



Planning Committee (Major Applications) B

MINUTES of the Planning Committee (Major Applications) B held on Wednesday 5 November 2025 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Richard Livingstone (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Sam Dalton
Councillor Nick Johnson (Reserve)
Councillor Catherine Rose (Reserve)

OFFICER SUPPORT: Colin Wilson (Assistant Director Strategic Development)
Kamil Dolebski (Specialist Lawyer, Planning)
Dipesh Patel (Head of Planning, Strategic Applications)
Wing Lau (Planning Team Leader)
Emily Tadgell (Senior Planner, Transport)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillors Ketzia Harper, Cleo Soanes, Emily Tester and Joseph Vambe.

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 informed the meeting that the following papers had been circulated:

- the main agenda pack
- the addendum report and
- the members' pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following members of the committee declared an interest in item:

6. To release £250,000.00 from Section 106 agreements for the delivery of Mandela Way cycle infrastructure

Councillor Catherine Rose, non-pecuniary, as she frequently cycled through the area in question.

5. MINUTES

The committee considered the draft minutes.

RESOLVED:

That the minutes for the Planning Committee (Major Applications) B meeting held 10 September 2025 be approved as a correct record and signed by the chair.

6. TO RELEASE £250,000.00 FROM SECTION 106 AGREEMENTS FOR THE DELIVERY OF MANDELA WAY CYCLE INFRASTRUCTURE

Report: see pages 10 to 19 of the main agenda pack.

The officer introduced the report.

Members put questions to officers and asked them to:

- Provide a briefing note to the committee explaining which funds will be used to pay for the public consultation on this scheme
- Capture the baseline data regarding cycling in the area which will help with the consultation
- Explore whether there are any safety implications for cyclists of having a bidirectional scheme and to mitigate these with signage, if required.

A motion to approve the release of the funds was moved, seconded, put to the vote and declared carried.

RESOLVED:

That the release of the funds amounting to £250,000.00, which were paid to the council (pursuant to the terms of the section 106 agreement dated 8 February 2024, which was entered into) in relation to the planning

application bearing reference 23/AP/0950, and such sums to be applied towards the Mandela Way cycle infrastructure scheme (the "Scheme") be approved.

After this the meeting adjourned for a short break from 6.53pm, reconvening at 7pm.

7. 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.

7.1 24/AP/3621 COBURG HOUSE, 63-67 NEWINGTON CAUSEWAY LONDON, SOUTHWARK, SE16LS

Planning Application Number: 24/AP/3621

Report: see pages 25 to 216 of the agenda pack and page 1 to 3 of the addendum report.

PROPOSAL:

Demolition of existing building and erection of a building comprising commercial floorspace (Class E), Purpose built student accommodation bedrooms and amenity space (sui generis), refuse and bike stores, internal and external plant, and external landscaping.

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

An objector 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.

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

The meeting adjourned from 8:47pm – 8:58pm to take legal advice.

A motion to grant planning permission as on paper was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That full planning permission be granted, subject to:
 - a. the conditions outlined in the report and addendum report, and:
 - i. an amended condition 14 regarding hard and soft landscaping to include the removal of the outside seating near the entrance, revised boundary treatments, and the design of the third-floor terrace
 - ii. an additional condition requiring obscure glazing for windows facing the neighbouring properties in Avonmouth Street
 - iii. an additional condition requiring the adequate maintenance of the photovoltaic roof system
 - iv. an additional condition requiring single-gender floors to be included in the student management plan
 - v. an additional condition requiring that the hours of operation of the third-floor terrace be restricted to 8am to 10pm with no amplified music allowed
 - vi. that there be further consultation with residents in Avonmouth Street on the above issues which is to be fed back to officers
 - b. referral to the Mayor of London and
 - c. 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 this report; and
3. That, in the event of requirements of paragraph 1 above not having been met by 30 April 2026 the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 422 of the report.

The meeting ended at 9.02 pm.

CHAIR:

DATED: