



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 4 November 2014 at 7.00 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Maisie Anderson
Councillor Sarah King
Councillor Hamish McCallum
Councillor Darren Merrill
Councillor Michael Mitchell
Councillor Jamiile Mohammed
Councillor Adele Morris

OFFICER SUPPORT: Zayd Al-Jawad, Section 106 and CIL Officer
Simon Bevan, Director of Planning
Jon Gorst, Legal Officer
Sarah Koniarski, Constitutional Officer
Bridin O'Connor, Planning Officer
Gary Rice, Head of Development Management
Michael Tsoukaris, Design and Conservation Officer

1. APOLOGIES

Apologies for absence were received from Councillor Dolezal. Councillor Merrill chaired the meeting.

Councillor Cryan attended the meeting in her capacity as a reserve member.

Councillor Mitchell gave apologies for lateness and participated in the meeting as a voting member from item 7.3 onwards.

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 which had been circulated prior to

the meeting:

- Addendum report which related to item 7.3 on the agenda
- Member pack which related to item 7 on the agenda.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Morris declared a non-pecuniary interest in item 7.1 as her spouse was employed for a company which undertook the community consultation. This interest did not prevent her participation in determining the application.

Councillor Dale declared a non-pecuniary interest in item 7.3 being as her place of work was located in close proximity to one of the application sites. This interest did not prevent her participation in determining the application.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 7 October 2014 be agreed as a correct record and signed by the chair.

6. RELEASE OF £3,082,784.40 S106 MONIES FROM DEVELOPMENT IN AND AROUND THE AYLESBURY (INCLUDING SITE 7) TOWARDS THE NEW HEALTH CENTRE, LIBRARY AND OPENS SPACE IN THE AYLESBURY AMERSHAM SITE (SITE 18)

Report: see pages 8 to 14 of the agenda.

PROPOSAL

Release of £3,082,784.40 S106 monies from development in and around the Aylesbury (including site 7) towards the new health centre, library and open space in the Aylesbury Amersham site (site 18).

An officer introduced the report. The committee asked questions of the officer.

RESOLVED:

1. That the release of £3,082,784.40 of section 106 funding be authorised, broken down as:
 - £1,037,206.40 (received) for the Aylesbury Infrastructure Tariff from 1-27 and 28-59 Wolverton, Sedan Way (site 7) a/n 701 12/AP/2332.
 - £482,687 (from the Aylesbury Infrastructure Tariff), £160,802 (Health) to be paid in 2015 from 1-27 and 28-59 Wolverton, Sedan Way (site 7) a/n 701 12/AP/2332
 - £1,402,089 from 28 developments in the Aylesbury health centre catchment area

towards the new health centre, library and open space in the Aylesbury Amersham Site (site 18).

7. DEVELOPMENT MANAGEMENT

Report: see pages 15 to 18 of the agenda.

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 attached items 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 decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

7.1 237 WALWORTH ROAD, LONDON SE17 1RL - FULL PLANNING PERMISSION

Planning application reference number 14/AP/0833

Report: see pages 19 to 61 of the agenda.

PROPOSAL

Erection of two buildings, one a 5 storey building plus lower ground floor and part basement plant room to provide student accommodation (143 bedspaces) (Sui generis) and the other a part 2, part 3, part 4 storey building together with a single storey extension to the flying freehold to provide 4 dwelling houses and 3 dwellings (Class C3), the provision of four disabled car parking spaces, cycle parking and associated landscaping works.

An officer introduced the report and advised the committee of an amendment to the report (paragraph 111) namely, that there was not a shortfall in planning contributions. The committee asked questions of the officer.

The committee heard a representation from a spokesperson on behalf of objectors to the application and asked questions of the spokesperson.

The applicant's agent made a representation to the committee and answered questions arising from their submission.

The committee debated the application and asked questions of the officers.

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

Members of the committee wished to record their concern regarding the applicant's efforts to assist Cooltan Arts (a mental health charity based within the vicinity of the development

site which provided a valuable community service) to search for a new operating space. Members hoped that the applicant would continue to support the charity in its search.

RESOLVED:

1. That planning permission in respect of application number 14/AP/0833 be granted subject to a satisfactory legal agreement and planning conditions.
2. In the event that the legal agreement is not entered into by 9 December 2014, the head of development management be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 106 of the report.

7.2 237 WALWORTH ROAD, LONDON SE17 1RL - OUTLINE PLANNING PERMISSION

Planning application reference number 14/AP/0830

Report: see pages 62 to 102 of the agenda.

PROPOSAL

Erection of two buildings, one a part 5, part 6 storey building plus lower ground floor and part basement plant room and the other a part 2, part 3, part 4 storey building together with a single storey extension to the flying freehold to provide 67 residential units (comprising a mix of 1 studio, 19 x 1 bed, 40 x 2 bed, 3 x 3 bed, 2 x 4 bed and 2 x 5 bed) the provision of four disabled car parking spaces, cycle parking and associated landscaping works.

An officer introduced the report. The committee asked questions of the officer.

The committee heard a representation from a spokesperson on behalf of objectors to the application.

The applicant's agent made a representation to the committee and answered questions arising from their submission.

The committee 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:

1. That outline planning permission in respect of application number 14/AP/0830 be granted subject to a satisfactory legal agreement and planning conditions.
2. In the event that the legal agreement is not entered into by 9 December 2014, that the head of development management be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 96 of the report.

7.3 FIELDEN HOUSE, 28-42 LONDON BRIDGE STREET AND 21-27 ST THOMAS STREET, LONDON SE1

Planning application reference number 14/AP/1302

Report: see pages 103 to 155 of the agenda and the addendum report.

PROPOSAL

Demolition of existing buildings and erection of part 26 and part 16 storeys to provide 148 apartments (118 Use Class C3 and 30 flexible use C1/C3), with 1,800sqm (gross) of flexible retail space (Classes A1, A2, A3 and A4) at St Thomas Street and London Bridge Street (Concourse) levels, service area, three levels of basement including car parking (28 spaces) and associated hard and soft landscaping, amenity spaces and alterations to existing highways adjoining.

An officer introduced the report. The committee asked questions of the officer.

The applicant's agent made a representation to the committee and answered questions arising from their submission.

Councillor Ben Johnson addressed the committee in his capacity as ward councillor for Grange ward.

The committee 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:

1. That the addendum report be noted and the proposed amended conditions contained therein be accepted.
2. That members grant planning permission subject to conditions (as amended) and the applicant entering into an appropriate legal agreement by no later than 23 December 2014. This application is referable to the Mayor.
3. In the event that the requirements of paragraph 1 are not met by 23 December 2014, the head of development management be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 173 of the report.

Meeting ended at 11.05 pm

CHAIR:

DATED: