



## **Planning Committee (Major Applications) A**

MINUTES of the Planning Committee (Major Applications) A held on Tuesday 8 October 2024 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 Ellie Cumbo (Reserve)  
Councillor Gavin Edwards  
Councillor Darren Merrill  
Councillor Reginald Popoola  
Councillor Emily Tester (Reserve)

**OFFICER SUPPORT:** Colin Wilson (Head of Strategic Development)  
Ravinder Johal (Specialist Planning Lawyer)  
Dipesh Patel (Group Manager - Major Applications and New Homes Team)  
Matt Harris (Team Leader, Design Conservation and Transport)  
Matthew Lambert (Team Leader, Planning Enforcement)  
Paul Ricketts (Planning Team Leader)  
Gerald Gohler (Constitutional Officer)

### **1. APOLOGIES**

There were apologies for absence from Councillors Esme Hicks and Nick Johnson.

### **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**

The following members declared an interest in item:

##### **7.1 6-12 Verney Road, London, Southwark SE16 3DH**

Councillor Richard Livingstone, non-pecuniary, as this application was in his ward. He had, however, not taken a view on this application and would be approaching it with an open mind.

##### **7.2 City Business Centre (St Olav's Court), Lower Road, London SE16 2XB**

Councillor Kath Whittam, non-pecuniary, as she wanted to speak on this item in her capacity as a ward councillor, she would not take part in the discussion and decision making on this item.

#### **5. MINUTES**

##### **RESOLVED:**

That the minutes for Planning Committee (Major Applications) A meeting held on the 31 July 2024 be approved as a correct record and signed by the chair.

#### **6. PROPOSED ARTICLE 4 DIRECTION FOR THE WITHDRAWAL OF PART 16 PERMITTED DEVELOPMENT RIGHTS (COMMUNICATIONS DEVELOPMENT) AT THE JUNCTION OF CROXTED ROAD AND NORWOOD ROAD, LONDON SE24 9DA**

**Report:** see pages 6 to 16 of the agenda pack.

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

##### **RESOLVED:**

1. That the making of an Article 4 Direction (without immediate effect) to withdraw the permitted development rights granted by Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the GPDO') for Communications Development be approved.

2. That the arrangements for making the Article 4 Directions be delegated to the director of planning and growth.

## 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 6-12 VERNEY ROAD, LONDON, SOUTHWARK SE16 3DH

#### Planning Application Number: 23/AP/0948

**Report:** see pages 22 to 165 of the agenda pack and page 1 of the addendum report.

#### PROPOSAL:

*Demolition of existing buildings and structures on the site and redevelopment to provide an up to four storey building to accommodate industrial and logistics (Use Class B2, B8 and Class E(g)) plus part ground floor flexible Ea and/or Eb together with plant, landscaping, the formation of new accesses and alterations to existing accesses, associated vehicle and cycle parking and other associated works (as revised on 29.02.2024 and 29.04.2024).*

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

Representatives of the objectors addressed the committee and responded to questions put by members of the committee.

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

A representative of supporters of the application living within 100 metres of the development site addressed the committee. The committee did not ask questions of the representative of the supporters.

There were no ward councillors who wished to address the meeting.

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

A motion to grant planning permission as on paper 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, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London.
2. That in the event that the requirements of paragraph 1 above are not met by 7 April 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 216 of the report.

The meeting then took a ten-minute comfort break and resumed at 19:56. At this point Councillor Kath Whittam left the top table and sat with the audience.

**7.2 CITY BUSINESS CENTRE (ST OLAV'S COURT), LOWER ROAD LONDON SE16 2XB**

**Planning Application Number: 23/AP/3487**

**Report:** see pages 166 to 256 of the agenda pack and pages 1 to 19 of the addendum report.

**PROPOSAL:**

*Demolition of existing buildings and redevelopment to provide one mixed-use building of up to 17 storeys in height, with a single basement, comprising 216 purpose-built shared living units and communal amenity space (Sui Generis) and 1,517 square meters of commercial floorspace (Use Class E), and one mixed-use building of up to 10 storeys in height, with a single basement, comprising 24 homes and communal amenity space (Use Class C3) and 149.6 square meters of commercial floorspace (Use Class E); and public realm, including play space, as well as other associated works.*

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

Representatives of the objectors addressed the committee and responded to questions put by members of the committee.

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

A representative of supporters of the application living within 100 metres of the development site addressed the committee, and responded to questions put by members of the committee.

Councillor Kath Whittam addressed the committee in her capacity as a ward councillor and responded to questions from members of the committee. After this Councillor Whittam left the meeting room.

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

Members asked for the following to be included in the Section 106 agreement:

- That the co-living part of the development not be opened until the affordable housing element has been delivered
- That the co-living element of the development be used exclusively as a co-living space.

A motion to grant planning permission as on paper 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, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London.
2. In the event that the requirements of paragraph 1 above are not met by 28 February 2025 the director of planning and growth, be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 133 of the report.

The meeting ended at 21:42.

**CHAIR:**

**DATED:**

