



Planning Committee (Major Applications) B

MINUTES of the OPEN section of the Planning Committee (Major Applications) B held on Wednesday 10 September 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 Emily Tester
Councillor Joseph Vambe
Councillor Martin Seaton
Councillor Gavin Edwards

OFFICER SUPPORT: Colin Wilson; (Assistant Director Strategic Development)
Kamil Dolebski; (Specialist Planning Lawyer)
Dipesh Patel; (Head of Planning, Strategic Applications)
Neil Loubser; (Team Leader S106)
Tim Cutts; (Senior Regeneration Manager)
Alex Fish; (Senior Planner)
Charlotte Brooks-Lawrie; (Planning Policy Manager)
Emily Tadgell; (Senior Transport Planner)
Richard Craig; (Team Leader, Design and Conservation)
Nannette Sakyi; (Senior Project Manager)
Pan Chong; (Planning Team Leader)

1. APOLOGIES

Apologies were received from Councillors Dalton, Harper and Soanes.

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 and supplemental report which had been circulated before the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following members declared an interest in item:

11.1 – 24/AP/3819 – 301-303 ILDERTON ROAD, LONDON, SE15 1NW

Councillor Richard Livingstone, non-pecuniary, as the site in question was in his ward though he had no pre-determined view on this.

5. MINUTES

RESOLVED:

That minutes for the Planning Committee (Major Applications) B meeting held on 15th July 2025 be approved as a correct record signed by the chair.

6. ADOPTION OF THE CLIMATE AND ENVIRONMENT SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Report: See pages 7-8 (outline report on main agenda) and pages 1-6 (full report) of Supplemental Agenda No.1 (appendices available online)

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

RESOLVED:

1. That the Planning Committee (Major Applications) B provide comments in relation to the draft SPD before approval at cabinet.

7. TO RELEASE £101,782.80 FROM SECTION 106 AGREEMENTS FOR THE DELIVERY OF A PLAYGROUND ON THE BELLS GARDEN ESTATE

Report: See pages 9-16 of the main agenda report.

The committee agreed to forego the opening presentation.

There were no questions from committee members.

RESOLVED:

1. That the planning committee approves the release of £101,782.80 of Section 106 funding secured in connection with Bells Garden Estate (set out in more detail below) towards the development of the children's playground.

Reference	Account No	Type	Address	Amount
14/AP/1085	803	Play, Children's Play Equipment and Sports Development	170 Sumner Road SE15 6PQ	£2,043.72
16/AP/4702	867	Play, Children's Play Equipment and Sports Development	Vacant site opposite Central Venture Park Commercial Way SE15 (On The Site Of Former 25 Commercial Way) SE15	99,739.08
£101,782.80				

8. TO RELEASE £139,927.45 FROM SECTION 106 AGREEMENTS FOR THE DELIVERY OF GREAT SUFFOLK STREET AREA SCHEME - PHASE 2

Report: See pages 17-34 of the main agenda report.

The committee agreed to forego the opening presentation.

There were no questions from committee members.

RESOLVED:

1. That the Planning Committee (Major Applications) B approves the release of the funds amounting to £139,927.45, which were received by the council (pursuant to the terms of the legal agreements pertaining to the planning applications noted in Table 1, below) and are to be applied towards the Great Suffolk Street Area Scheme (the 'Scheme').

Table 1 – Summary of Requested Funding

Permission Ref:	Profit Centre	Type:	Clause	Address:	Indexation Amount	Amount:
12/AP/3558	W06785	Site Specific Transport Contribution	S3,1.1.7	90-91 and 92 Blackfriars Road, SE1 8HW	£8,107.42	£55,607.42
12/AP/3558	W06785	Strategic Transport Contribution	S3,1.1.9	90-91 and 92 Blackfriars Road, SE1 8HW	£9,212.95	£54,931.95

				s Road, SE1 8HW		
20/AP/1009	W07805	Footway Contribution	S2,1.3 - 1.4	25 Lavington Street London Southwark SE1 0NA	£3,30 8.08	£29,388.08
TOTAL:						£139,927.45

9. TO RELEASE OF £428,834.94 OF S106 FUNDS TO SUPPORT THE DELIVERY OF THE LOST PECK FLOOD ALLEVIATION AND ENVIRONMENTAL ENHANCEMENT SCHEME

Report: See pages 35-55 of the main agenda report.

The committee agreed to forego the opening presentation.

There were no questions from committee members.

RESOLVED:

1. That the Planning Committee (Major Applications) B approves the release of S106 funds totalling £428,834.94 (which were paid to the council under the terms of the legal agreements pertaining to the applications noted in paragraph 47 below) for use on the Lost Peck Flood Alleviations and Environmental Improvement Scheme.

10. TO RELEASE £5,078,652.01 FROM SECTION 106 AGREEMENTS TO TfL TO DELIVER IMPROVEMENTS TO BUS SERVICES ON OLD KENT ROAD AND ELEPHANT AND CASTLE (BAKERLOOP BUS)

Report: See pages 56-65 of the main agenda report.

The committee agreed to forego the opening presentation.

There were no questions from committee members.

RESOLVED:

1. That the Planning Committee (Major Applications) B approves the release of the funds amounting to £5,078,652.01 to TfL which were received by the council (pursuant to the terms of the s106 agreements pertaining to the planning applications noted in Table 1, below) and are to be applied to

improving bus services on Old Kent Road and Elephant and Castle.

Planning application reference	Profit centre	Spend category	Ward	Address	SC
12/AP/1092	W06635	Bus contributions	North Walworth	Heygate Estate	£
17/AP/3757	W08425	Bus contributions	Old Kent Road	60A And 62 Hatcham Road	£
20/AP/0039	W09125	Bus contributions	Old Kent Road	43 Glengall Road And 1 Bianca Road	£
18/AP/2895	W08785	Bus contributions	Old Kent Road	2 Varcoe Road	£
22/AP/1221	W09415	Bus contributions	Old Kent Road	Tustin Estate Land (Phase 1)	£
19/AP/1773	W09195	Bus contributions	Old Kent Road	227-255 Ilderton Road	£
20/AP/1329	W09475	Bus contributions	Old Kent Road	313-349 Ilderton Road	£
22/AP/0554	W09785	Bus contributions	Old Kent Road	The Ledbury Estate	£
20/AP/2701	W09495	Bus contributions	Old Kent Road	671-679 Old Kent Road	£

Planning application reference	Profit centre	Spend category	Ward	Address	SC
17/AP/4612	W08525	Bus contributions	Old Kent Road	49-53 Glengall Road	£
19/AP/1322	W09385	Bus contributions	Old Kent Road	840 Old Kent Road	£
19/AP/5389	W09745	Bus contributions	Chaucer	221 New Kent Road	£
Total					

11. DEVELOPMENT MANAGEMENT

RESOLVED:

1. That the determination of planning application, or formal observations and comments, the instigation of enforcement action and the receipt 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.

11.1 301-303 ILDERTON ROAD LONDON SOUTHWARK SE15 1NW

Planning Application Number: 24/AP/3687

Report: See pages 71-262 of the main agenda.

Proposal:

Demolition of the existing buildings and construction of a 15-storey building comprising Purpose-Built Student Accommodation (Use Class Sui Generis) and commercial floorspace (Class E(g)), with landscaping, cycle parking and associated ancillary development.

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.

There were no ward councillors present.

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 full planning permission be granted for application 24/AP/3819, subject to conditions, referral to the Mayor of London and the applicant entering into a satisfactory legal agreement; and
2. That the planning committee, in making their decision, has due regard to the potential equalities impacts that are outlined in the report, and
3. That, in the event of requirements of paragraph 1 above not having been met by 10 March 2026 the director of planning and growth be authorised to refuse planning permission for application 24/AP/3819, if appropriate, for the reasons set out in paragraph 488 of this report.

11.2 SKIPTON HOUSE, 80 LONDON ROAD, LONDON, SOUTHWARK SE1 6LH

Planning Application Number: 24/AP/3432

Report: 263 – 486 of the main agenda and 1 to 4 of addendum report.

Proposal:

“Demolition of the existing building on site with the retention and reuse of the basement level with minor basement extension. Construction of two separate but linked buildings, expressed as a series of four towers provisioning Residential units (Class C3) in the southern elements, and Purpose Built Student Accommodation units (Use Class Sui Generis), with the delivery of an amount of retail (Class E(a)), food and beverage (Class E (b)), office (Class Eg(i)) and medical services (Class Ee) floorspace at ground, first and second floor levels, with hard and soft landscaping, pedestrian and vehicle access, cycle parking, wider public realm improvements with associated highway works and all other and ancillary works associated with the development.

For information:

The development as a whole comprises 243 dwellings (Class C3) and 1,434 Purpose Built Student Accommodation Units, 924sqm of Class E(a)-(b) at ground floor level, and 1,106sqm of Class E(gi) and (e) at first and second floor level.”

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

Members put questions to the officers.

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 the members of the committee.

There were no supporters present.

There were no ward councillors present.

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 conditions, 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 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 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 31 December 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in the Paragraph 427 of this report.

Meeting ended at 10.00 pm

CHAIR:

DATED: