



Planning Committee (Smaller Applications)

MINUTES of the Planning Committee (Smaller Applications) held on Wednesday 2 October 2024 at 7.00 pm at G02 meeting rooms, 160 Tooley Street London SE1 2QH

PRESENT: Councillor Cleo Soanes (Chair)
Councillor Jane Salmon (Vice-Chair)
Councillor Sam Dalton
Councillor Sabina Emmanuel
Councillor Sam Foster
Councillor Richard Livingstone

OTHER MEMBERS PRESENT: Councillor Esme Dobson (ward member)

OFFICER SUPPORT: Dennis Sangweme (Head of Development Management)
Lara Davison (Development Management)
Michael Feeney (External Legal Counsel, FTB Chambers)
Lara Davison (Development Management)
Emily Tadgell (Development Management, Transport)
Beverley Olamijulo (Constitutional Officer)

1. APOLOGIES

An apology of absence was received from Councillor Adam Hood.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed above were confirmed as voting members of the committee.

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

The chair gave notice of the following additional papers circulated prior to the meeting:

- Addendum report relating to items 6.1 and 6.2 – development management items
- Members pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following members made a declaration regarding the agenda item below:

Agenda item 6.1 – Land adjacent to Warwick Court, Choumert Road (Rear of 160 – 162 Rye Lane), London SE15 4SH

Councillor Richard Livingstone, non-pecuniary, to ensure there is complete openness and transparency, Councillor Livingstone disclosed he was contacted by the applicant in 2022 with regard to the housing element of their planning application. He agreed to consider the merits of the application, with an open mind.

Councillor Sam Dalton, non-pecuniary for complete transparency, he declared he knows the father of the applicant who is a serving councillor, and agreed to consider the merits of the application, with an open mind.

Councillor Cleo Soanes (chair), non-pecuniary, as a friend of the applicant's father. Councillor Soanes withdrew from the committee as chair and a voting member and took no part in the debate or decision of this planning application.

5. MINUTES

RESOLVED:

That the minutes for Planning Committee (Smaller Applications) meeting held on 9 September 2024 be approved as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

Members noted the development management 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 be 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.

3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

6.1 LAND ADJACENT TO WARWICK COURT, CHOUMERT ROAD (REAR OF 160-162 RYE LANE), LONDON SE15 4SH

At this point, Councillor Jane Salmon (vice-chair), took the position as chair while Councillor Cleo Soanes (chair), stood down for this item.

Planning application reference 17/AP/1285

Report: See pages 11 to 75 of the agenda pack and addendum pages 1 – 5.

PROPOSAL

Construction of a part two, part three and part four-storey block for co-living (Sui generis) comprised of 11 rooms with shared facilities, roof pavilion and roof terrace, external walkways, balconies and associated cycle and bin stores.

The committee heard the officer's introduction to the report and members of the committee asked questions of the officers.

There were no objectors present at the meeting who wished to address the committee.

The applicant's agents addressed the committee and responded to questions from members.

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

Councillor Esme Dobson was present at the meeting in her capacity as a ward councillor. She read out the written statements from objectors who had expressed concerns about certain aspects of the scheme. Councillor Dobson then responded to questions from members.

A motion to grant the application as per the officer's recommendation and subject to amendments relating to conditions 6 and 9 in the addendum report; it was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That planning permission be granted, subject to the conditions outlined in the report and addendum report, and subject to the completion of a Section 106 agreement.

2. That in the event that a legal agreement not being signed by 2 April 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 116 of this report.

6.2 224-226 TOWER BRIDGE ROAD LONDON SE1 2UP

At 8.03pm the committee took a five-minute break and resumed back at 8.08pm.

Councillor Soanes resumed the position as chair for this item.

Planning application reference 24/AP/1373

Report: See pages 76 to 138 of the agenda pack and addendum pages 5 – 9.

PROPOSAL

Variation of condition 1 (Approved Plans) and removal of condition 16 (EV Charging Point) and condition 19 (Disabled Parking Bay) pursuant to planning application ref. no. 19/AP/1975: Refurbishment of existing office building including new facades, the addition of a part 1, part 3 storey rooftop extension plus rooftop plant.

The proposal comprises office uses at all floor levels with complementary, active and flexible uses (A1/A2/A3/B1a/D1/D2 excluding Education; Places of Worship; Public Hall; Law Courts; Music and Concert Venues; Dance and Sports Hall; Swimming Baths; Skating Rink; and Bingo Hall) at first floor, ground and lower ground floor, with associated access, landscaping, roof terraces and cycle parking. The variation seeks to retain the loading bay resulting in the removal of the EV charging point and accessible parking space.

The committee heard the officer's introduction to the report and members of the committee asked questions of the officers.

A spokesperson for the objectors addressed the committee and responded to questions from members. As part of their objection, they circulated photographs of the site to where the proposed scheme is situated.

The applicant's agent addressed the committee and responded to questions from members.

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

The ward members provided a written submission to the meeting which the committee noted.

A motion to grant the application as set out in the officer's report and addendum report including a financial contribution towards a disabled parking space and also

a EV charging point was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That planning permission be granted, subject to the amended conditions, which includes the financial contribution towards the disabled parking bay and EV charging point; the addendum report, and the appropriate deed of variation which is linked to this permission and the Section 106 Legal Agreement for 19/AP/1975.
2. That in the event that a legal agreement is not signed by 2 April 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 90 of this report.

The meeting ended at 9.05 pm.

CHAIR:

DATED: