

## Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 10 October 2017 at 6.00 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Nick Dolezal (Chair)  
Councillor Cleo Soanes (Vice-Chair)  
Councillor Sarah King (Reserve)  
Councillor Lorraine Lauder MBE  
Councillor Hamish McCallum  
Councillor Darren Merrill  
Councillor Michael Mitchell  
Councillor Adele Morris

**OTHER MEMBERS PRESENT:** Councillor Damian O'Brien

**OFFICER SUPPORT:** Simon Bevan (Director of Planning)  
Jon Gorst (Legal Services)  
Sonia Watson (Development Management)  
Pip Howson (Transport Policy)  
Michael Tsoukaris (Design & Conservation)  
Jack Ricketts (Development Management)  
Gerald Gohler (Constitutional Officer)

### 1. APOLOGIES

There were apologies for absence from Councillor Lucas Green.

### 2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as 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 were circulated at the meeting:

- Addendum report relating to item 7.1 and;
- Members' pack relating to item 7.1.

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

There were none.

#### **5. MINUTES**

##### **RESOLVED:**

That the minutes of the meeting held on 19 September 2017 be confirmed as a correct record and signed by the chair.

#### **6. MAYFLOWER PARK - TO RELEASE £264,138.42 FROM THE S106 AGREEMENT ASSOCIATED WITH THE BELOW DEVELOPMENT, TOWARDS THE NEW PUBLIC PARK MAINTENANCE FUND**

An officer introduced the report, and responded to questions from members of the committee. The officer confirmed that paragraph 14 of the report contained an erroneous reference to "site specific transport and strategic transport improvements" which should be stricken from the report.

##### **RESOLVED:**

1. That paragraph 14 of the report be amended to only refer to public realm improvements.
2. That the release of £264,138.42 of Section 106 funding, from the developments set out in the report (including the amended paragraph 14), towards a new public park maintenance fund, as set out in paragraphs 5-6 of the report, be approved.

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

##### **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.

## 7.1 GUINNESS COURT, SNOWFIELDS STREET, LONDON SE1 3TA

### Planning application reference: 16/AP/3819

Report: see pages 12 to 40 of the agenda and pages 1 to 3 of the addendum report.

### PROPOSAL

*Erection an external lift core to Block C from ground to 4th floor level and double mansard roof extension over Blocks A, B and C to provide 30 residential units (2 x 1bed, 24 x 2bed, 4 x 3bed) together with associated ancillary works.*

The committee heard an officer's introduction to the report and addendum report. Councillors did not ask questions of the officer.

The objectors addressed the meeting. The committee asked questions of the objectors.

The applicant and their agent addressed the committee, and answered questions by the committee.

There were no supporters who lived within 100m of the development site present and wished to speak.

Councillor Damian O'Brien addressed the meeting in his capacity as a ward councillor, and answered questions by the committee.

The committee put further questions to officers and discussed the application.

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

### RESOLVED:

1. That planning permission be granted subject to:
  - a. The completion of a S106 legal agreement which is to also specify that payment in lieu of on-site amenity space be ring-fenced for Leathermarket Gardens community park, and
  - b. The conditions set out in the report and the addendum report, and subject to the following additional conditions:
    - i. That the construction management report include: a tree protection statement covering the duration of the construction period; acceptable hours in which construction work will take place; adequate community and resident liaison to be undertaken during the construction period.
    - ii. That any additional waste bins are to be located on the estate only and not on-street.
    - iii. That any additional cycle-stands are to be installed on the estate only and not on-street.

- iv. Three-year car club membership is to be offered to new residents by the applicant.
2. That in the event that the requirements of 1a) are not met by 31 January 2018, the director of planning be authorised to refuse planning permission for the reasons set out under paragraph 68 of the report.

The meeting ended at 8.35pm.

**CHAIR:**

**DATED:**