



Planning Committee (Smaller Applications)

MINUTES of the Planning Committee (Smaller Applications) held on Monday 8 September 2025 at 7.00 pm at Ground Floor Meeting Rooms - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Cleo Soanes (Chair)
Councillor Jane Salmon (Vice-chair)
Councillor Sabina Emmanuel
Councillor Sam Foster
Councillor Nick Johnson
Councillor Richard Livingstone
Councillor David Parton

OTHER MEMBERS PRESENT: Councillor Ellie Cumbo (ward member)
Councillor Jason Ochere (ward member)
Councillor Ian Wingfield (ward member)

OFFICER SUPPORT: Dennis Sangweme (Assistant Director, Development Management)
Kathryn Simpson (Assistant Director, Children and Adult Services)
Kamil Dolebski (Specialist Planning Lawyer)
Michael Tsoukaris, (Group Manager Design & Conservation)
Zaib Khan (Team Leader, Development Management)
Sonia Watson (Head of Major Applications and New Homes)
Andre Verster (Team Leader, Major and New Homes)
Beverley Olamijulo (Constitutional Officer)

1. APOLOGIES

None were received.

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 item 6.2 – development management item, and
- Members pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

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

Agenda item 6.2 – 10 Love Walk, London SE6 8AE

Councillor Cleo Soanes, non-pecuniary, because she lives in St Giles ward. As a voting member of the committee, she agreed to consider the application with an open mind.

5. MINUTES

RESOLVED:

That the minutes for the planning Committee (Smaller Applications) meeting held on 1 July 2025 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 DULWICH SPORTS CLUB, GIANT ARCHES ROAD, LONDON SE24 9HP

Planning application reference 25/AP/1838

Report: See pages 11 to 43 of the agenda pack.

PROPOSAL

Retention of flood lighting / lamps on tennis court 1 and replacement of existing flood light poles and flood lighting / lamps, on tennis courts 2 and 3.

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

An objector was present to address the committee and responded to questions from members.

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

A representative from Dulwich Sports Club read out a statement on behalf of a supporter who was unable to attend the committee meeting.

There were no ward councillors present at the meeting.

A motion to grant the application subject to conditions set out in the officer's report, that were presented during the hearing, was moved, seconded, put to the vote and declared carried.

RESOLVED:

That planning permission be granted subject to conditions.

At this juncture, the committee adjourned for a fifteen-minute comfort break.

The meeting resumed at 8.00pm.

6.2 10 LOVE WALK, LONDON SE5 8AE

Planning application reference 24/AP/0303

Report: See pages 44 to 156 of the agenda pack and addendum pages 1 to 20.

PROPOSAL

Demolition of all buildings on site and comprehensive redevelopment to provide a part three and part-four storey (including ground) plus basement new care home

(Class C2 - Residential Institutions), including cycle parking, refuse/recycling storage, mechanical and electrical plant, new sub-station, landscaping and green/living walls, amenity areas, perimeter treatment and associated ancillary works.

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

There were objectors present who addressed the committee and responded to questions from members.

At this juncture, the committee adjourned for a five-minute comfort break. The meeting resumed at 9.30pm.

The applicant 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.

Councillors, Ian Wingfield, Jason Ochere and Ellie Cumbo addressed the committee in their capacity as ward members. They responded to questions from members of the committee.

The applicant responded to further questions from members of the committee.

Members further debated on the application.

Motion to exclude the press and public

At 11.40pm, a motion to exclude the press and public was moved, seconded and resolved:

That the committee discuss further aspects of the scheme with officers.

The meeting reconvened at 12.25am.

A motion to grant the application subject to conditions and amended conditions set out in the officer's report, and addendum report, that were presented during the hearing, was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That planning permission be granted subject to amended conditions, additional condition as set out below and, in the report, and addendum report and for the applicant to enter into an appropriate S106 legal agreement.

2. That in the event that the requirements of paragraph 1 above are not met by 31 March 2026, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 291.

Note:

Additional condition

Notwithstanding the plans hereby approved, prior to the commencement of the development (and in consultation with Southwark ASC), 1:10/1:20 scaled layouts of the rooms including the wet rooms; common areas; and equipment store rooms to be submitted and approved in writing by the LPA.

The development shall be constructed in accordance with the agreed details.

Reason: in order to ensure that the development provides excellent accessibility, accommodation, and access to communal spaces in accordance with policy P7 of the Southwark Plan (2022).

The meeting ended at 12:35 am.

CHAIR:

DATED: