

## Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Wednesday 25 May 2016 at 5.30 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Nick Dolezal (Chair)  
Councillor Lorraine Lauder MBE  
Councillor Samantha Jury-Dada  
Councillor Darren Merrill  
Councillor Jamille Mohammed  
Councillor Adele Morris

**OFFICER SUPPORT:** Simon Bevan, Director of Planning  
Jon Gorst, Legal Representative  
Laura Hills, Senior Planning Policy Officer  
Alistair Huggett, Planning Projects Manager  
Yvonne Lewis, Group Manager, Strategic Applications Team  
Michael Tsoukaris, Group Manager, Design and Conservation  
Virginia Wynn-Jones, Constitutional Officer

### 1. APOLOGIES

Apologies for absence were received from Councillors Hamish McCallum and Michael Mitchell. Apologies for lateness were received from Councillor Darren Merrill.

### 2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

### 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 at the meeting:

- Addendum report relating to agenda item 7.1
- Members pack relating to agenda item 7.1
- Addendum report relating to agenda item 6.

#### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were none.

#### **5. MINUTES**

##### **RESOLVED:**

The minutes of the meeting held on 12 April 2016 were agreed as a correct record and signed by the chair.

#### **6. PLANNING SUB-COMMITTEE ARRANGEMENTS FOR 2016/17**

##### **RESOLVED:**

1. That the size and composition, together with the roles and functions of the planning committee as agreed by annual council assembly on 14 May 2016 be noted.
2. That the role and functions of planning sub-committees as set out in Appendix 1 of the report as agreed by council assembly on 23 May 2012 be noted.
3. That two planning sub-committees (sub-committees A and B) with a size (7 seats) and composition (5 Labour and 2 Liberal Democrat group places) be established for the 2016/17 municipal year.
4. That councillors Leo Pollack and Ben Johnson be appointed to the positions of chair and vice-chair of Planning sub-committee A and councillors Cleo Soanes and Maria Linforth-Hall be appointed to the positions of chair and vice-chair of Planning sub-committee B respectively.

#### **7. DEVELOPMENT MANAGEMENT**

##### **RESOLVED:**

- i. That the determination of planning applications, for formal observations and comments, the instigation of enforcement action and the recipient of the report included in the agenda be considered.
- ii. 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.
- iii. That where reasons for decisions or conditions are not included or not as included in the reports to an individual item, they be clearly specified.

#### **8. FORMER LESOCO CAMPUS, UFFORD STREET, LONDON SE1 8LE**

Planning application reference 15/AP/3024

Report: see pages 18 to 62 of the agenda and pages 1 to 2 of the addendum report.

## **PROPOSAL**

Demolition of existing college buildings and redevelopment of the site to provide 60 residential units (1 studio, 18x1 bed, 29x2 bed, 8x3 bed and 4x4 bed) in two blocks - being a part single to part five (plus basement) storey block, and a part four to part seven storey block; 852sqm of B1/A1/A2/D1 floorspace and a new street linking The Cut to Ufford Street, together with associated amenity space, landscaping and ancillary works.

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 objectors.

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

The committee heard representations from a local ward councillor, Councillor David Noakes, and asked questions of the ward councillor.

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

A motion to grant planning permission was proposed, seconded, put to the vote and declared granted as follows:

### **RESOLVED:**

- a) That planning permission be granted subject to conditions set out in the report and addendum report, the applicant entering into a satisfactory legal agreement, and additional conditions agreed at the meeting relating to opening hours of the ground floor commercial units, servicing of the ground floor commercial units, consultation with Theatre View residents on landscaping of the courtyard area, inclusion in the s106 agreement of a requirement for maintenance and security concerns to be addressed in the design of the new route and public spaces between Ufford Street and The Cut, and that officers investigate with the applicant options for the relocation of the Tas restaurant bins.
- b) That in the event that the legal agreement is not entered into by 31 July 2016 the Director of Planning be authorised to refuse planning permission if appropriate for the reasons set out in paragraph 125 of the report.

## **9. TO RELEASE £939,113 OF SECTION 106 MONIES TOWARDS IMPROVING THE PARKS AND OPEN SPACES IN THE ELEPHANT AND CASTLE AND BLACKFRIARS ROAD**

### **RESOLVED:**

That funds totalling £939,113 from the listed Legal Agreements associated with developments in the Borough, Bankside and Walworth Community Council area towards delivery of six improvement projects, as set out in paragraphs 13 to 52, be released.

## **10. ARTICLE 4 DIRECTIONS TO WITHDRAW PERMITTED DEVELOPMENT RIGHTS**

### **RESOLVED:**

1. That three immediate Article 4 Directions (Appendix A) to withdraw the permitted development rights granted by Schedule 2, Part 3, Class M, Schedule 2, Part 3, Class O and Schedule 2 Part 3, Class P of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for changes of use from shops (Class A1), financial and professional services (Class A2), betting offices, pay day loan shops or launderettes (Sui Generis use), offices (Class B1a), or storage and distribution (Class B8) to a dwellinghouse (Class C3) in any railway arches in Southwark (Appendix B) be approved.
2. That one non-immediate Article 4 Direction (Appendix A) to withdraw the permitted development rights granted by Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) Order 2015 for changes of use from light industrial (Class B1c) to a dwellinghouse in any railway arches in Southwark (Appendix B) be approved. The direction will allow more than 12 months notice prior to the date when Class PA will come into effect (1 October 2017) be approved.

The meeting ended at 7.25pm.

**CHAIR:**

**DATED:**