



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

MINUTES of the OPEN section of the Planning Committee (Major Applications) B held on Tuesday 10 December 2024 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Richard Livingstone (Chair)  
Councillor Kath Whittam (Vice-Chair)  
Councillor Ketzia Harper  
Councillor Jon Hartley  
Councillor Cleo Soanes  
Councillor Emily Tester  
Councillor Michael Situ

**OFFICER SUPPORT:** Colin Wilson, (Head of Strategic Development)  
Ravinder Johal, (Specialist Planning Lawyer)  
Matt Harris, (Team Leader Design Conservation & Transport)  
Michael Tsoukaris, (Group Manager Design & Conservation)  
Pan Chong, (Team Leader Resources)  
Dipesh Patel, (Group Manager - Major Applications and New Homes Team)  
Matt Redman, (Senior Planning Officer)  
Gregory Weaver, (Constitutional Officer)

### **1. APOLOGIES**

There were none.

### **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 member's attention to the members' pack, supplemental report and addendum report, which had been circulated before the meeting.

The Chair also informed the meeting that item 6.2 would be heard first, followed by item 6.1.

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

The following members declared an interest in item:

6.1 257-283 Ilderton Road, London, Southwark, SE15 1NS

Councillor Richard Livingstone, non-pecuniary, as this application was in his ward and he would be speaking on this item as a ward councillor. He would be standing down from the meeting for this item.

#### **5. MINUTES**

##### **RESOLVED:**

That the minutes for the Planning Committee (Major Applications) B meeting held on the 12 November 2024 be approved as a correct record 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.

#### **6.1 257-283 ILBERTON ROAD, LONDON, SOUTHWARK, SE15 1NS**

At this point, Councillor Richard Livingstone left the top table and sat with the audience. Councillor Kath Whittam took over as chair of the meeting.

**Planning Application Number: 23/AP/1317**

**Report:** See pages 8 – 207 of the agenda and pages 1 – 9 of the addendum.

**PROPOSAL:**

*Demolition of the existing building and mixed use redevelopment of the site comprising Purpose-Built Student Housing including associated amenity and ancillary café and cycle workshop (Use Class Sui Generis), a new self-storage facility (Use Class B8), light industrial workspace / incubator units (Use Class E(g)(iii)) and other associated infrastructure.*

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

Members put questions to the officers.

There were no objectors present.

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

There were no supporters present who lived within 100 metres of the development site and wished to speak.

Councillor Richard Livingstone addressed the committee in his capacity as a ward councillor and responded to questions from members of the committee. After this Councillor Livingstone left the meeting room.

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

A motion to refuse planning permission was moved, seconded, put to the vote and declared carried.

**RESOLVED:**

That planning permission for this application be refused for the following reasons: The proposed development would not deliver any conventional affordable housing on site and would fail to contribute to a mixed and inclusive neighbourhood, contrary to Southwark Plan Policies P1 and P5(2), London Plan Policy H15(A) and Draft Regulation 19 Old Kent Road Area Action Plan Policy 4."

**6.2 110 THE QUEENS WALK, LONDON, SOUTHWARK, SE1 2AA**

**Planning Application Number: 24/AP/0918**

**Report:** See pages 8-207 of the main agenda and page 9 – 15 of the addendum report.

**PROPOSAL:**

*Alteration (including demolition) and extension of the existing office building for use as Offices (Class E(g)(i); Flexible Commercial (Class E) to include additional*

*floorspace through extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening and associated works.*

*Associated works including deconstruction / removal of an existing garage / kiosk structure and provision of new hard and soft landscaping within the public realm including improvements to the Scoop, and other works incidental to the development.*

*(The site is within the setting of the Grade 1 listed Tower Bridge, the Tower of London World Heritage site, and the Tooley Street and Tower Bridge Conservation Areas)*

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

There were no objectors present and wishing to speak.

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

There were no supporters present and wishing to speak.

There were no ward councillors present and wishing to speak.

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, and the applicant entering into an appropriate legal agreement.
2. In the event that the requirements of paragraph 1 above are not met by 30 April 2025 the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 437 of the report.
3. That the Director of Planning and Growth be authorised under delegated authority to make any minor modifications to the proposed conditions and s106 obligations arising out of detailed negotiations with the applicant or the Mayor of London, which may necessitate further modification and may include the variation, addition, or deletion of the conditions as drafted.

Meeting ended at 10.05 pm

**CHAIR:**

**DATED:**

**[CABINET ONLY]**

**DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 17 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, [DATE].**

**THE ABOVE DECISIONS WILL NOT BE IMPLEMENTABLE UNTIL AFTER THAT DATE. SHOULD A DECISION OF THE CABINET BE CALLED-IN FOR SCRUTINY, THEN THE RELEVANT DECISION WILL BE HELD IN ABEYANCE PENDING THE OUTCOME OF SCRUTINY CONSIDERATION.**