

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 4 February 2014 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Darren Merrill
Councillor Mark Gettleson
Councillor Adele Morris
Councillor Nick Stanton
Councillor Mark Williams
Councillor Chris Brown (reserve)

OTHERS PRESENT: Gary Rice, head of planning
Bridin O'Connor, group manager strategic team
Rob Bristow, group manager major applications
Zayd Al-Jawad, S106 and CIL manager
Tim Cutts, team leader planning policy
Helen Goulden, team leader strategic applications
Michael Glasgow, senior planning officer
Michael Tsoukaris, group manager design and conservation
Helen Fallon, transport planner
Jon Gorst, legal services
Virginia Wynn-Jones, constitutional officer
Sarah Koniarski, constitutional officer

1. APOLOGIES

Apologies were received from Councillor Rebecca Lury. Councillor Chris Brown attended in her absence as a reserve member.

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 circulated prior to the meeting: addendum report and member pack relating to item 11 – development management items.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following members declared a non-pecuniary interest in item 6 as they lived in the

Nunhead area:

- Councillor Chris Brown
- Councillor Nick Dolezal
- Councillor Darren Merrill
- Councillor Mark Williams.

Councillor Darren Merrill also declared a non-pecuniary interest in item 11.1 as he was a ward councillor in East Walworth.

5. MINUTES

RESOLVED:

That the minutes of the open section of the meeting 17 December 2013 were agreed as a correct record and signed by the chair.

6. SECTION 106 (S106) RELEASE REPORT TO IMPLEMENT 28 REGENERATION INITIATIVES IN PECKHAM AND NUNHEAD COMMUNITY COUNCIL AREA AND THE NORTHERN PART OF LIVESHEY WARD WHICH LIES IN THE BERMONDSEY AND ROTHERHITHE COMMUNITY COUNCIL AREA

Report: See pages 9-41 of the agenda.

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

Members discussed the report.

RESOLVED:

To agree that funds totalling £945,187 be released from the listed legal agreements associated with developments in the Peckham and Nunhead community council area and the northern part of Livesey ward, which lies in the Bermondsey and Rotherhithe community council area, to deliver a programme of 28 projects (detailed in section 12 of the report) to enhance open spaces, public realm, roads and transport connections.

7. REPORT SEEKING APPROVAL FOR TRANSFER OF £311,364 FROM THE SECTION 106 (S106) AFFORDABLE HOUSING FUND TO PROVIDE 3 NEW AFFORDABLE HOUSING UNITS AT TAPLEY HOUSE, DOMBEY HOUSE, AND NICKLEBY HOUSE, DICKENS ESTATE, GEORGE ROW, SE16 4UW / WOLSELEY ST, SE1 2BL

Report: See pages 42-46 of the agenda.

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

Members discussed the report.

RESOLVED:

To authorise the expenditure of £311,364 from the section 106 affordable housing fund, being monies collated from the following developments at 7-25 Bermondsey Street/2-10 Magdalen Street SE1 97/AP/1503 a/n 137 towards the provision of three new affordable housing units, 1 x 1 bed, and 1 x 3 bed and 1 x 2 bed at Tapley House, Dombey House and Nickleby House, Dickens Estate, SE1 2BL and SE16 4UW.

8. PUBLICATION/SUBMISSION OF THE DRAFT REVISED CANADA WATER AREA ACTION PLAN

Report: See pages 47-55 of the agenda.

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

Members discussed the report.

RESOLVED:

That with regards to the publication/submission of the draft revised Canada Water Area Action Plan (RCWAAP) (Appendix A of the report) the committee commented as follows:

- a) The committee noted with concern that the draft RCWAAP omitted proposals for the development of a further secondary school in the Rotherhithe peninsula. The committee understood that currently there was only one secondary school serving a large catchment area despite the continuing demand for secondary school places in the area. The committee noted that the Harmsworth Quays site could potentially provide a suitable location for such an amenity.
- b) The committee expressed its concern regarding the apparent lack of action to address the ongoing highways problems caused by the flow of traffic on the Lower Road gyratory. The committee sought reassurance through the provision of a rational timetable for the development of the reconfigured road system.

9. COMMUNITY INFRASTRUCTURE LEVY REVISED DRAFT CHARGING SCHEDULE

Report: See pages 56-77 of the agenda.

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

Members discussed the report.

RESOLVED:

That with regards to the community infrastructure levy (CIL) revised draft charging schedule (Appendix A of the report) and the draft regulation 123 list (the list of infrastructure items which would not be funded by section 106 planning obligations, once CIL had been adopted) (Appendix B of the report) the committee made the following comment:

- that it suggests the boundary between zones be monitored.

10. DRAFT SECTION 106 PLANNING OBLIGATIONS AND COMMUNITY INFRASTRUCTURE LEVY SUPPLEMENTARY PLANNING DOCUMENT

Report: See pages 78-87 of the agenda.

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

Members discussed the report.

RESOLVED:

That with regards to the draft Section 106 Planning Obligations and Community Infrastructure Levy (CIL) Supplementary Planning document (Appendix A of the report) the committee made the following comment:

- that further consideration be given to the percentage of CIL funds allocated to areas of the borough which did not have a neighbourhood plan.

11. DEVELOPMENT MANAGEMENT

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of 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 and draft decision notices 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.

11.1 MP1 WITHIN LAND BOUNDED BY HEYGATE STREET TO THE NORTH, RODNEY STREET TO THE EAST, WANSEY STREET TO THE SOUTH AND PLOT H3 OF THE HEYGATE MASTERPLAN TO THE WEST, LONDON SE17

Planning application reference number 13-AP-3581

Report: See pages 94-164 of the agenda and addendum report pages 1-8 and 15-16.

Proposal:

Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot H6 within MPI (Masterplan First Phase) of the Heygate Masterplan submitted pursuant to Outline Planning Permission ref: 12-AP-1092. The proposals comprise the construction of a development plot ranging between 3 and 16 storeys in height (maximum building height 55.23m AOD), comprising 224 residential units, 695sqm (GEA) of flexible retail (Classes A1-A4), business (Class B1), non-residential institution (Class D1), and leisure (Class D2) uses, car parking, motorcycle parking, cycle storage, servicing, plant areas, new landscaping, and other associated work.

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

Members heard a representation from objectors to the application.

An agent on behalf of the applicant made representations to the committee and answered members' questions.

Members debated the application and asked questions of the officers.

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

RESOLVED:

- a) Grant planning permission for reserved matters application reference 13-AP-3581 as per the recommendation set out in Appendix 6 of the report and as amended in the addendum report.

Councillor Morris voted against the above listed motion and asked for this to be recorded in the minutes in accordance with paragraph 1.8.4 of the committee procedure rules.

Planning application reference number 13-AP-3582

Report: See pages 94-168 of the agenda and addendum report pages 1-8 and 15-16.

Proposal:

Application for approval of reserved matters (landscaping) for new public realm and associated works within MP1 (Masterplan First Phase) of the Heygate Masterplan, submitted pursuant to the Outline Planning Permission 12/AP/1092

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

Members heard a representation from objectors to the application.

An agent on behalf of the applicant made representations to the committee and answered members' questions.

Members debated the application and asked questions of the officers.

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

RESOLVED:

- b) Grant planning permission for reserved matters application reference 13-AP-3582 as per the recommendation set out in Appendix 7 of the report and as amended in the addendum report.

Councillor Morris voted against the above listed motion and asked for this to be recorded in the minutes in accordance with paragraph 1.8.4 of the committee procedure rules.

Planning application reference number 13-AP-3583

Report: See pages 94-172 of the agenda and addendum report pages 1-8 and 15-16.

Proposal:

Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot H13 within MP1 (Masterplan First Phase) for the Heygate Masterplan, submitted pursuant to the Outline Planning Permission ref: 12/AP/1092. The proposals comprise the construction of a development plot ranging between 3 and 7 storeys in height (maximum building height 26.68m AOD), comprising 67 residential units, cycle storage, plant areas, new landscaping, and other associated works.

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

Members heard a representation from objectors to the application.

An agent on behalf of the applicant made representations to the committee and answered members' questions.

Members debated the application and asked questions of the officers.

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

RESOLVED:

- c) Grant planning permission for reserved matters application reference 13-AP-3583 as per the recommendation set out in Appendix 8 of the report and as amended in the addendum report.

Councillor Morris voted against the above listed motion and asked for this to be recorded in the minutes in accordance with paragraph 1.8.4 of the committee procedure rules.

Planning application reference number 13-AP-3584

Report: See pages 94-176 of the agenda and addendum report pages 1-8 and 15-16.

Proposal:

Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot H10 within MP1 (Masterplan First Phase) of the Heygate Masterplan, submitted pursuant to the Outline Planning Permission ref: 12/AP/1092. The proposals comprise the construction of a development plot ranging between 3 and 10 storeys in height (maximum building height 37.23m AOD), comprising 69 residential units, car parking, motorcycle parking, cycle storage, servicing, plant areas, new landscaping, and other associated works.

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

Members heard a representation from objectors to the application.

An agent on behalf of the applicant made representations to the committee and answered members' questions.

Members debated the application and asked questions of the officers.

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

RESOLVED:

- d) Grant planning permission for reserved matters application reference 13-AP-3584 as per the recommendation set out in Appendix 9 of the report and as amended in the addendum report.

Councillor Morris voted against the above listed motion and asked for this to be recorded in the minutes in accordance with paragraph 1.8.4 of the committee procedure rules.

ADJOURNMENT

The meeting was adjourned at 8.20pm for eight minutes to give members a short break and was reconvened at 8.28pm.

11.2 127-143 BOROUGH HIGH STREET, LONDON SE1 1NP

Planning application reference number 13-AP-1714

Report: See pages 177-220 of the agenda and addendum report pages 8-14 and 17-18.

Proposal:

Demolition of several existing structures and construction of a six storey hotel with 100 bed spaces (4,006sqm GIA) (Use Class C1), two commercial units (576sqm GIA) (Use Classes A1 – A3), a gym (492sqm GIA) (Use Class D2). Reconfiguration of a Listed Building to provide a ground floor retail unit (Use Class A1) (55sqm GIA) with 1, two bedroom residential unit (102sqm GIA) (Use Class C3) on the upper floors; servicing,

landscaping, alterations to vehicular and pedestrian accesses and associated works.

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

Members heard a representation from objectors of the application and asked questions.

An agent on behalf of the applicant made representations to the committee and answered members' questions.

Members debated the application and asked questions of the officers.

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

RESOLVED:

- a) Grant planning permission for application 13/AP/1714 subject to the completion of a Section 106 agreement as per the recommendation set out in Appendix 4 of the report and as amended in the addendum report.

Planning application reference number 13/AP/1718

Report: See pages 177-222 of the agenda and addendum report pages 8-14 and 17-18.

Proposal:

The demolition of 129-131, 133-135 and 141-143 Borough High Street and partial demolition of an external wall at 127 Borough High Street.

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

Members heard a representation from objectors of the application and asked questions.

An agent on behalf of the applicant made representations to the committee and answered members' questions.

Members debated the application and asked questions of the officers.

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

RESOLVED:

- b) Grant conservation area consent for application 13/AP/1718 subject to the conditions contained in the recommendation set out in Appendix 5 of the report and as amended in the addendum report, together with any direction by the Secretary of State.

Planning application reference number 13/AP/1716

Report: See pages 177-224 of the agenda and addendum report pages 8-14 and 17-18.

Proposal:

Reconfiguration and use of the ground floor to provide a ground floor retail unit (55sqm GIA) (Use Class A1), with a two bedroom residential unit (102sqm GIA) (Use Class C3) on the upper floors

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

Members heard a representation from objectors of the application and asked questions.

An agent on behalf of the applicant made representations to the committee and answered members' questions.

Members debated the application and asked questions of the officers.

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

RESOLVED:

- c) Grant listed building consent for application 13/AP/1716 subject to the conditions set contained in the recommendation set out in Appendix 6 of the report and any direction by the Secretary of State.

Meeting ended at 9.50 pm

CHAIR:

DATED: