

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 12 July 2016 at 5.30 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Lorraine Lauder MBE
Councillor Hamish McCallum
Councillor Michael Mitchell
Councillor Darren Merrill
Councillor Jamille Mohammed
Councillor Adele Morris

OTHER MEMBERS PRESENT: Councillor David Noakes, Ward Councillor for Cathedrals

OFFICER SUPPORT: Simon Bevan, Director of Planning
Jon Gorst, Legal Representative
Yvonne Lewis, Group Manager, Strategic Applications Team
Bridin O'Connor, Group Manager, Strategic Applications Team
Rob Sedgwick, Senior Planner
Sally Crew, Transport Policy Manager
Alastair Huggett, Planning Projects Manager
Helen Goulden, Team Leader, Strategic Applications Team
Tom Buttrick, Team Leader, Planning Policy
Christian Loveday, Principal Transport Planner
Michael Tsoukaris, Group Manager, Design and Conservation
Terence McLellan, Team Leader
Victoria Foreman, Constitutional Officer
Andrew Jones, BPS Surveyors

1. APOLOGIES

Apologies for absence were received from Councillor Samantha Jury-Dada. Councillor Catherine Dale attended as a reserve on behalf of Councillor Jury-Dada.

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 relating to agenda items 5.1, 5.2 and 5.3
- Members pack relating to agenda items 5.1, 5.2 and 5.3
- Recommended decision notice relating to agenda item 5.1.

The chair also notified the committee of a variation to the order of business. Items 6 and 7 would be considered before items 5.1, 5.2 and 5.3.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Adele Morris declared a personal interest in relation to agenda item 5.2 – Vinopolis as she had attended meetings and been made aware of issues relating to the application, but had not expressed an opinion on the matter. Councillor Morris was not required to withdraw from the meeting during consideration thereof.

5. 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.

6. SKIPTON HOUSE, 80 LONDON ROAD, PERRY LIBRARY, 250 SOUTHWARK BRIDGE ROAD AND KEYWORTH STREET HOSTEL, 10 KEYWORTH STREET, LONDON SE1

Planning application reference 16/AP/5125

Report: see pages 7 to 86 of the agenda and pages 1 to 5 of the addendum report.

PROPOSAL

Demolition of the existing buildings and creation of 1 level of basement (plus mezzanine) and the erection of buildings ranging from Ground Floor plus 7 to ground floor plus 39 stories (maximum building height of 146.3m AOD) comprising retail uses (Use Classes A1/A3/A4) and fitness space (Use Class D2) at ground floor, multifunctional cultural space (Use Classes D1/D2/Sui Generis) at ground floor and basement, and office use (Use Class B1) and 408 residential units (Use Class C3) on upper levels, new landscaping and public realm, a publically accessible roof garden and associated retail units (Use Class

A1/A3/A4), ancillary servicing and plant, cycle parking, and associated works..

Prior to the officer's introduction, a motion to defer consideration of the application was proposed, seconded, put to the vote and lost.

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 refuse planning permission was proposed, seconded, put to the vote and lost.

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

RESOLVED:

1. a) That planning permission be granted, subject to conditions set out in the report, addendum report and revised recommended decision notice, an additional condition restricting hours of use of the roof garden's adjoining café to 11.00pm, referral to the Mayor of London, and the applicant entering into an appropriate legal agreement by no later than 16 December 2016.
- b) That the Head of Development Management, in consultation with the chair of Planning Committee, be authorised under delegated authority to make any minor modifications to the proposed conditions arising out of detailed negotiations with the applicant which may necessitate further modification and may include the variation, addition or deletion of the conditions as drafted.
- c) That environmental information as required by Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011 be taken into account.
- d) That following issue of the decision, the Director of Planning place a statement on the Statutory Register pursuant to Regulation 24 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011, which contains the information required by Regulation 21, and that for the purposes of Regulation 24(1)(c) the main reasons and considerations on which the planning committee's decision was based be as set out as in the report.
- e) That authorisation be given to the Director of Planning to refuse planning permission for the reasons set out under paragraph 271 of the report in the

event that the requirements of (a) are not met by 16 December 2016.

7. VINOPOLIS, 1 BANK END (INCLUDING RAILWAY ARCHES BOUNDED BY STONEY STREET, CLINK STREET AND PARK STREET), 16 PARK STREET, 18 PARK STREET (THAMES HOUSE) & WINE WHARF, STONEY STREET SE1

Planning application reference 15/AP/3066

Report: see pages 87 to 149 of the agenda and pages 5 to 6 of the addendum report.

PROPOSAL

Redevelopment of Thames House behind retained façade for retail use (either Classes A1 shops, A2 professional services, A3 cafes/restaurants or A4 drinking establishments) on ground floor and offices above, demolition of two storey Thames House side addition; erection of a 6 storey building on land between railway viaduct and 28 Park Street (max. building height 27.4m AOD) to provide retail on ground and part first floors (either Classes A1, A2, A3 and A4) and offices above; remodelling of Wine Wharf building on Stoney Street, replacement of existing two storey Vinopolis Plaza at 16 Park Street with a two storey retail building, refurbishment of railway arches and change of use to retail (either Classes A1, A2, A3 or A4); creation of a basement to provide a cinema (Class D2 use) cycle parking spaces and refuse and recycling; together with the formation of a new north-south route alongside the railway arches and a new east-west retail arcade.

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

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

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:

1. a) That planning permission be granted, subject to conditions set out in the report and addendum report, an additional condition that the gates on Clink Street be shut at 11.00pm and people dispersed elsewhere, an additional informative requiring the developer to set up a residents liaison group where residents could raise issues of concern and provide input into the management committee, referral to the Mayor of London and the applicant entering into a satisfactory legal agreement.
- b) That the Director of Planning be authorised to refuse planning permission, if appropriate, for the reason set out in paragraph 185 of the officer report in

the event that a satisfactory legal agreement is not entered into by 1 December 2016.

8. FRIARS BRIDGE COURT, 41 - 45 BLACKFRIARS ROAD, LONDON SE1 8NZ

Planning application reference 16/AP/1660

Report: see pages 150 to 189 of the agenda and pages 6 to 7 of the addendum report.

PROPOSAL

Demolition of existing office building (Class B1a) and redevelopment to provide a part 13, part 22 storey building plus basement comprising offices (Class B1a) with retail (Classes A1/A3 and A4) together with servicing, cycle parking and landscaping.

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

The committee heard representations from objectors to the application.

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 refuse planning permission was proposed but not seconded and fell.

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

RESOLVED:

1. a) That planning permission be granted, subject to conditions and referral to the Mayor of London, and the applicant entering into an appropriate legal agreement by no later than 31 October 2016.
- b) That the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 96 of the report, in the event that the requirements of (a) are not met by 31 October 2016.

(N.B. Recorded vote: Councillor Adele Morris voted against the proposal to grant planning permission.)

9. RELEASE OF £136,464 S106 MONIES TOWARDS IMPROVING THE PLAY SPACE WITHIN BRUNSWICK PARK

RESOLVED:

That the allocation of funds totalling £136,464 from the listed legal agreements associated with developments in the Camberwell Community Council area, towards delivery of the upgrade to the Brunswick Park play area, be released.

10. DRAFT OLD KENT ROAD AREA ACTION PLAN

RESOLVED:

1. a) That the draft Old Kent Road Area Action Plan and the proposed changes to the adopted policies map be noted.
- b) That the integrated impact assessment, consultation plan and Habitats Regulations assessment be noted.
- c) That the consultation dates on the draft Old Kent Road Area Action Plan (AAP) from 17 June to 23 September 2016 be noted.

The meeting ended at 10.16 pm.

CHAIR:

DATED: