

Planning Committee

MINUTES of the Planning Committee held on Wednesday 2 November 2022 at 6.30 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT:	Councillor Richard Livingstone (Chair) Councillor Kath Whittam (Vice-Chair) Councillor Margy Newens (Reserve)
OFFICER SUPPORT:	Colin Wilson (Head of Strategic Development) Nagla Stevens (Deputy Head of Law) Sajda Munshi (Private Sector Housing and Adaptations Manager) Zoe Brown (Team Leader Major Applications and New Homes) Richard Craig (Team Leader, Design and Conservation) Wing Lau (Team Leader, Planning) Alex Oyebade (Team Leader Transport Policy) Zaib Khan (Senior Planner) Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillors Ellie Cumbo, Nick Johnson, Richard Leeming, Reginald Popoola, Bethan Roberts and Cleo Soanes.

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 and the addenda relating to items 7.1 and 7.2 which had been circulated before the meeting.

The chair also informed the meeting that as item 7.2 - Statement of case for an appeal in relation to Avonmouth House, 6 Avonmouth Street, London SE1 6NX - could no longer be determined by the council, there would be no contributions heard from members of the public on this item.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 18 October 2022 be agreed as an accurate record and signed by the chair.

6. TO RELEASE £101,116.98 FROM SECTION 106 AGREEMENTS TO INCREASE ACCESSIBLE HOUSING ACROSS THE BOROUGH

Report: see pages 7 to 14 of the main agenda pack, and pages 1 to 2 of the supplemental agenda No.1

The meeting heard the officer's introduction to the report.

Members put questions to officers.

A motion was moved, seconded, put to the vote and declared carried.

RESOLVED:

That the release of £101,116.98 from the Section 106 agreements listed in the report to increase the accessible housing provision across the borough be approved.

7. 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 attached items were 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 be agreed.
3. That where reasons for decisions or conditions were not included or not as included in the reports relating to an individual item, they be clearly specified and agreed.

7.1 SULTRA HOUSE, 29-31 PAGES WALK, LONDON

Planning Application Number: 20/AP/1120

Report: see pages 20 to 135 of the main agenda pack and pages 1 to 5 of the addendum for item 7.1.

PROPOSAL:

Demolition of existing buildings and erection of a six-storey building comprising flexible co-working offices, workshop/artist studios (Use Class E(g)), together with associated public realm improvements, roof terrace, landscaping, secure cycle storage facilities and associated works.

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

A representative 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.

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

The committee discussed the application.

A motion to grant the application was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That planning permission be granted, subject to:
 - a. The conditions set out in the report and an additional condition in respect of hours of use of the roof terrace and the requirement for cargo cycle storage details to be submitted by the applicant as part of the servicing condition (actual hours of operation of the roof terrace to be delegated to officers subject to consultation with members).
 - b. The applicant entering into an appropriate legal agreement by no later than 28 February 2023.
2. That in the event that the requirements of (1.) are not met by 28 February 2023, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 209 of the report.

7.2 THE COUNCIL'S STATEMENT OF CASE FOR AN APPEAL IN RELATION TO AVONMOUTH HOUSE, 6 AVONMOUTH STREET, LONDON, SE1 6NX (A 16 STOREY SCHEME, REFERENCE (21/AP/4297))

Report: see Pages 136 to 230 of the main agenda pack and pages 1 to 8 of the addendum report for item 7.2.

The planning officer presented the report to the committee, and responded to questions put by the committee.

A motion to agree the recommendations in the report was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That it be noted that the appeal for non-determination has been received in respect of planning application reference 21/AP/4297, and that this is a major application that would normally have been considered and determined by planning committee but will now be determined by the Secretary of State.
2. That it be noted that a planning inspector has been appointed to decide the appeal and that a planning inquiry has been listed with a time estimate of six days at present, on 14 - 16 December and 19 - 21 December 2022. Further days have been reserved on 22 and 23 December 2022 (the Inspector will review whether all of these days are required following the consideration of this report by the planning committee).
3. That the Statement of Case at Appendix 1 which has been submitted to the

planning inspectorate and includes the likely reasons for refusal of the application had they not been appealed for non-determination be endorsed. These likely reasons for refusal relate to the following topics:

- a. An unacceptable impact on townscape and local character and;
 - b. A lack of a S106 agreement to secure obligations to mitigate harm and secure planning benefits.
4. That it be noted that the Health and Safety Executive has expressed significant concern about this development in relation to fire safety, and that non-compliance with D12 Fire Safety be agreed as an additional reason for refusal.

The meeting ended at 8.18 pm.

CHAIR:

DATED: