEA) Energy Hub (sui generis use class), 334sqm (GEA) Retail (A1-A4 use class), 895sqm (GEA) of Nursery floorspace (D1 use class), 65sqm (GEA) of flexible Retail/Community floorspace (A1-A4 & D1 use class), cycle storage, landscaping, new public realm and other associated works.

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

The applicant and applicant's agent addressed the committee and answered questions arising from their submission.

A ward councillor addressed 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 as follows:

RESOLVED:

That planning permission is granted, subject to appropriate conditions.

12. CONSERVATION AREA REPORT

RESOLVED:

1. That members consider that the area shown on the plan at Appendix 1 is of special architectural or historic interest and supports the designation of the extension to the Edward III Rotherhithe Conservation Area.
2. That members note the response from the Bermondsey and Rotherhithe Community Council and the results of the public consultation on the proposed extension of the Edward III Rotherhithe Conservation Area.
3. That members agree to formally adopt the amended Edward III Rotherhithe conservation area appraisal.

The meeting ended at 11.00pm.

CHAIR:

DATED: