

Planning Committee

MINUTES of the Planning Committee held on Monday 20 July 2020 at 10.00 am

PRESENT: Councillor Martin Seaton (Chair)
Councillor Kath Whittam (Vice-chair)
Councillor Barrie Hargrove
Councillor Adele Morris
Councillor Margy Newens
Councillor Damian O'Brien

**OTHER MEMBERS
PRESENT:** Councillor Richard Livingstone

**OFFICER
SUPPORT:** Simon Bevan, Director of Planning
Yvonne Lewis, Strategic Applications Team
Andre Verster, New Homes Team
Colin Wilson, Head of Regeneration Old Kent Road
Liz Awoyemi, Planning Team
Alistair Huggett, Planning Projects Team
Neil Loubser, Planning Team
Alex Oyebade, Transport Policy Team
Naima Ihsan, Transport Planning Team
Jon Gorst, Legal Team
Margaret Foley, Legal Team
Tim Murtagh, Constitutional Team

1. APOLOGIES

Apologies for absence were received from Councillors Catherine Rose and Cleo Soanes.

The chair announced that Councillor Barrie Hargrove would not participate in the first planning application on the agenda (8.1) but would participate in the second item (8.2).

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 before the meeting:

- Addendum report relating to items 8.1 and 8.2.
- Members pack relating to items 8.1 and 8.2.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 15 June 2020 at 10am, be approved as a correct record of the meeting and signed by the Chair.

6. RELEASE OF £39,519,515.72 FROM S106 AGREEMENTS ACROSS THE BOROUGH TO SUPPORT HOUSING INVESTMENT

The meeting heard the officer's introduction to the report. Members asked questions of the officer.

RESOLVED:

That the release of funds totalling £39,519,515.72 of S106 Affordable Housing funding, received against the legal agreements set out in Appendix A to the S106 Affordable Housing Fund in order to deliver affordable housing across Southwark, be agreed.

7. TO RELEASE £134,024.50 FROM THE S106 AGREEMENTS ASSOCIATED WITH THE BELOW DEVELOPMENTS, TO FUND THE ARCHAEOLOGY SERVICE UNTIL 2021

The meeting heard the officer's introduction to the report. Members asked questions of the officer.

RESOLVED:

That the release of funds totalling £134,024.50 of S106 funding, from the developments listed in the report, to deliver the archaeology service, as set out in paragraphs 4-6 of the report, be agreed.

8. 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.

ADDENDUM REPORT

The addendum report had not been circulated five clear days in advance of the meeting, nor had it been available for public inspection during this time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation responses, additional information and revisions.

8.1 EAGLE WHARF 90-96 PECKHAM HILL STREET LONDON SE15 5JT

Planning application reference: 19/AP/2087

Report: see pages 23 to 100 of the agenda pack and pages 1 to 2 of the addendum report.

PROPOSAL

Redevelopment of site comprising the demolition of existing retail warehouse building in (Use Class A1) and construction of two buildings at four and six storeys in height. The application scheme will provide a creative Digital Hub workspace (Use Class B1/D1) and student accommodation incorporating 393 student bedrooms (sui generis Use Class) and associated communal facilities and associated communal facilities. The scheme includes highway improvements, landscaping, blue badge car parking, and cycle parking spaces for students and visitors.

The sub-committee heard the officers' introduction to the report and addendum report.

Officers highlighted a few changes –

Paragraph 131 of the report refers to a £0.57m surplus. That should read £0.57m deficit.

A correction should be made to the planning obligations table in the report at paragraph 288 that suggests that the second viability review would take place two years after first occupation. In fact the review would take place on completion to look at any surpluses that may have arisen through build cost economies.

Councillors asked questions of the officers.

There were no objectors present who wished to speak.

The applicant and their agents addressed the committee and answered questions posed by the committee.

A supporter who lives within 100 metres of the development site addressed the meeting. There were no questions from the committee to the supporter.

Councillor Barrie Hargrove addressed the committee in his capacity as ward councillor. There were no questions from the committee.

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 conditions and the applicant entering into to an appropriate legal agreement.
2. That in the event that the requirements of (1) are not met by 25 January 2021, the director of planning be authorised to refuse planning permission (if appropriate) for the reasons set out in paragraph 291 of the report.

8.2 BIANCA WAREHOUSE, 43 GLENGALL ROAD, LONDON SE15

Planning application reference: 20/AP/0039

Report: see pages 101 to 190 of the agenda pack and pages 2 to 5 of the addendum report.

PROPOSAL

Demolition of the existing building and erection of a new mixed use building of up to 15 storeys (plus lower ground and basement) (51.525m AOD) to provide a Halls of Residence for the London School of Economics and Political Science consisting of 676 student rooms, replacement commercial floor space of 2,375sqm consisting of 1190sqm of B1c, and 1,185sqm of flexible B1c/D1/A3 Use as a Creative Commercial Centre that includes University related community uses, a community café; and new areas of public realm. 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 officer's introduction to the report and addendum report.

The planning officer stated that the application needs to be referred to the Mayor of London.

The planning officer also stated that paragraph 189 of the report should be amended to remove any reference to hotel as that is not a commercial use for this application.

Councillors asked questions of the officers.

There were no objectors present.

The applicants and their agent addressed the committee and answered questions posed by the committee.

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

Councillor Richard Livingstone addressed the committee in his capacity as ward councillor. There were no questions posed 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 the planning committee grant planning permission, subject to amended conditions and referral to the Mayor Of London and the applicant entering into an appropriate legal agreement.
2. In the event that the Section 106 Legal Agreement is not completed by 25 January 2021, that the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 268 of the report.

Amended planning obligations –

In response to comments from the committee during the meeting about paragraph 18 of the addendum report and the ring-fencing of a contribution of £96,965 for landscaping the public highway on Bianca Road, the applicant agreed to make an additional financial contribution of £100,000 to be spent on open spaces in the vicinity of the development.

The meeting ended at 1.15pm

CHAIR:

DATED: