

## Planning Committee

MINUTES of the Planning Committee held on Monday 19 December 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 Richard Leeming  
Councillor Reginald Popoola  
Councillor Bethan Roberts

**OFFICER  
SUPPORT:** Colin Wilson (Head of Strategic Development)  
Nagla Stevens (Deputy Head of Law)  
Michael Tsoukaris (Manager Design and Conservation)  
Alex Oyeade (Transport Planning Team Leader)  
Terence McLellan (Planning Team Leader)  
Gerald Gohler (Constitutional Officer)

### 1. APOLOGIES

There were apologies for absence from Councillors Ellie Cumbo, Nick Johnson and Cleo Soanes; and for lateness from Councillor Bethan Roberts.

### 2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present above were confirmed as the voting members for the meeting (except Councillor Bethan Roberts who had given apologies for lateness).

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

The chair drew members' attention to the members' pack and the addendum report relating to items 7.1 and 7.2 which had been circulated before the meeting.

The chair also informed the meeting that item 6 – Plot H1 Elephant Park, land bounded by Walworth Road, Elephant Road, Deacon Street and Sayer Street North, Elephant and Castle, London, SE1 – would be heard only to decide on an additional reason for refusal. This meant that there would be no opportunity for applicants, objectors, supporters or ward councillors to address the committee on this item.

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

The following member declared an interest in item:

##### **7.2 310-330 St James's Road, Southwark, SE1 5JX**

Councillor Richard Livingstone, non-pecuniary, as this application was in his ward. He would, however, approach the proposal with an open mind.

#### **5. MINUTES**

##### **RESOLVED:**

That the minutes of the meeting held on 29 November 2022 be agreed as an accurate record of the meeting and signed by the chair, with the following amendments:

1. Councillor Kath Whittam to be listed as Vice-Chair in the attendance record
2. The apologies section to be amended to reflect that Councillor Richard Leeming had given his apologies for absence.

#### **6. 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:** See pages 4 to 18 of the main agenda pack.

**Note:** On the advice of officers Councillors Richard Leeming and Bethan Roberts did not take part in the decision making on this item, as they had not been present at the original meeting when this application was heard.

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

At this point Councillor Bethan Roberts joined the meeting.

Members had no questions for officers.

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

**RESOLVED:**

That the additional reason for refusal set out in paragraph 5 of the report be added to the decision for the Plot H1 planning application.

Following this, the chair asked for a reconfirmation of voting members and all five councillors present indicated that they were voting members of this committee.

**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 AYLESBURY ESTATE FDS, LAND BOUNDED BY ALBANY ROAD, PORTLAND STREET, WESTMORELAND ROAD AND BRADENHAM CLOSE, LONDON, SE17**

**Planning Application Number: 22/AP/1063**

**Report:** see pages 24 – 136 of the main agenda pack and pages 1 to 5 of the addendum report.

**PROPOSAL:**

*Variation to Condition 2 (Approved Plans) and Condition 43 (Quantum of Development) of planning permission 17/AP/3885. Minor amendments to sub plots 3 and 4 to include the provision of an additional 60 new homes, provision of non-residential floorspace at ground level (Class E), revisions to tenure and unit mix, alterations to height and massing to increase total height of Subplot 3 to part 3/part 4/part 7 storeys and Subplot 4 to 23 storeys, internal reconfigurations, elevational*

*alterations and material changes, revisions to landscaping, amenity, play space, car parking, and cycle storage.*

The committee heard the officer's introduction to the report and addendum report.

Members put questions to officers.

There were no objectors present and wishing to speak.

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 conditions set out in the report and addendum report, referral to the Mayor of London and the applicant entering into an appropriate legal agreement by no later than 31 January 2023.
2. That the updated 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 January 2023, that the director of planning and growth be authorised to refuse

planning permission, if appropriate, for the reasons set out in Paragraph 184 of the report.

## **7.2 310-330 ST JAMES'S ROAD, SOUTHWARK, SE1 5JX**

### **Planning Application Number: 21/AP/1667**

**Report:** See pages 137 to 285 of the main agenda pack and pages 1, 2, 5 and 6 of the addendum report.

### **PROPOSAL:**

*Retention of existing Live/work unit and redevelopment of the site comprising demolition of existing buildings and erection of three buildings (7, 8 and 19 storeys with maximum AOD height of 62.27m) to provide new residential development and the provision of Class E(g)(iii) light industrial floorspace and Class E(g)(i) office floorspace with public realm improvements, amenity space, cycle parking spaces, disabled car parking spaces and refuse/recycling stores and other associated works.*

The committee heard the officer's introduction to the report and addendum report.

Members put questions to the planning officer.

There were no objectors present and wishing to speak.

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, including an amended condition 21 to stipulate that any shortfall of cycle parking provision is to be made up on the public highway (in consultation with highways officers)

- b. a new condition, or inclusion in the section 106 agreement, that the following should be submitted and approved by officers:
    - i. detailed specifications of the fit out of the community room, to include a kitchen, and
    - ii. a management plan to ensure the affordability of the fees for hiring the community room.
  - c. referral to the Mayor of London
  - d. the applicant entering into an appropriate legal agreement by no later than the 30 April 2023.
2. In the event that the requirements of (1.) are not met by the 30 April 2023 that the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 309 of the report.

The meeting ended at 8.50 pm.

**CHAIR:**

**DATED:**