

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 1 March 2016 at 5.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Sarah King
Councillor Helen Dennis
Councillor Jamille Mohammed
Councillor Adele Morris
Councillor Kieron Williams

Councillor James Barber (Reserve)

OTHER MEMBERS PRESENT: Councillor Karl Eastham, Ward Councillor for Chaucer

OFFICER SUPPORT: Simon Bevan, Director of Planning
Jon Gorst, Legal Representative
Bridin O'Connor, Group Manager, Development Management Strategic Applications Team
Michael Tsoukaris, Group Manager, Design and Conservation
Alastair Huggett, Planning Projects Manager
Victoria Foreman, Constitutional Officer

1. APOLOGIES

Apologies for absence were received from Councillors Hamish McCallum and Michael Mitchell.

Apologies for lateness were received from Councillor James Barber who attended as a reserve on behalf of Councillor McCallum.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

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.

The chair also notified the committee of a variation to the order of business. Item 7 would be considered before items 6.1 and 6.2.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Nick Dolezal declared a non-pecuniary interest in relation to item 6.1 as he was ward councillor; he had been party to representations on the application but had not expressed any views. Councillor Dolezal did not withdraw from the meeting during consideration thereof.

Councillor Helen Dennis declared a non-pecuniary interest in relation to item 6.2 as she was ward councillor; she had been party to representations on the application but had not expressed any views. Councillor Dennis did not withdraw from the meeting during consideration thereof.

Councillor Adele Morris declared a non-pecuniary interest in relation to item 6.2 as she was a tenant in a Trinity House owned property and had been party to representations on the application but had not expressed any views. Councillor Morris did not withdraw from the meeting during consideration thereof.

5. MINUTES

RESOLVED:

The minutes of the meeting held on 2 February 2016 were agreed as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

RESOLVED:

- i. That the determination of planning applications, for formal observations and comments, the instigation of enforcement action and the recipient of the report included in the agenda be considered.
- ii. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the reports unless otherwise stated.
- iii. That where reasons for decisions or conditions are not included or not as included in the reports to an individual item, they be clearly specified.

7. 74-82 RYE LANE IN FRONT OF PECKHAM RYE STATION AND 2-10 BLENHEIM GROVE, LONDON SE15 4RY

Planning application reference 15/AP/4337

Report: see pages 11 - 147 of the agenda and pages 1 - 7 of the addendum report.

PROPOSAL

Creation of a new public square between Peckham Rye Station and Rye Lane following demolition of the arcade buildings currently located between the north and south railway viaducts; refurbishment of the railway arches facing onto the new square and refurbishment and erection of a two storey extension to the building at 2 -10 Blenheim Grove/82 Rye Lane, to provide A1 (retail), A2 (financial and professional), A3 (restaurant/cafe), A5 (hot food takeaway), B1a (offices) and D1 (non-residential institution) uses, together with hard landscaping, public WC and other associated works.

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

The committee heard representations from objectors to the application and asked questions of the objectors.

The applicant and applicant's agent addressed the committee and answered questions arising from their submission.

The committee debated the application and asked further questions of officers, and satisfied itself that any resulting impacts of the scheme had been fully considered as part of the Equalities Impact Assessment.

RESOLVED:

That planning permission be granted, subject to the conditions as set out in the report and addendum.

8. 25-29 HARPER ROAD, LONDON, SE1 6AW AND CROWN COURT, SWAN STREET, LONDON SE1 1DF

Planning application reference 15/AP/3886

Report: see pages 148 - 193 of the agenda and pages 7 and 8 of the addendum report.

PROPOSAL

Demolition of the existing former Sorting Office and Former Court building and redevelopment to provide 64 residential units (2 studios, 20 x 1b2p, 29 x 2b4p, 8 x 3b5p, 4 x 4b5p, 1 x 4b6p) in three blocks of 4, 5 and 7-storeys in height plus lower ground floor; 299sqm of B1 floorspace together with associated amenity space, landscaping and related ancillary works.

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

The committee heard representations from objectors to the application and asked questions of the objectors.

The applicant and applicant's agent addressed the committee and answered questions arising from their submission.

The committee heard representations from a ward councillor and asked questions of the ward councillor.

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

A motion to refuse planning permission was proposed, seconded, put to the vote and was lost.

A motion to grant planning permission was proposed, seconded, put to the vote and declared granted as follows:

RESOLVED:

1. a) That planning permission be granted subject to conditions set out in the report and the addendum, an additional condition relating to the removal of the turning head at Trio Place, and the applicant entering into a satisfactory legal agreement.
- b) That in the event that a satisfactory legal agreement is not entered into by 31 March 2016, that the Director of Planning refuses planning permission, if appropriate, for the reason set out in paragraph 93 of the officer report.

9. **RELEASE OF £130,386 OF S106 MONIES FROM THE DEVELOPMENT SITE BOUNDED BY GRANGE WALK, GRANGE YARD AND THE GRANGE, SE1 (14/AP/2102; A/N 734) FOR THE COMPLETE REFURBISHMENT OF THE MULTI-USE GAMES AREA SITUATED WITHIN THE SWAN MEAD HOUSING ESTATE**

RESOLVED:

That the release of £130,386 from the development site bounded by Grange Walk, Grange Yard and The Grange SE1 (14/AP/2102; a/n 734) be authorised.

The meeting ended at 9.42 pm.

CHAIR:

DATED: