

Planning Committee

MINUTES of the Planning Committee held on Monday 24 April 2023 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 Nick Johnson
Councillor Sarah King (Reserve)
Councillor Richard Leeming
Councillor Reginald Popoola
Councillor Bethan Roberts
Councillor Cleo Soanes

OTHER MEMBERS PRESENT: Councillor Emily Hickson

OFFICER SUPPORT: Colin Wilson (Head of Strategic Development)
Nagla Stevens (Deputy Head of Law)
Dipesh Patel (Manager Strategic Applications)
Michael Tsoukaris (Manager Design and Conservation)
Patrick Cronin (Planning Team Leader)
Terence McLellan (Planning Team Leader)
Jacob Kut (Avison Young)
Juliet Farrow (Avison Young)
Victoria Simms (BNP Paribas)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillor Ellie Cumbo.

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 addendum report which had been circulated before the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. S106 - 22/AP/0485 - 87 NEWINGTON CAUSEWAY, LONDON, SOUTHWARK, SE1 6BD

Planning Application Number: 22/AP/0485

Report: see pages 3 to 14 of the main agenda pack and page 1 of the addendum report.

The committee heard the officer's introduction to the report. Members put questions to officers and the council's viability consultants.

A motion to grant the variation of the Section 106 agreement was moved, seconded, put to the vote and declared carried.

RESOLVED:

That the variation of the Section 106 agreement, as set out in the report, be agreed.

Following this the meeting took a short comfort break from 6.59pm to 7.01pm.

6. 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.

6.1 19/AP/0404 - 40-44 BERMONDSEY STREET, VINEGAR YAR WAREHOUSE; 9-17 VINEGAR YARD AND LAND ADJACENT TO 1-7 SNOWFIELDS SE1

Planning Application Number: 19/AP/0404

Report: see pages 20 to 177 of the main agenda pack and pages 1 to 5 of the addendum report.

PROPOSAL: *Refurbishment and extension of existing Vinegar Yard Warehouse (equivalent of 7 storeys and 26.188m AOD), demolition of 42-44 Bermondsey Street and retention and extension of 40 Bermondsey Street to form two buildings (equivalent of 12 storeys and 50.425m AOD) to provide office space (Class E); retail space (Class E); new landscaping and public realm including a new pedestrianised route through the site; vehicular access; associated works to public highway; ancillary servicing; plant; storage and associated works.*

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

Representatives of the objectors addressed the meeting and responded to questions from members of 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 who wished to speak.

Councillor Emily Hickson addressed the committee in her capacity as a ward councillor and responded to questions from members of the committee.

The committee put further questions to officers and 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 addendum report,
 - b. an additional condition requiring an estate management plan including a scheme for ongoing maintenance and management of all public and private land and landscaping to be submitted to and approved by the council and thereafter complied with in accordance with any approval given. This condition is to mirror the servicing/public realm condition imposed on the CIT site by the GLA, and require the optimisation of the public use of the space to be investigated, and the delivery and servicing plan to include proposals for cargo bikes.
 - c. referral to the Mayor of London and
 - d. the applicant entering into an appropriate legal agreement; and
2. That environmental information be taken into account as required by Regulation 26(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended); and
 3. That the Planning Committee in making their decision has due regard to the potential Equalities impacts that are outlined in this report; and
 4. That following the issue of planning permission, the Director of Planning and Growth write to the Secretary of State notifying them of the Decision, pursuant to Regulation 30(1)(a) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017; and
 5. That following issue of planning permission, the Director of Planning and Growth place a statement on the Statutory Register pursuant to Regulation 28(1) of the TCP (EIA) Regulations 2017, which contains the information required by Regulation 28 and, for the purposes of Regulation 28(1)(h) being the main reasons and considerations on which the Planning Committee's decision was based shall be set out in the report; and
 6. That, in the event that the requirements of (1) are not met by 31 October 2023 that the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in Paragraph 317 of the report.

At this point the meeting took another comfort break and reconvened at 9.44pm.

**6.2 22/AP/1068 - 5-9 ROCKINGHAM STREET AND 2-4 TIVERTON STREET,
LONDON, SE1 6PF**

Planning Application Number: 22/AP/1068

Report: see pages 178 to 406 of the main agenda pack and pages 5 to 13 of the addendum report.

PROPOSAL: *Redevelopment of site to provide a 24-storey building plus basement and mezzanine consisting of purpose-built student accommodation (Sui Generis), and commercial uses (Use Class E) at ground floor, and the development of the associated railway arches to provide commercial space (Use Class E), plant, refuse and cycle storage, and associated access and public realm works.*

The committee heard the officer's introduction to the report. Members put questions to officers and the council's viability consultant.

There were no objectors present wishing to address 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 wishing to speak.

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

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

RESOLVED:

1. That full planning permission be granted for 22/AP/1068, subject to the conditions set out in the report and addendum report, referral to the Mayor of London and the applicant entering into a satisfactory legal agreement.
2. That in the event that the legal agreement has not been entered into by 24 October 2023 the director of planning and growth be authorised to refuse planning permission for 22/AP/1068, if appropriate, for the reasons set out in paragraph 517 of the report.

The meeting ended at 10.31 pm.

CHAIR:

DATED: