

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 12 November 2019 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Martin Seaton (Chair)
Councillor Darren Merrill (Reserve)
Councillor Kath Whittam
Councillor Adele Morris
Councillor Margy Newens
Councillor Damian O'Brien
Councillor Catherine Rose
Councillor Cleo Soanes

OFFICER SUPPORT: Simon Bevan, Director of Planning
Tim Cutts, Senior Regeneration Manager
Jon Gorst, Legal Services
Pip Howson, Transport Policy
Wing Lau, Team Leader
Everton Roberts, Constitutional Team

1. APOLOGIES

Apologies for absence were received from Councillor Barrie Hargrove.

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 to 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 meeting held on 14 October 2019 be approved as a correct record 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.

6.1 301-303 ILBERTON ROAD, LONDON SE15 1NW

PROPOSAL:

Demolition of existing buildings and construction of a 12-storey building (+45.3m AOD) (plus basement) comprising 46 residential dwellings (Class C3) and commercial floorspace (Class B1(c)), creation of a new vehicular access from Hornshay Street with landscaping (including a communal roof garden), cycle parking and associated ancillary development.

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

There were no objectors present.

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

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

There were no ward councillors present.

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

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

RESOLVED:

1. That planning permission be granted subject to conditions in the report and addendum report and referral to the Mayor of London and the applicant entering into an appropriate legal agreement by no later than 12 February 2020.
2. That in the event that the requirements of 1 above are not met by 12 February 2020 the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 194 of the report.

At this juncture, Councillor Cleo Soanes joined the meeting and confirmed that she had no disclosures of interests.

6.2 2 VARCOE ROAD, LONDON SE16 3DG

PROPOSAL:

Demolition of existing buildings and erection of a new mixed use development comprising a part 7, part 9 storey (maximum height above ground of 29.99m) building of 288sqm commercial floor space (Use Class B1) and 74 residential dwellings (Use Class C3) with associated bin stores, cycle stores, plant rooms and hard and soft landscaping.

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

There were no objectors present.

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

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

There were no ward councillors present.

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

A motion to grant the application was moved, seconded, put to the vote and declared lost.

Motion of Exclusion

It was moved, seconded and,

RESOLVED:

That the press and public be excluded from the meeting to enable a discussion on reasons for refusal.

The committee discussed reasons for refusal. During the discussion the committee was informed by an officer that that the applicants representative had subsequently indicated that the applicant was agreeable to reconsidering the distribution of tenure across the two cores.

Following further discussion, the press and public were re-admitted to the meeting.

A motion to defer the application was moved, seconded put to the vote and declared carried.

RESOLVED:

That the application be deferred to enable the applicant and officers to:

- Engage in negotiation as to how to best spread the tenures across the two cores.
- Look at the design generally and consider the requirement that the development must be excellent in relation to housing quality.
- Look at habitable rooms, to ensure that they are fully compliant with council policy.

The meeting ended at 10.00pm

CHAIR:

DATED: