

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Monday 3 June 2019 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Martin Seaton (Chair)
Councillor Kath Whittam
Councillor Barrie Hargrove
Councillor Hamish McCallum (reserve)
Councillor Margy Newens
Councillor Damian O'Brien
Councillor Catherine Rose

OTHER MEMBERS PRESENT: Councillor Richard Livingstone

OFFICER SUPPORT: Simon Bevan, Director of Planning
Kiran Chauhan, Planning
Colin Wilson, Regeneration
Sarah Parsons, Planning
Naima Ihsan, Transport
Jon Gorst, Legal Services
Virginia Wynn-Jones, Constitutional team

1. APOLOGIES

Apologies were received from Councillors Adele Morris and Cleo Soanes. Councillor Hamish McCallum attended as a reserve.

2. CONFIRMATION OF VOTING MEMBERS

The members present were confirmed as the voting members.

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

- Members' pack relating to item 6.1.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. PLANNING SUB-COMMITTEE ARRANGEMENTS FOR 2019-20

RESOLVED:

1. That the committee noted the size and composition of the planning committee, as agreed by annual council assembly on 18 May 2019 and the roles and functions of the planning committee and its sub-committees (see Appendix 1 of the report).
2. That the committee establish two planning sub-committees with the size and composition as set out in paragraph 11 of the report.
3. That the committee appoint chairs and vice-chairs of the planning sub-committees as set out below:

PLANNING SUB-COMMITTEE A

<u>Chair</u>	Councillor Kath Whittam
<u>Vice-Chair</u>	Councillor Jane Salmon

PLANNING SUB-COMMITTEE B

<u>Chair</u>	Councillor Cleo Soanes
<u>Vice-Chair</u>	Councillor Maria Linforth-Hall

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 MALT STREET REGENERATION SITE, LAND BOUNDED BY BIANCA ROAD, LATONA ROAD, HAYMERLE ROAD, FRENHAM STREET AND MALT STREET, LONDON SE1

PROPOSAL:

Hybrid application comprising a full planning application for Phase 1 (the "Detailed

Component”) and outline planning permission (the “Outline Component”) for Phases 2 & 3:

Detailed Component (Phase 1):

Full planning permission for the demolition of existing buildings and structures and redevelopment of the central area for the erection of a total of 4 buildings, two at 7 storeys (Buildings B9&B12), one at 15 storeys (Building B10), and one at 44 storeys (Building B4) (max height 147.12m AOD) to provide 420 homes, 1,197 sqm GEA of Class B1(c) floorspace and 785 sqm GEA of non-residential floor space within classes A1-A4 (retail), Class B1 (business) and Class D1 (public services) and D2 (entertainment and leisure) use, an energy centre (750 sqm) and new public open space and public realm with on street and basement car parking spaces and cycle spaces.

Outline Component (Phase 2 & 3):

Outline planning permission (scale, layout, landscaping, access and appearance reserved) for the demolition of existing buildings and structures and the erection of a seven buildings (B1, B2, B3, B5, B6, B7, B11) ranging in height from 5 to 39 storeys (max height 132.9m AOD) to provide up to 88,052sqm floorspace GEA, comprising up to 880 residential units, up to 3,316 sqm GEA of Class B1(c) floorspace and up to 1,702sqm GEA of non-residential floor space within Classes A1-A4 (retail), Class B1 (business), Class D1 (public services) and D2 (entertainment and leisure) use and car parking spaces at ground level and cycle spaces, with associated new open space, public realm, car parking and associated works.

Totals: Up to 1,300 homes and up to 7,000sqm commercial floorspace.

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.

Objectors to the application addressed the committee, and answered questions from the committee.

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

A supporter who lives within 100m of the application site addressed the committee, and answered questions from the committee.

Councillor Richard Livingstone, a ward councillor for Old Kent Road ward, addressed the committee, and answered questions from the committee.

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

RESOLVED:

1. That planning permission be granted, subject to conditions and referral to the Mayor of London, referral to the Secretary of State and the applicant entering into an

appropriate legal agreement by no later than 3 December 2019.

2. That the environmental information be taken into account as required by Regulation 30 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2017.
3. That following issue of the decision it be confirmed that the Director of Planning shall place a statement on the Statutory Register pursuant to Regulation 30 of the Town and Country Planning (Environmental Impact Assessments) Regulations and that for the purposes of Regulation 30(1)(d) the main reasons and considerations on which the Local Planning Authority's decision is based shall be set out as in the report.
4. In the event that the requirements of (a) are not met by 3 December 2019 that the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 480 of the report.

Meeting ended at 10.20 pm

CHAIR:

DATED: