

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 11 October 2011 at 7.00 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Neil Coyle
Councillor Robin Crookshank Hilton
Councillor Michael Situ (Reserve)
Councillor James Barber (Reserve)
Councillor Eliza Mann (Reserve)

OTHERS: Simon Bevan, Interim Head of Planning and Transport
Yvonne Lewis, Development Management
Michael Tsoukaris, Development Management
Tim Gould, Development Management
Rupert Thornely-Taylor
Nagla Stevens, Legal Services
Nicky Bradbury, Legal Services
Reuben Taylor, Legal Services
Virginia Wynn-Jones, Constitutional Team

1. APOLOGIES

There were apologies from Councillor Althea Smith, Councillor Jeff Hook, Councillor Darren Merrill and Councillor Stanton. Councillor James Barber, Councillor Eliza Mann and Councillor Michael Situ attended as reserves.

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

There were none.

The chair informed the committee of the following additional papers circulated at the start of the meeting:

- Addendum report relating to item 6 – development management items
- The member information pack of additional photographs and maps also relating to item 6.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Members made the following declarations:

6. Development Management

Councillor Neil Coyle, personal and non prejudicial, as deputy cabinet member for estate regeneration; on all planning applications.

6.2. Eileen House, 80-94 Newington Causeway, London SE1 6EF

Councillor Eliza Mann, personal and non prejudicial, had visited the Ministry of Sound for functions; had paid for entrance.

Councillor Neil Coyle, personal and non prejudicial, had visited the Ministry of Sound, including fundraising events; had paid for entrance.

Councillor Nick Dolezal, personal and non prejudicial, knows Chris Horn and other former councillors, leaders and officers of the authority who have been involved in the application.

Committee procedure rule 1.8 (4) 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.

5. MINUTES

RESOLVED:

That the minutes of the open section of the meetings held on 6 September 2011 and 13 September 2011 be agreed as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

6. SEA CONTAINERS HOUSE, UPPER GROUND, LONDON SE1 9PD

Planning application reference number 11-AP-1955

Report: See pages 16-74 of the agenda and page 1 of the addendum report.

PROPOSAL:

Erection of a new nine storey building in the rear parking/servicing area (maximum height AOD 42.895m) to provide retail at ground and offices above; refurbishment of existing Sea Containers House and change of use of floors 5-14 of the rear wing plus three floors of the main building from offices to a 358 bedroom hotel, including the erection of new roof extension at part 12th floor level to provide a bar ancillary to the hotel use. Extension and conversion of the ground floor area to provide new restaurant (Class A3), cafe (Class A3),

service (Class A2) and retail uses (Class A1) together with new service bay, landscaping, new access arrangements and associated car and cycle parking.

The committee heard an officer's introduction to the report and members asked questions of the officer.

Objectors made representations to the committee and answered members' questions.

The applicant's agent made representations to the committee and answered members' questions.

A ward councillor, Councillor Adele Morris, made representations to the committee and answered members' questions.

A motion to grant planning permission was moved, seconded, put to the vote and was declared to be carried.

RESOLVED:

1. That planning permission be granted subject to conditions and the applicant first entering into an appropriate legal agreement by no later than 17 November 2011 and subject to referral to the Greater London Authority.
2. That in the event legal agreement is not entered into by 17 November 2011, the head of planning be authorised to refuse planning permission for the reasons set out in paragraph 158 of the report.

6. EILEEN HOUSE, 80-94 NEWINGTON CAUSEWAY, LONDON SE1 6EF

Planning application reference number 11-AP-1955

Report: See pages 75-180 of the agenda and pages 2-9 of the addendum report.

PROPOSAL:

Demolition of existing office building and erection of a 41 storey (128.7m AOD) mixed use building incorporating 255 private flats (16 x studio, 120x 1-bed, 86 x 2-bed and 33 x 3-bed), 80 intermediate flats (23x 1-bed, 50 x 2-bed and 7 x 3-bed), 4785sq.m of office/ educational/ health uses (Use Class B1) and 287sq.m retail use (Use Class A1-A5) together with a separate 8 storey (35.60m AOD) building incorporating office/educational (Use Class B1) and retail (Use Class A1-A5) uses, together with 34 disabled car parking spaces, 44 motorcycle spaces and 411 cycle spaces within 2 basement levels, plus associated servicing facilities (4626sqm) and public realm improvements including creation of a resident's garden and linear park (458sq.m) and University Square (2768sq.m).

The committee heard an officer's introduction to the report and members asked questions of the officer.

Objectors made representations to the committee and answered members' questions.

The applicant made representations to the committee and answered members' questions.

A ward councillor, Councillor Adele Morris, made representations to the committee and answered members' questions.

The committee went into closed session at 11.24pm to take legal advice. The committee returned to open session at 11.38pm.

A motion to refuse planning permission was moved, seconded, put to the vote and was declared to be carried.

RESOLVED:

That the planning committee decided in the case of application number 09-AP-0343, planning permission be refused.

Reason

The proposed development is contrary to strategic policy 10, saved policies 3.20, 4.2 4.4 of the Southwark plan, strategic policies 5, 6 and 7 of the Southwark Core Strategy, and policies 3.5, 3.11 and 3.12 of the London Plan.

6. 89-93 NEWINGTON CAUSEWAY, LONDON, SE1 6BN

The committee was informed that the applicant had requested that this item be deferred to a later meeting.

RESOLVED:

That this item be deferred to a later meeting.

The meeting closed at 11.40pm.

CHAIR:

DATED: