

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 15 January 2019 at 6.30 pm at 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Martin Seaton (Chair)
Councillor Lorraine Lauder MBE
Councillor James McAsh
Councillor Hamish McCallum
Councillor Adele Morris
Councillor Jason Ochere
Councillor Kath Whittam

OFFICER SUPPORT: Simon Bevan, Director of Planning
Tom Buttrick, Old Kent Road Team
Michael Glasgow, Team Leader, Strategic Applications
Jon Gorst, Legal Services
Pip Howson, Transport Policy
Yvonne Lewis, Group Manager, Strategic Applications Team
Alex Oyebade, Transport policy
Michael Tsoukaris, Group Manager, Design & Conservation
Colin Wilson, Head of Regeneration Old Kent Road
Everton Roberts, Constitutional Team

1. APOLOGIES

Apologies for absence were received from Councillor Cleo Soanes.

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 were circulated at the meeting:

Addendum report relating to item 6.1 and 6.2

Members' pack relating to item 6.1 and 6.2

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interests or dispensations.

5. MINUTES

RESOLVED:

That the minutes of the meetings held on 4 December and 18 December 2018 be approved as correct records and signed by the chair.

6. 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 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.

6.1. DOCKLEY ROAD INDUSTRIAL ESTATE, 2 DOCKLEY ROAD, LONDON, SE16 3SF

PROPOSAL:

Demolition of the existing industrial units and redevelopment to provide a building ranging from one to nine storeys (32.7m AOD) in height accommodating 1,089sqm of commercial floorspace at ground floor level incorporating industrial use (Use Class B8); retail uses (Use Class A1); and restaurants and cafe uses (Use Class A3) and 111 residential units (Class C3) at upper levels with associated works, including landscaping and 3 disabled car parking spaces.

The committee was advised by officers that there was a discrepancy in the plans in that it appeared that the lift overrun on top of the building which would exceed 30 metres in height from ground level and that, therefore, the application would need to be referred to the Mayor of London. At the beginning of the consideration of development management items, the Chair sought agreement from the committee to suspend the normal procedure and invite the applicant to clarify this point and this was granted. The applicant's agent came forward and stated that the apparent showing of a height above 30 metres on the revised plans was an error. The Chair asked whether verified plans were available to confirm the height of the proposed building. The agent stated that such plans were not available at the meeting.

The committee agreed to defer the application as the applicant was not able to provide at the meeting verified drawings which confirmed that the building did not exceed 30 metres which would require the application to be referred to the Greater London Authority (GLA) (see paragraph 11 of the addendum report for more detail).

RESOLVED:

That the application be deferred.

6.2. 49-53 GLENGALL ROAD, LONDON

PROPOSAL:

Original description

Demolition of all existing buildings and structures (excluding some of the facades along Glengall Road and Bianca Road and the industrial chimney) and erection of a part 6, 8 and 15 storey mixed-use development comprising 3,855 sqm (GIA) of flexible workspace (Use Class B1) and 181 residential units (Use Class C3) with amenity spaces and associated infrastructure.

This application represents a departure from strategic policy 10 'Jobs and businesses' of the Core Strategy (2011) and saved policy 1.2 'strategic and local preferred industrial locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location).

Revised description

Demolition of all existing buildings and structures (excluding some of the facades along Glengall Road and Bianca Road and the industrial chimney) and erection of a part 6, 8 and 15 storey mixed-use development comprising 3,716 sqm (GIA) of flexible workspace (Use Class B1(c) and B2/B8) and 181 residential units (Use Class C3) with amenity spaces and associated infrastructure.

(This application represents a departure from strategic policy 10 'Jobs and businesses' of the Core Strategy (2011) and saved policy 1.2 'strategic and local preferred industrial locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location).

The committee heard the officers' introduction to the report. Members of the committee asked questions of the officers.

A number of objectors addressed the committee. Members of the committee asked questions of the objectors.

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

There were no supporters who lived within 100 metres of the development site present at the meeting that wished to speak.

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

RESOLVED:

1. That planning permission be granted, subject to:
 - The recommended planning conditions;
 - The applicant entering into an appropriate legal agreement by no later than 14 June 2019;
 - Referral to the Mayor of London;
 - Referral to the Secretary of State.
2. That in the event that the s106 agreement is not completed by 14 June 2019, the Director of Planning be authorised to refuse planning permission, if appropriate for the reasons set out in paragraph 282 of the report.

The meeting ended at 8.58pm

CHAIR:

DATED: