

## Planning Committee (Major Applications) A

MINUTES of the Planning Committee (Major Applications) A held on Tuesday 18 July 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 Sam Dalton  
Councillor Nick Johnson  
Councillor Sarah King  
Councillor Portia Mwangangye (Reserve)  
Councillor Cleo Soanes

**OTHER MEMBERS PRESENT:** Councillor Richard Leeming

**OFFICER SUPPORT:** Colin Wilson (Head of Strategic Development)  
Nagla Stevens (Deputy Head of Law)  
Dipesh Patel (Manager Strategic Applications)  
Sonia Watson (Team Leader Major Applications Team)  
Richard Craig (Team Leader, Design and Conservation)  
Matt Harris (Team Leader, Design Conservation and Transport)  
Philip Ridley (Senior Planning Officer)  
Ciara Lester (Planning Officer)  
Andrew Jones (BPS consultant)  
Tom Mason (BPS consultant)  
Gerald Gohler (Constitutional Officer)

### 1. APOLOGIES

There were apologies for absence from Councillor Reginald Popoola.

## **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. MINUTES**

### **RESOLVED:**

That the minutes of the Planning Committee meeting held on 29 March 2023 and the minutes of the meeting of Planning Committee (Major Applications) A held on 6 June 2023 be approved as correct records and signed by the chair.

## **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.

The chair announced that due to the large amount of public interest, item 6.2 would be heard first.

## 6.2 DULWICH PICTURE GALLERY, GALLERY ROAD, LONDON, SOUTHWARK SE21 7AD

**Planning Application Numbers:** full planning application (23/AP/1156) and listed building consent (23/AP/1157).

**Report:** see pages 144 to 202 of the main agenda pack.

**PROPOSAL:** *Erection of a new building to house a Children's Picture Gallery, erection of a single storey extension to the Gallery Cottage, closure of an existing access and creation of a new access point from Gallery Road with associated landscaping, bin storage and bicycle storage and installation of a ground source heat pump. (associated LBC ref: 23/AP/1157)*

The chair announced that while the committee would be hearing the two applications together, it would be making a separate decision on each.

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

There were no objectors 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 who wished to speak.

Councillor Richard Leeming addressed the committee in his capacity as a ward councillor and responded to questions put by members of the committee.

The committee put further questions to officers and discussed the application. Members also asked for clarifications from the applicant's representatives. The meeting then took a short recess from 8:45pm to 8:49pm to consider standard conditions which had been circulated.

A motion to grant full planning application for application number 23/AP/1156 was moved, seconded, put to the vote and declared carried.

### **RESOLVED:**

That planning permission be granted, subject to the standard conditions listed in Appendix A to these minutes, and an additional condition requiring a management plan to be submitted and approved by officers which is to include the number of school visits. This additional condition will also require the development to comply with the requirements of the approved management plan.

## **Reasons:**

The committee recognised the harm to the Metropolitan Open Land (MOL) by reason of inappropriate development to which it gave significant weight as required by national, regional and local policies.

The committee also assessed the impact of the proposed development on the openness of the MOL and on the preservation of its openness. Members of the committee discussed the loss of one percent of MOL which would be caused by the erection of a permanent building. In the committee's opinion, this one-percent loss will nevertheless make 35% of the MOL more publicly accessible. Members therefore concluded that the openness will be preserved.

In addition to this, very special circumstances exist which outweigh the harm to the MOL. These are economic, social and environmental in nature:

- the continued, beneficial operation of the gallery
- the provision of extra facilities for children and local schools
- the creation of three jobs on the site
- increased access by the public to the MOL
- additional planting of hedgerows and trees, including mature trees
- increased accessibility for disabled people and cyclists.

These very special circumstances are the reasons for overturning the officers' recommendation to refuse planning permission, and for granting planning permission as set out above.

A motion to grant listed building consent (application number: 23/AP/1157) was moved, seconded, put to the vote and declared carried.

## **RESOLVED:**

That listed building consent be granted subject to the conditions set out in the report.

The meeting then adjourned for a comfort break from 8:53pm to 9:01pm. At this point, Councillor Cleo Soanes gave her apologies and left the meeting.

### **6.1 LAND AT 19, 21 AND 23 HARPER ROAD, 325 BOROUGH HIGH STREET AND 1-5 AND 7-11 NEWINGTON CAUSEWAY, LONDON SE1 6AW**

**Planning Application Number: 23/AP/0479**

**Report:** see pages 15 to 143 of the main agenda pack and pages 1 to 12 of the addendum report.

**PROPOSAL:** *Demolition of existing buildings and redevelopment to provide a mixed-use development comprising 444 purpose-built student residential rooms (Sui Generis), 5x 1 bedroom and 3x 2 bedroom affordable residential dwellings (Use Class C3), 1,850 employment floorspace (Use Class E(a) and (g)), in a building of 2 to 11 storeys together with access, cycle parking, hard and soft landscaping and other associated works.*

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

There were no objectors 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, wishing 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 the 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 1 December 2023.
2. That in the event that the requirements of (1.) are not met by 1 December 2023, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 302 of the report.

The meeting ended at 9.36 pm.

**CHAIR:**

**DATED:**