

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 5 March 2019 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Martin Seaton (Chair)
Councillor Lorraine Lauder MBE
Councillor Tom Flynn
Councillor James McAsh
Councillor Hamish McCallum
Councillor Adele Morris
Councillor Cleo Soanes
Councillor Kath Whittam

**OTHER MEMBERS
PRESENT:** Councillor Evelyn Akoto
Councillor Michael Situ

**OFFICER
SUPPORT:** Simon Bevan, Director of Planning
Kiran Chauhan, Old Kent Road Team
Jon Gorst, Legal Services
Pip Howson, Transport Policy
Sarah Parsons, Old Kent Road Team
Colin Wilson, Head of Regeneration Old Kent Road
Everton Roberts, Constitutional Team

1. APOLOGIES

Apologies for absence were received from Councillor Jason Ochere. Councillor Tom Flynn attended as reserve.

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 were circulated at the meeting:

- Addendum report relating to item 8.1
- Members' pack relating to item 8.1

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interests or dispensations.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 6 February 2019 be approved as a correct record and signed by the Chair.

6. THE RELEASE OF £8,726,686.96 FROM S106 AGREEMENTS TO DELIVER HEALTH FACILITIES IMPROVEMENTS

Alistair Huggett, Planning Projects Manager introduced the report.

RESOLVED:

That the release of £8,726,686.96 of section 106 funding from the legal agreements detailed in Appendix 1 of the report to deliver primary care and health facilities across Southwark be approved.

7. RELEASE OF £1,752,478.34 OF SECTION 106 MONIES FROM 9 DEVELOPMENTS IN THE BOROUGH TOWARDS SCHOOL PROVISION AT SIX PRIMARY SCHOOLS AND ONE SECONDARY SCHOOL

Alistair Huggett, Planning Projects Manager introduced the report.

RESOLVED:

That the release of £1,752,478.34 from agreements listed in Appendix 1 of the report, in order to contribute to the overall capital programme requirement for the seven schools listed below, the total lifetime cost of which is £80,610,920 be approved.

School	Total Available (£)
Crawford Primary School	315,666.20
Phoenix Primary School	305,490.51
Charles Dickens Primary School	249,751.67
Robert Browning Primary School	408,880.22
Bellenden Primary School	30,556.00
Cherry Garden Special School	419,206.03
The Charter School East Dulwich	22,927.71
TOTAL	1,752,478.34

8. DEVELOPMENT MANAGEMENT

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 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 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.

8.1 LAND AT CANTIUM RETAIL PARK, 520 OLD KENT ROAD, LONDON SE1 5BA

PROPOSAL:

Demolition of existing buildings and redevelopment of the site to provide a new basement level and buildings ranging from 3 to 48 storeys in height (max height 159.05m above ground level) comprising up to 1,113 residential units (Class C3), up to 5,659 sq. m of office floorspace (Class B1(a)), up to 2,228 sq. m of retail floorspace (Class A1), up to 2,336 sq. m of flexible space including use within Classes A1, A3, B1(a), B1(b), D1, D2 and / or Sui Generis (Theatre) within Block B and up to 596 sq. m of flexible space within Classes A1, A2 and / or A3 within Block C together with associated access, car parking, landscaping and infrastructure works.

The committee heard the officers' introduction to the report. Members of the committee asked questions of the officers.

A number of objectors addressed the committee. Members of the committee asked questions of the objectors.

The applicant's agents addressed the committee, and answered questions by the committee.

There were no supporters who lived within 100 metres of the development site present at

the meeting that wished to speak.

Councillors Evelyn Akoto and Michael Situ addressed the meeting in their capacity as ward councillors, and answered questions by the committee.

The committee put further questions to the officers and discussed the application.

RESOLVED:

1. a) That planning permission be granted, subject to the conditions contained in the committee and addendum report (but with the amendments detailed below) and referral to the Mayor of London, referral to the Secretary of State and the applicant entering into an appropriate legal agreement by no later than 5 September 2019.

Amendments

- The time limit for implementing the permission and approved plans remain at the standard 3 year time limit, not 5 years indicated in the addendum report.
- The inclusion of a late stage affordable housing review, to be secured by the legal agreement.

b) That the environmental information be taken into account as required by Regulation 30 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2017.

c) That following issue of the decision it be confirmed that the Director of Planning shall place a statement on the Statutory Register pursuant to Regulation 30 of the Town and Country Planning (Environmental Impact Assessments) Regulations and that for the purposes of Regulation 30(1)(d) the main reasons and considerations on which the Local Planning Authority's decision is based shall be set out as in this report.

d) That in the event that the requirements of (a) are not met by 5 September 2019, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 587 of this report.

The meeting ended at 9.37pm

CHAIR:

DATED: