



Planning Committee (Major Applications) B

MINUTES of the OPEN section of the Planning Committee (Major Applications) B held on Wednesday 6 March 2024 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Richard Livingstone (Chair)
Councillor Kath Whittam
Councillor Ellie Cumbo
Councillor Sam Foster
Councillor Jon Hartley

OTHER MEMBERS PRESENT: Councillor Leo Pollack

OFFICER SUPPORT: Colin Wilson (Head of Strategic Development)
Nagla Stevens (Deputy Head of Law)
Dipesh Patel (Manager, Strategic Applications)
Victoria Crosby (Team Leader – Strategic Team)
Maria Satyeva (Graduate Planning Officer)
Richard Craig (Conservation and Design)
Robert Davis (Transport Planning Team)
Gregory Weaver (Constitutional Officer)

1. APOLOGIES

Apologies were received from Councillors Emily Tester and Portia Mwangangye. Councillor Nick Johnson attended as substitute for Councillor Tester.

2. CONFIRMATION OF VOTING MEMBERS

All 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

The minutes for the meeting held on the 14 June 2023 and 31 January 2024 were agreed.

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 the 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 23/AP/2124 - TOWER BRIDGE BUSINESS COMPLEX 100 CLEMENTS ROAD AKA BISCUIT FACTORY & BERMONDSEY CAMPUS SITE KEETONS ROAD SE16 4DG

Planning Application Number: 23/AP/2124

Report: See pages 16 to 381 of the agenda and pages 1 to 4 of the addendum.

PROPOSAL: *Full planning permission for demolition, alterations and extension of existing buildings and erection of new buildings comprising a mixed-use scheme including providing new dwellings (Class C3), flexible Class A1/A3/A4/B1/D1/D2, flexible multi-use Class A1/A3/A4/D1 floorspace within retained Block BF-F, and a new secondary school. The development also includes communal amenity space, landscaping, children's playspace, car and cycle parking, installation of plant, new pedestrian, vehicular and servicing routes, the creation of two new pedestrian routes through the Railway Arches and associated works; and*

Outline planning permission (with all matters reserved) for the part demolition and part retention of existing buildings and erection of two new buildings comprising a mixed-use scheme, providing new homes (Class C3) and flexible multi-use floorspace (Class A1/A3/A4/D1), and other associated works.

Amendments to planning permission 17/AP/4088 and variation of its conditions including:

Increase the total number of homes from 1536 to 1624

Increased provision of social rent homes

Changes to massing and architecture

Changes to the quantum and allocation of non-residential floorspace

Removal of block R and basement under block RST with its ramp

Revised provision of public realm, playspace and tree planting

Enhanced fire strategy for each building

Increased communal spaces for residents

Reconfigured parking provision

Revised energy and overheating strategy

The application is accompanied by an Environmental Statement pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

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

Members put questions to the planning officers.

Objectors addressed the committee and provided a statement; they answered questions put by members of the committee.

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

Supporters of the application addressed the meeting and answered questions from committee members.

Councillor Emily Tester attended in the capacity of ward councillor and provided a brief statement and answered questions put by the committee.

The Chair read out a brief statement submitted by Councillor Pollak which noted the significance of the application and outlined further concerns.

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 revised conditions to those on the 2020 permission and the completion of a new s106 legal agreement; and
2. That the Director of Planning and Growth be authorised under delegated authority to make any minor modifications to the proposed conditions arising out of detailed negotiations with the applicant, which may necessitate further

modification and may include the variation, addition, or deletion of the conditions as drafted; and

3. That the 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
4. That the Planning Committee in making its decision has due regard to the potential equalities impacts that are outline in this report; and
5. 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 Environmental Impact Assessment Regulations; and
6. That following issue of the planning permission, the Director of Planning and Growth shall place a statement on the statutory register pursuant to regulation 28 of the Environmental Impact Assessment Regulations and for the purposes of regulation 28(1)(h) the main reasons and considerations on which the local planning authority's decision is based shall be set out as in this report; and
7. That in the event that the requirements of paragraph 1 above are not met by 6 June 2024, the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 714.

Meeting ended at 9.35 pm

CHAIR:

DATED: