



## Planning Committee (Major Applications) A

MINUTES of the Planning Committee (Major Applications) A held on Tuesday 11 February 2025 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 Gavin Edwards  
Councillor Esme Hicks  
Councillor Darren Merrill  
Councillor Reginald Popoola

**OTHER  
MEMBERS  
PRESENT:** Councillor Margy Newens  
Councillor Andy Simmons

**OFFICER  
SUPPORT:** Dipesh Patel (Manager Strategic Applications)  
Michael Feeney (External Legal Counsel, FTB Chambers)  
Michael Tsoukaris (Manager Design and Conservation)  
Liam Bullen (Senior Planner – Urban Forester)  
Nathaniel Young (Planning Team Leader)  
Gerald Gohler (Constitutional Officer)

### 1. APOLOGIES

There were apologies for absence from Councillors Nick Johnson and Kath Whittam (Vice-Chair).

### 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 main agenda pack and supplemental agenda pack No.1, as well as the members' pack and addendum report which had been circulated before the meeting.

The chair asked officers to submit planning items within the deadline for publication to avoid having to produce supplemental agendas.

The chair also informed the meeting that item 7. would be heard first, followed by items 6 and 8.

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

There were none.

### **5. MINUTES**

#### **RESOLVED:**

1. That item 1 of the minutes for Planning Committee (Major Applications) A meeting held on the 26 November 2024 be amended to read "There were apologies for absence from Councillor Gavin Edwards." and
2. That these amended minutes be approved as a correct record and signed by the chair.

### **7. CONFIRMATION OF 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 87 to 120 of the main agenda pack and page 1 of the addendum report.

The officer introduced the report.

Councillor Margy Newens addressed the meeting in her capacity as a ward councillor.

Members of the committee put questions to the officers.

A motion to authorise the confirmation of the Article 4(1) direction was moved, seconded, put to the vote and declared carried.

**RESOLVED:**

1. That the confirmation of the 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 authorised.
2. That the arrangements for making the Article 4 Directions including compliance with the notification requirements under the GPDO be delegated to the director of planning and growth.
3. That it be noted that there have been no responses to the consultation at the date of this report.

**6. CONFIRMATION OF ARTICLE 4(1) DIRECTION TO WITHDRAW PERMITTED DEVELOPMENT RIGHTS FOR OPERATIONS WITHIN PART OF THE DULWICH WOOD CONSERVATION AREA, WITHIN AND ADJACENT TO ANCIENT WOODLAND**

**Report:** see pages 6 to 86 of the main agenda pack.

The officer introduced the report and informed the meeting that ward councillors had asked for a further FAQ document to be attached to the order.

Members of the committee put questions to the officers.

Councillor Andy Simmons addressed the committee in his capacity as a ward councillor. He requested officers come back to him and Councillor Catherine Rose regarding helicopter movements in their ward.

A motion to authorise the confirmation of the Article 4(1) direction was moved, seconded, put to the vote and declared carried.

**RESOLVED:**

1. That the confirmation of the Article 4(1) direction as set out in Appendix A to withdraw the permitted development right granted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), hereafter "GPDO", for operations within and adjacent to the Great North Wood, including to domestic and non-domestic properties identified in Appendix C, be authorised.
2. That the updated equalities impact and needs analysis of the proposed Article 4 Directions (Appendix D) be noted.

3. That the arrangements for confirming the Article 4 Direction including compliance with the notification requirements under the Town and Country Planning (General Permitted Development) Order 1995 be delegated to the director of planning and growth.

## **8. 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.

### **8.1 22-24 SOUTHWARK BRIDGE ROAD, LONDON SE1 9HB**

#### **Planning Application Number: 24/AP/2246**

**Report:** see pages 1 to 82 of the supplemental agenda No.1 pack and pages 2 to 5 of the addendum report.

#### **PROPOSAL:**

*Redevelopment of the site including demolition of 24 Southwark Bridge Road and partial demolition of 22 Southwark Bridge Road, to provide a mixed-use development comprising commercial floorspace Class E(g) and flexible Class E floorspace at ground floor level with commercial floorspace Class E(g) above, with access/ servicing, 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 present wishing to speak.

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

There were no supporters of the application living within 100 metres of the development site who wished to speak.

There were no ward councillors in attendance wishing to speak.

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:
  - a. the conditions set out in the report and addendum report
  - b. the applicant entering into an appropriate legal agreement, and
  - c. referral to the Mayor of London.
2. That in the event that the requirements of paragraph 1 above are not met by 11 February 2026, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 144 of the report.

The meeting ended at 7.41pm.

**CHAIR:**

**DATED:**