

Planning Committee

MINUTES of the Planning Committee held on Tuesday 30 January 2018 at 7.00 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

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

OTHER MEMBERS PRESENT: Councillor David Noakes

OFFICER SUPPORT: Simon Bevan (Director of Planning)
Jon Gorst (Legal Officer)
Bridin O'Connor (Development Management)
Victoria Lewis (Development Management)
Yvonne Lewis (Development Management)
Daniel Davies (Development Management)
Michael Tsoukaris (Design and Conservation)
Terence McLellan (Development Management)
Michael Glasgow (Development Management)
Sally Crew (Transport Policy)
Jack Ricketts (Development Management)
Naima Ihsan (Transport Planner)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillor Darren Merrill.

2. CONFIRMATION OF VOTING MEMBERS

The chair invited the legal officer to explain which councillors would be voting on items 7.1

and 7.2.

The legal officer explained that as items 7.1 and 7.2 had been deferred from the meeting on 16 January 2018, only councillors who had sat on the committee at that meeting, would be discussing and voting on these items. He went on to clarify that this included Councillor Lorraine Lauder MBE. This was because although she had left the 16 January 2018 meeting at 1am, during the discussion around reasons for refusal, she had heard all the prior discussions.

Following this, 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 informed the meeting that the supplemental agenda No.1 had been circulated before the meeting. This outlined possible reasons for refusal for item 7.1. Two additional documents had been tabled at the meeting: supplemental agenda No.2 and the members' pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following councillors declared an interest in the item

7.3 Southwark Fire Station, 94 Southwark Bridge Road, London SE1 0EG; Grotto Place and Grotto Podiums

Councillor Adele Morris, non-pecuniary, as she was a ward councillor and had heard from both applicants and residents, but had not expressed a view and approached the application with an open mind.

Councillor Hamish McCallum, non-pecuniary, as he had met with the applicants, but had not expressed a view and approached the application with an open mind.

5. MINUTES

Councillor Adele Morris asked for the minutes to be amended to reflect that a motion to refuse the planning application for item 7.1 had been moved.

RESOLVED:

That the minutes of the meeting held on 16 January 2018, including the above amendment, be confirmed as a correct record and signed by the chair.

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 SHOPPING CENTRE SITE, ELEPHANT AND CASTLE, 26, 28, 30 AND 32 NEW KENT ROAD, ARCHES 6 AND 7 ELEPHANT ROAD, AND LONDON COLLEGE OF COMMUNICATIONS SITE, LONDON SE1

Planning application reference: 16/AP/4458

Report: see pages 44 – 291 of the agenda pack and the addendum report (16 Jan 2018), as well as supplemental agenda No.1 (30 January 2018), and pages 1 to 3 of supplemental agenda No.2 (30 January 2018).

PROPOSAL

Phased, mixed-use redevelopment of the existing Elephant and Castle shopping centre and London College of Communication sites comprising the demolition of all existing buildings and structures and redevelopment to comprise buildings ranging in eight from single storey to 35 storeys (with a maximum building height of 124.5m AOD) above multilevel and single basements, to provide a range of uses including 979 residential units (use class C3), retail (use Class A1-A4), office (Use Class B1), Education (use class D1), assembly and leisure (use class D2) and a new station entrance and station box for use as a London underground operational railway station; means of access, public realm and landscaping works, parking and cycle storage provision, plant and servicing areas, and a range of other associated and ancillary works and structures.

The meeting went on to consider this item deferred from the meeting on 16 January 2018.

The chair reminded the meeting that a motion to refuse had been proposed, before the items had been deferred on 16 January, which was yet to be seconded. He went on to say that he understood from social media and from an email from the applicant, which had been received, that both ward councillors and the applicant had expressed an interest in further discussion to be had and both wished for a deferral to allow for these discussion to go ahead. The chair said in light of this he suggested that:

- If Councillor Morris did not withdraw her motion and the motion succeeded, a recommendation to refuse would stand and officers would take the appropriate action.
- If Councillor Morris agreed to withdraw her motion, the meeting should agree to defer the items.
- If the motion to refuse failed, the meeting should take a motion to defer the items. Officers would then make arrangements for the application to come back to a future meeting.

The chair then asked the legal officer to come in and explain the process.

The legal officer informed the meeting that:

- at the meeting on 16 January 2018, a motion to approve planning application 16/AP/4458 had been moved, seconded, put to the vote and failed
- a motion to refuse planning permission had subsequently been started, but the meeting had deferred the two items under discussion to this meeting
- possible reasons for refusal had been published in supplemental agenda No.1
- That afternoon an email by the developer had been forwarded to members of the committee and broadcast on social media making proposals for further discussions. This constituted new material considerations, both in planning terms and in terms of the equalities duty, which councillors had to take into account. This submission was not a formal amendment, but did address the key concerns discussed at the meeting on 16 January 2018, namely: the amount of social rented units, situation of the traders and leisure provision for groups with protected characteristics. Officers had not had sufficient time to review these proposals, which also did not constitute a formal revision of the application. Members of the public were unlikely to have seen the proposals.

The legal officer went on to sum up that a motion to refuse had been proposed, and that the meeting would return to this motion now.

Councillor Morris stated that she did not wish to withdraw her motion to refuse.

The chair asked for the motion to be seconded. There was no seconder and the motion fell.

A motion to defer this item was proposed, seconded, put to the vote and declared carried.

RESOLVED:

That this item be deferred to a future meeting of the planning committee.

In accordance with paragraph 1.8.4 of the council's committee procedure rules, Councillor Adele Morris asked for her vote against the motion to defer to be recorded.

7.2 METROPOLITAN TABERNACLE CHURCH, ELEPHANT AND CASTLE, LONDON SE1 6SD

Planning application references:16/AP/4525

Report: pages 292 – 300 of the agenda pack dated 16 January 2018.

PROPOSAL

Minor amendments to the northern elevation of the grade II listed Metropolitan Tabernacle building by virtue of the demolition of the immediately adjacent/abutting London College of Communications building (subject to planning application reference: 16-AP-4458).

A motion to defer this item was proposed, seconded, put to the vote and declared carried.

RESOLVED:

That this item be deferred to a future meeting of the planning committee.

In accordance with paragraph 1.8.4 of the council's committee procedure rules, Councillor Adele Morris asked for her vote against the motion to defer to be recorded.

The meeting adjourned at 7.25pm and resumed at 7.40pm to consider item 6.

6. TO RELEASE £377,143.63 FROM THE S106 AGREEMENTS ASSOCIATED WITH THE BELOW DEVELOPMENTS, TO DELIVER IMPROVEMENTS TO THE ACCESSIBILITY ALONG THE FOOTWAYS IN NORTH CAMBERWELL.

An officer introduced the report and members of the committee considered the information contained therein.

RESOLVED:

That the release of of £377,143.63 of Section 106 funding, from the developments outlined in the report, to deliver improvements to the accessibility along the footways in North Camberwell, as set out in paragraphs 3-5 of the report, be approved.

The meeting adjourned 7.45pm and reconvened at 8pm.

7.3 SOUTHWARK FIRE STATION, 94 SOUTHWARK BRIDGE ROAD, LONDON SE1 0EG; GROTTO PLACE AND GROTTO PODIUMS

Planning application references: 17/AP/0367 (full planning application) and 17/AP/0368 (listed building application)

Report: see pages 17 to 68 of the agenda pack and pages 3 to 6 and pages 9 to 25 of supplemental agenda No.2.

PROPOSAL

Redevelopment of the site including alterations and extensions to listed buildings for a mixed use scheme to provide a new secondary school with sixth form (up to 1150 pupils), 199 residential units, 234 sqm of flexible commercial or community use (Class A1, A3, B1, D1, D2), a 139 sqm Gym (D2) associated landscape and public realm works, cycle parking, disabled parking and servicing access; and the redevelopment of land at Grotto Place for the provision of a new sports hall (1,452sqm) and external multi use games facility and landscaping.

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

The objectors addressed the meeting and answered questions by the committee.

The applicant and the applicant's agents addressed the committee, and answered questions by the committee.

Supporters who lived within 100m of the development site addressed the meeting, and responded to questions from councillors.

Councillor David Noakes 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 for application 17/AP/0367, subject to:
 - a. The conditions set out in the report and addendum report, including the corrected Section 106 contribution for social housing of £13,856,722, and
 - b. Subject to two additional conditions stipulating that:
 - i. Six-monthly meetings between the school, ward councillors and residents to be organised by Haberdasher Aske for the first 2-3 years of the school's operation. This is to include reviewing the arrangements around the community use of the Grotto Place site.
 - ii. That the opening times of the Grotto Place site to be amended to a 9pm closing time on any day, and a 10am opening time on Sundays. These opening times are to be subject to review by the above meeting
 - c. referral to the Mayor for London, and the applicant entering into an appropriate legal agreement by no later than 27 April 2018.
2. That in the event that the requirements of (a) are not met by 27 April 2018, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 153 of the report;
3. That listed building consent for 17AP0368 be granted, subject to the conditions set out in the report and addendum report, and subject to the decision on the related planning application having been issued.

The meeting adjourned from 10pm to 10.10pm.

7.4 LAVINGTON HOUSE, 25 LAVINGTON STREET, LONDON SE1 0NA

Planning application reference: 16/AP/2668

Report: see pages 69 to 143 of the agenda and pages 5 to 7 of the supplemental agenda No. 2.

PROPOSAL

Demolition of existing buildings and redevelopment of the site to provide a 10 storey (plus basement) commercial building with two flexible A1/A3/B1 units at ground/basement level and B1 floorspace on all upper levels and accessible parking/vehicular access and servicing from Ewer Street; 170 apartments in three residential buildings at 8, 13 and 21 storeys (plus basement, including roof plant) with a flexible A1/A3/B1 unit at basement/ground floor level; parking/vehicular access from Lavington Street; 3 mews houses (3 storeys); new public realm; hard and soft landscaping; pedestrian routes; alterations to the public highways including widened footways, relocated parking and service bays, tree planting, resurfacing and associated works.

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

There were no objectors wishing to address the meeting.

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

There were no supporters who lived within 100m of the development site.

Councillor David Noakes 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 for application 16/AP/2668 be granted, subject to:
 - a. The conditions set out in the report and addendum report
 - b. two additional conditions:
 - that Bankside Residents' Forum be granted 50sqm within a flexible unit for 10 years at a peppercorn rent
 - that there be regular residential liaison meetings during the construction phase, which should include representatives of Bankside Residents' Forum and ward councillors
 - c. the applicant entering into an appropriate legal agreement and referral to the Mayor of London.
2. That in the event that the requirements of paragraph 1 above are not met by 31 August 2018, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 153 of the report.

Meeting ended at 10.35 pm

CHAIR:

DATED: