



Planning Committee (Major Applications) A

MINUTES of the Planning Committee (Major Applications) A held on Wednesday 4 June 2025 at 6.30 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2Q

PRESENT: Councillor Richard Livingstone (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Gavin Edwards
Councillor Darren Merrill
Councillor Reginald Popoola
Councillor Catherine Rose
Councillor Emily Tester

OTHER MEMBERS PRESENT: Councillor Ketzia Harper (Ward member)

OFFICER SUPPORT: Colin Wilson (Assistant Director Strategic Development)
Claire Nevin (External Legal Counsel, FTB Chambers)
Dipesh Patel (Head of Planning, Strategic Applications)
Michael Tsoukaris (Manager Design and Conservation)
Alex Cameron (Planning Team Leader)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were none.

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 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 draft minutes.

RESOLVED:

That the minutes for the Planning Committee (Major Applications) A meeting held on 29 April 2025 be approved as a correct record and signed by the chair.

6. 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.

6.1 AYLESBURY ESTATE SITE PHASE 2B - LAND BOUNDED BY THURLOW STREET, ALBANY ROAD, KINGLAKE STREET AND BAGSHOT STREET

Planning Application Number: 22/AP/2226

Report: see pages 13 to 166 of the agenda pack and pages 1 to 4 of the addendum report

PROPOSAL:

Demolition of the existing buildings and redevelopment to provide a mixed use development comprising five buildings ranging in height from 5 to 26 storeys with basements, providing a total of 640 new homes (Class C3); flexible floorspace for commercial business and service uses (Class E) and local community and learning uses (Class F1/F2(a)(b) public open space and playspace private and communal amenity space formation of new accesses and routes within the site alterations to existing accesses; and associated car and cycle parking; refuse storage and hard and soft landscaping; and associated works. For Information, this is an AMENDED SCHEME, from the scheme that the Committee were previously minded to approve on 17 January 2023, the amendments include the following:

- *Increase of 26 units, bringing the overall total to 640 homes;*
- *Additional one-storey to 4 buildings to accommodate for the additional residential units (the height range of will remain within the 5-26 storey range); and*
- *Changes to the internal layout, including the removal of one building core and the incorporation of two stairs to 4 building cores, to ensure compliance with fire safety regulations.*

Additional and amended documents have been provided to support the above amendments.

The application is accompanied by an Environmental Statement and associated addendum submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

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

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.

Following this, the meeting adjourned for a comfort break from 8:14pm to 8:21pm.

There were no supporters living within 100 metres of the development site present and wishing to speak.

Councillor Ketzia Harper addressed the committee in her capacity as a ward

councillor and responded to questions put by members of the committee.

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

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 the conditions set out in the report, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London.
2. 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
3. That the planning committee in making their decision has due regard to the potential Equalities impacts that are outlined in this report; and
4. 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 Town and Country Planning (Environmental Impact Assessment) Regulations 2017; and
5. That following issue of planning permission, the director of planning and growth place a statement on the Statutory Register pursuant to Regulation 28(1) of the TCP (EIA) Regulations 2017, which contains the information required by Regulation 28 and, for the purposes of Regulation 28(1)(h) being the main reasons and considerations on which the planning committee's decision was based shall be set out in the report; and
6. That in the event that the requirements of (1) are not met by 30 September 2025, that the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 369 of the report.

The meeting ended at 9.22 pm.

CHAIR:

DATED: