

## Planning Committee

MINUTES of the open section of the Planning Committee held on Tuesday 4 October 2022 at 6.30 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Richard Livingstone (Chair)  
Councillor Kath Whittam (Vice-Chair)  
Councillor Ellie Cumbo  
Councillor Sam Foster (Reserve)  
Councillor Nick Johnson  
Councillor Reginald Popoola  
Councillor Cleo Soanes

**OTHER MEMBERS PRESENT:** Councillor Darren Merrill (ward councillor)

**OFFICER SUPPORT:** Colin Wilson (Head of Strategic Development)  
Nagla Stevens (Deputy Head of Law (Planning & Development))  
Dipesh Patel (Group Manager Strategic Applications Team)  
Michael Tsoukaris (Group Manager Design and Conservation)  
Victoria Crosby (Team Leader Strategic Applications Team)  
Troy Davies (Team Leader, Development Management)  
Alex Oyebade (Team Leader Transport Policy)  
Gerald Gohler (Constitutional Officer)

### 1. APOLOGIES

There were apologies for absence from Councillors Richard Leeming and Bethan Roberts.

## **2. CONFIRMATION OF VOTING MEMBERS**

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

## **3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT**

The chair drew members' attention to the members' pack, addendum report and a briefing note from objectors to item 5.1, all of which had been circulated before the meeting.

## **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

The following members of the committee declared interests in respect of items:

### **5.1 Plot H1 Elephant Park, Land bounded by Walworth Road, Elephant Road, Deacon Street and Sayer Street North, Elephant and Castle, London SE1**

Councillor Ellie Cumbo, non-pecuniary, as she had signed an open letter in 2017 regarding the application to redevelop the shopping centre, but was approaching this application with an open mind.

### **5.2 Ilderton Wharf, 1-7 Rollins Street, London SE15 1EP**

Councillor Richard Livingstone, non-pecuniary, as this application was located in his ward, but he would approach the application with an open mind.

## **5. DEVELOPMENT MANAGEMENT**

### **RESOLVED:**

That the recommendations set out in the report be noted.

### **5.1 PLOT H1 ELEPHANT PARK, LAND BOUNDED BY WALWORTH ROAD, ELEPHANT ROAD, DEACON STREET AND SAYER STREET NORTH, ELEPHANT AND CASTLE, LONDON SE1**

**Planning application number: 21/AP/1819**

Report: Pages 5 to 255 of the main agenda pack and pages 1 to 4 of the addendum report.

## **PROPOSAL:**

*Redevelopment of the site to provide an 18-storey building (including a mezzanine floor) plus basement and rooftop plant providing office floorspace (Class E(g)(i)) and areas of floorspace for the following flexible uses; office/retail/services/food and drink/medical or health floorspace (Class E(g)(i), E(a), E(c), E(b) or E(e)), including ancillary cycle parking, accessible car parking, servicing, plant, roof terraces, landscaping, public realm improvements and other associated works incidental to the development.*

The committee heard the officer's introduction to the report and addendum report. Members of the committee put questions to the officers.

Representatives of the objectors to the proposal addressed the committee and answered questions put by the committee.

The applicant's representatives addressed the committee and answered questions put by members of the committee.

At 21:07 the committee adjourned for a comfort break returning at 21:14.

There were no supporters living within 100 metres of the development site who wished to speak.

Councillor Darren Merrill addressed the committee in his capacity as a ward councillor, and answered questions put by members of the committee.

The committee asked further questions of the planning officers and discussed the application. A motion to refuse the application was moved and seconded.

At 22:30 the meeting resolved to go into closed session to take advice from officers on potential reasons for refusal, returning to open session at 23:20.

The motion including the reasons for refusal was then put to the vote and declared carried.

## **RESOLVED:**

That planning permission for the application be refused for the following reasons:

1. The excessive height, massing and bulk of the application would cause harm to the character and appearance of Elephant Road, Elephant Park and Walworth Road contrary to Southwark policies P13 part 1 and 2, and P17 part 2.5, and contrary to London Plan policies D9 part C.1.a.iii and D3 part D.
2. That the proposal would cause unacceptable harm to the neighbouring

amenity due to loss of daylight, contrary to Southwark Plan policies P14 part 3 and P56, and London Plan policy D6 part D.

## **5.2 ILBERTON WHARF, 1-7 ROLLINS STREET, LONDON SE15 1EP**

### **RESOLVED:**

That due to the late hour, this item be deferred to a future meeting to ensure the application can be considered fully.

The meeting ended at 23:25.

**CHAIR:**

**DATED:**