



Planning Committee (Major Applications) A

MINUTES of the Planning Committee (Major Applications) A held on Wednesday 26 March 2025 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 Gavin Edwards
Councillor Esme Hicks
Councillor Nick Johnson
Councillor Darren Merrill
Councillor Reginald Popoola

OTHER MEMBERS PRESENT: Councillor Victor Chamberlain
Councillor Maria Linforth-Hall

OFFICER SUPPORT: Colin Wilson (Assistant Director Strategic Development)
Stephanie Bruce-Smith (External Legal Counsel, FTB Chambers)
Chris O'Brien (Senior Finance Manager)
Dipesh Patel (Head of Planning, Strategic Applications)
Michael Tsoukaris (Manager Design and Conservation)
Zoe Davies (Strategic Lead Project Management Officer)
Rob Davies (Team Leader, Transport Planning)
Zaib Khan (Team Leader, Planning)
Wing Lau (Team Leader, Strategic Applications)
Chloe Rimell (Planning Officer)
Torben Anderson (RBA Acoustics)
Amy Donovan (Delva Patman Redler)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for lateness from Councillor Esme Hicks.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present above were confirmed as the voting members for the meeting, apart from Councillor Esme Hicks.

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

The chair drew members' attention to the main agenda pack and, as well as 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 committee considered the minutes of the meeting held on 11 February 2025.

RESOLVED:

That the minutes for the Planning Committee (Major Applications) A meeting held on 11 February 2025 be approved as a correct record and signed by the chair.

6. RELEASE OF £2,376,936.12 FROM S106 AGREEMENTS ACROSS THE BOROUGH TO SUPPORT THE DELIVERY OF AFFORDABLE HOUSING IN THE BOROUGH

Report: see pages 6 to 37 of the main agenda pack.

The officer introduced the report.

There were no questions put by members of the committee.

At 6.43pm Councillor Esme Hicks joined the meeting and confirmed that she was a voting member of the committee. The chair explained that as Councillor Hicks had not heard the officer's introduction to this report, she would not be able to take part in the vote on this item. Councillor Esme Hicks did not make any declarations of interest.

A motion to authorise the release of the funds was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That the release of funds totalling £2,376,936.12 of S106 affordable housing funding, received against the legal agreements set out in Appendix A of the report, to the New Homes Programme to support the delivery of affordable housing in the borough be agreed.
2. That the strategic director of resources be authorised to apply the funding released to individual projects within the New Homes Programme.

7. DEVELOPMENT MANAGEMENT

The committee considered the report.

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 BOROUGH TRIANGLE SITE AT 18-54 NEWINGTON CAUSEWAY, 69 BOROUGH ROAD, 82-83 BOROUGH ROAD, LONDON

Planning Application Number: 24/AP/1958

Report: see pages 43 to 388 of the agenda pack and pages 1 to 6 of the addendum report

PROPOSAL:

Phased mixed-use redevelopment of the site comprising:

- *Demolition of all existing buildings/structures and site clearance, except 82 and (part) 83 Borough Road which are to be retained, altered and refurbished for Flexible Commercial, Business and Service, and Learning and Non-Residential Institution Uses (Class E/F1 / F2(b)); - Construction of basement structure and vehicular access;*
- *Construction of buildings to provide Dwellings (Class C3), Flexible Commercial, Business and Service and mixed food and drink and leisure uses (including drinking establishments with expanded food provision, hot food takeaways, live music performance venue and cinema) (Class E / Sui Generis) and public toilets; and*
- *Provision of associated car and cycle parking, open space and landscaping, means of access and highway alterations, installation of plant and utilities and all other associated ancillary works incidental to the development.*

The application is accompanied by an Environmental Statement (ES) in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

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

The meeting then adjourned for a comfort break from 8.26pm to 8.33pm.

Following this, the spokespersons for 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.

The committee heard from a supporter of the application and put questions to the supporter.

Councillors Victor Chamberlain and Maria Linforth-Hall addressed the committee in their capacity as ward councillors and responded to questions from the committee.

Members of the committee put further questions to officers and discussed the application.

A motion to grant planning permission 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 GLA and the completion of a S106 legal agreement, whose section on business relocation is to be brought back to committee for 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 outlined 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 26 July 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 949 of the report.

The meeting ended at 10.29pm

CHAIR:

DATED: