



## Planning Committee (Major Applications) A

MINUTES of the Planning Committee (Major Applications) A held on Wednesday 31 July 2024 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 Ketzia Harper (Reserve)  
Councillor Esme Hicks  
Councillor Nick Johnson  
Councillor Reginald Popoola

**OTHER MEMBERS PRESENT:** Councillor Irina von Wiese

**OFFICER SUPPORT:** Colin Wilson (Head of Strategic Development)  
Jonathan Welch (External Legal Counsel, FTB Chambers)  
Dipesh Patel (Group Manager - Major Applications and New Homes Team)  
Richard Craig (Team Leader, Design and Conservation)  
Tim Cutts (Senior Regeneration Manager)  
Richard Pearce (Senior Strategy Officer)  
Matt Redman (Senior Planning Officer)  
Nils Bendle (Strategy Officer)  
Gerald Gohler (Constitutional Officer)

### 1. APOLOGIES

There were apologies for absence from Councillors Darren Merrill and Kath Whittam.

### 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 addendum report and members' pack which had been circulated before the meeting.

**4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

The following member declared an interest in item:

**6. Release of Section 106 monies - Bramcote Park and former Kentish Drovers pub**

Councillor Richard Livingstone, non-prejudicial, because while the sites in question were in his ward, he did not have any prejudicial interest in this item.

**5. MINUTES**

**RESOLVED:**

That the minutes of the meeting of Planning Committee (Major Applications) A held on 12 June 2024 be approved as a correct record and signed by the chair.

**6. RELEASE OF SECTION 106 MONIES - BRAMCOTE PARK AND FORMER KENTISH DROVER PUB**

**Report:** see pages 4 to 17 of the agenda pack and pages 1 and 2 of the addendum report.

Tim Cutts introduced the report, drawing members' attention to the addendum report.

Officers responded to questions put by members of the committee.

Members asked officers to ensure that involvement with the wider community regarding Bramcote Park would be maintained to safeguard public access to the park.

A motion to agree the recommendations set out in the report and amended by the addendum report was moved, seconded, put to the vote and declared carried.

**RESOLVED:**

1. That the release of £697,981.83 of Section 106 funding from legal agreements in Old Kent Road ward to deliver the redesigning, hard and soft landscaping of Bramcote Park, Verney Road SE16 be approved.
2. That the release of £208,163.27 of Section 106 funding from the legal agreement at 709 Old Kent Road (London Power Tunnels II project) to deliver the renewal of the Grade II Listed Mural at the former Kentish Drovers public house, 720 Old Kent Road be approved.
3. That the director of planning and growth be authorised to apply the funding released to the projects within recommendations 1 and 2 above.

**7. EMPLOYMENT AND TRAINING PROGRAMME: TO RELEASE £3,075,169.93 FROM THE S106 AGREEMENTS ACROSS THE BOROUGH**

**Report:** see pages 18 to 35 of the agenda pack.

Richard Pearce introduced the report.

There were no questions put by members of the committee.

A motion to agree the recommendation set out in the report was moved, seconded, put to the vote and declared carried.

**RESOLVED:**

That the release of funds totalling £3,075,169.93 S106 funding from the agreements listed in Appendix 1 of the report, in order to deliver employment and training programmes across Southwark, be agreed.

**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 FRIARS CLOSE BEAR LANE LONDON SOUTHWARK SE1

### Planning Application Numbers: 22/AP/4376

**Report:** see pages 41 to 209 of the agenda pack and pages 2 to 5 of the addendum report.

### PROPOSAL:

*Demolition of all existing residential buildings and ancillary structures on site. Construction of residential homes (Use Class C3) and flexible community & learning (Use Classes F1 & F2) floorspace; roof plant enclosure; cycle and vehicle parking; highway and access improvements; and landscape and public realm improvements. The new building would comprise a part nine, part twenty-two storey building to deliver 149 new homes.*

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

Councillor Irina von Wiese addressed the committee in her capacity as a ward councillor and responded to questions from members of the committee.

The meeting took a five-minute comfort break from 20:30 to 20:35.

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 council officers be included in the consultations around service charge rises that will be conducted after the three years.

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, 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 31 December 2024 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.

The meeting ended at 21:03.

**CHAIR:**

**DATED:**