

PLANNING COMMITTEE

MINUTES of the Planning Committee held on Thursday 23 April 2015 at 6.00 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Sarah King
Councillor Darren Merrill
Councillor Michael Mitchell
Councillor Jamille Mohammed
Councillor Adele Morris
Councillor James Barber (Reserve, Item 6.2)
Councillor Tom Flynn (Reserve)

OTHER MEMBERS PRESENT: Councillor Lorraine Lauder, ward councillor
Councillor Paul Fleming, ward councillor
Councillor Dan Garfield, local resident

OFFICER SUPPORT: Simon Bevan, Head of Planning,
Yvonne Lewis, Group Manager Strategic Applications Team
Zayd Al-Jawad, S106 & CIL Manager
Michael Tsoukaris, Group Manager Design & Conservation
Matthew Prince, Team Leader Transport Policy
Sarah Parsons, Team Leader, Design & Conservation
Daniel Davies, DM Senior Planning Officer
Jon Gorst, Legal officer,
Sean Usher, Constitutional Officer

1. APOLOGIES

Apologies for absence were received from Councillors Maisie Anderson and Hamish McCallum. Councillors James Barber (For item 6.2 only) and Tom Flynn attended as reserves.

2. CONFIRMATION OF VOTING MEMBERS

The members present and listed above 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 relating to agenda items 6.1 and 6.2
- Members pack relating to agenda items 6.1 and 6.2

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. DEVELOPMENT MANAGEMENT

Report: see pages 3 to 6 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.

5. AYLESBURY ESTATE, LAND BOUNDED BY ALBANY ROAD, PORTLAND STREET, WESTMORELAND ROAD AND BRADENHAM CLOSE, LONDON SE17 (APPLICATION 14/AP/3843)

Planning application reference number 14/AP/3843

Report: see pages 7 to 116 of the agenda and the addendum report.

PROPOSAL

Full planning application for demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m - 72.2m AOD), providing 830 residential dwellings (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works.

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

The committee heard a representation from objectors to the application and asked questions of the objectors

The applicant and their agents addressed 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 granted as follows:

RESOLVED:

1. That planning permission was **granted** subject to conditions and the applicant entering into an appropriate legal agreement by no later than 31 July 2015, and subject to referral to the Mayor of London;
2. It was confirmed that the environmental information has been taken into account as required by Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011;
3. That it was confirmed that, following issue of the decision, the Head of Development Management should place a statement on the Statutory Register pursuant to Regulation 24 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011 which contains the information required by Regulation 21 and that for the purposes of Regulation 24(1)(c) the main reasons and considerations on which the Planning Committee's decision was based shall be set out as in this report;
4. In the event that the requirements of (a) are not met by 31 July 2015, the Head of Development Management be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 351;
5. That a condition relating to **Secured by Design** (paragraph 412 of the report (Page 85) be included;
6. That appendix 1 of the Homes & Communities Agency, Rent Standard Guidance 2015 is included in an any legal agreement between the Council and the applicant.

5. AYLESBURY ESTATE, LAND BOUNDED BY ALBANY ROAD, PORTLAND STREET, BAGSHOT STREET, ALVEY STREET, EAST STREET AND DAWES STREET, LONDON SE17 (APPLICATION 14/AP/3844)

Planning application reference number 14/AP/3844

Report: see pages 117 to 226 of the agenda and the addendum report.

PROPOSAL

Proposal: Outline application for: demolition of existing buildings and phased redevelopment to provide a mixed use development over 18 development parcels comprising a number of buildings ranging between 2 to 20 storeys in height (12.45m - 68.85m AOD) with capacity for up to 2,745 residential units (Class C3), up to 2,500sqm of employment use (Class B1); up to 500sqm of retail space (Class A1); 3,100 to 4,750sqm of community use; medical centre and early years facility (Class D1); in addition to up to 3,000sqm flexible retail use (Class A1/A3/A4) or workspace use (Class B1); new landscaping; parks, public realm; energy centre; gas pressure reduction station; up to 1,070 car parking spaces; cycle parking; landscaping and associated works. The application is accompanied by an Environmental

Statement pursuant to the Town and Country Planning Regulations (Environmental Impact Assessment) 2011.

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

The committee heard a representation from objectors to the application and asked questions of the objectors

The applicant and their agents addressed 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 granted as follows.

RESOLVED:

1. That planning permission was **granted** subject to conditions, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London;
2. It was confirmed that the environmental information has been taken into account as required by Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011;
3. That it was confirmed that, following issue of the planning decision, the Head of Development Management should place a statement on the Statutory Register pursuant to Regulation 24 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 which contains the information required by Regulation 21 and for the purposes of Regulation 24(1)(c) being the main reasons and considerations on which the 117 5. Planning Committee's decision was based shall be set out as in the report.
4. In the event that the requirements of (a) are not met by July 31 2015 the Head of Development Management be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 408.
5. That appendix 1 of the Homes & Communities Agency, Rent Standard Guidance 2015 is included in an any legal agreement between the Council and the applicant.

The meeting closed at 11.50pm.

CHAIR:

DATED: