



PLANNING COMMITTEE

MINUTES of the OPEN section meeting of the PLANNING COMMITTEE held on MONDAY, 24TH MARCH 2003 at 7.00 PM at the Town Hall Peckham Road, London SE5 8UB

PRESENT: Councillor David Hubber (Chair),
Councillor Paul Kyriacou (Vice-Chair),
Councillors, Aubyn Graham, Graham Neale (Reserve),
Dermot McInerney, and Sarah Welfare.

APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Mark Pursey and Jonathan Hunt.

CONFIRMATION OF VOTING MEMBERS

The Members listed as present were confirmed as the Voting Members.

NOTIFICATION OF ANY OTHER ITEMS WHICH THE CHAIR DEEMS AS URGENT

The Chair agreed to accept the following item as being urgent for the reasons set out in the report.

Item 31A – Addendum Report – Planning

DISCLOSURE OF INTERESTS AND DISPENSATIONS

None were disclosed.

RECORDING OF MEMBERS' VOTES

Council Procedure Rule 1.17 (5) allows a Member to record her/his vote in respect of any Motions and amendments. Such requests are detailed in the following Minutes. Should a Member's vote be recorded in respect to an amendment, a copy of the amendment may be found in the Minute File and is available for public inspection.

The Committee considered the items set out on the agenda, a copy of which has been incorporated in the Minute File. Each of the following paragraphs relates to the item bearing the same number on the agenda.

31. PLANNING REPORTS (See pages 2306 – 2351 & addendum pages 2352 – 2354)

- RESOLVED:**
1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports on 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 attached reports unless otherwise stated.
 3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

31A ADDENDUM – PLANNING COMMITTEE (See pages 2352 – 2354)

The addendum report had not been circulated to Members five clear days in advance of the meeting, nor had it been available for public inspection during that time. The Chair decided that it should be considered for reasons of urgency to enable Members to be aware of any late objections and observations received. Applications are required by statute to be considered as speedily as possible. Delay in initiating enforcement action means adjoining residents have to suffer nuisance for a longer period. Deferral would also delay the processing of applications/enforcements and cause inconvenience to all those who attend the meeting.

30.1 SOUTHWARK TOWER, ST THOMAS STREET, SE1 (See pages 2311 – 2351 & addendum pages 2352 – 2354)

PROPOSAL: *Demolition of existing Southwark Towers office building and the construction of a mixed use building 306m in height and totalling 118,270 gross, providing 75,943m² offices (Class B1), 15,207m² hotel (Class C1), 14 residential units (Class C3), 2,106m² retail and restaurant use (Classes A1 and A3), 1,029m² health and fitness club (Class D2), together with associated servicing and parking. (Revisions to scheme considered by Committee on 11 March 2002)*

The Committee heard the officer's presentation on this application and Members asked questions of officers.

Representations were heard from the objectors who were from Guy's and St. Thomas NHS Trust. The main areas of concern was that as part of the unilateral undertaking the detailed design of the footbridge should be included in the Section 106 Legal Agreement. The applicant was present but did not wish to make any representations.

Members asked questions thereafter.

RESOLVED: That Committee agreed to recommend to the Secretary of State that planning permission be granted subject to a legal agreement to secure public transport improvements, environmental improvements, a contribution towards affordable housing, employment and training initiatives, highway works, controls over demolition and construction, design guidance and a scheme of management for the building and environs.

After the close of business the Strategic Director of Regeneration provided members with a briefing on issues surrounding the Railtrack Masterplan scheme for London Bridge and how the above proposal and the master plan scheme would improve and regenerate the borough. He further added that wider consultation was taking place to bring together all those interested in the scheme. It is anticipated that a further application is likely to be considered in the near future; which will happen after the Planning Inquiry on 15th April 2003.

The meeting ended at 7.35 p.m.

CHAIR:

DATE: