



Planning Committee (Smaller Applications)

MINUTES of the Planning Committee (Smaller Applications) held on Wednesday 15 October 2025 at 7.00 pm at Ground Floor Meeting Rooms - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Cleo Soanes (Chair)
Councillor Sabina Emmanuel
Councillor Sam Foster
Councillor Richard Livingstone
Councillor David Parton
Councillor Emily Tester (reserve member)

OFFICER Sonia Watson, (Team Leader, Major and New Homes)
SUPPORT: Michael Feeney, (External Legal Counsel, FTB Chambers)
Andre Verster, (Team Leader, Major and New Homes)
Liam Bullen, (Senior Planner Urban Forester)
Zaib Khan, (Team Leader, Development Management)
Beverley Olamijulo, (Constitutional Officer)

1. APOLOGIES

Apologies were received from Councillors, Jane Salmon (vice-chair) and Nick Johnson.

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 9.1 – development management items
- Members pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

None were disclosed.

5. MINUTES

RESOLVED:

That the minutes for Planning Committee (Smaller Applications) meeting held on 8 September 2025 be approved as a correct record and signed by the chair.

6. TREE PRESERVATION ORDER (TPO): 79 AND 83 MINA ROAD AND LAND REAR - 83 MINA ROAD LONDON SE17 2QS

Report: See pages 6 to 30 of the agenda pack

The officer (urban forester) presented the report and responded to questions from Members.

The officer made reference to the two trees that were considered worthy of protection and in accordance with matters reserved for the planning committee (smaller applications). The council also received four objections and three letters in support of the TPO.

An objector to the TPO addressed the committee and responded to questions from members.

A supporter in favour of the TPO addressed the meeting and responded to questions from members.

There were no ward members present, who wished to address the meeting.

Members debated further on the tree preservation order.

A motion to confirm the tree preservation order was moved, seconded put to the vote and declared carried.

RESOLVED:

That the provisional TPO reference 747 (unamended) be confirmed.

7. TREE PRESERVATION ORDER (TPO): 153 TURNEY ROAD, LONDON SOUTHWARK SE21 7JU

Report: See pages 31 to 51 of the agenda pack and addendum pages 3 to 11.

The officer (urban forester) presented the report and responded to questions from Members.

There were no objectors or supporters present who wished to address the meeting.

There were no ward members who wished to address the meeting.

A motion to confirm the tree preservation order was moved, seconded put to the vote and declared carried.

RESOLVED:

That the provisional TPO reference 748 (unamended) be confirmed.

8. TREE PRESERVATION ORDER (TPO): OLD SALT QUAY 163 ROTHERHITHE STREET LONDON SE16 5QU

Report: See pages 52 to 72 of the agenda pack and addendum pages 1 to 3.

The officer (urban forester) presented the report and responded to questions from Members.

The officer addressed the key points in the addendum report, the consultation responses and comments expressed by ward councillors.

There were no objectors or supporters present who wished to address the meeting.

There were no ward members who wished to address the meeting.

A motion to confirm the tree preservation order was moved, seconded put to the vote and declared carried.

RESOLVED:

That the provisional TPO reference 752 be confirmed, with the following amendments to the map and schedule including, variation from group to individual order as set out in the appendices of the report.

9. 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.

9.1 ELIM ESTATE WESTERN STREET, LONDON SE1 4DA

At 8.00pm the meeting adjourned for a five-minute comfort break. The meeting reconvened at 8.05pm

Planning application reference 22/AP/1887

Report: See pages 78 to 241 of the agenda pack and addendum pages 3 to 11.

PROPOSAL

The construction of 34 social rented homes across two separate buildings, along with the provision of external community / sports / play facilities and associated landscaping and car parking.

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

The objectors present addressed the committee. and responded to questions from members.

The applicants 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.

The ward councillors were unable to attend the meeting but provided written representation about delivering new council homes. They urged the Leathermarket CBS to continue engagement with residents on the estate.

Members further debated the application.

A motion to grant the application subject to conditions and an amended condition set out in the officer's report, and the 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 conditions set out in the report and amended Condition 8 below, also the additional condition concerning the flood risk and addendum report; and for the applicant to enter into an appropriate S106 legal agreement no later than 15 April 2026.
2. That in the event the requirements of paragraph 1 above are not met by 15 April 2026, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 263 of the report.

Condition 8 (amended):

Play equipment and landscaping

Details of the proposed play equipment on sites 2 and 4 and associated hard and soft landscaping, shall be submitted to the local planning authority after public consultation with Elim Estate Residents, and should include details of the public engagement undertaken. The details shall be approved in writing by the Local Planning Authority prior to the commencement of the development hereby granted permission and shall thereafter be retained and maintained for the lifetime of the development.

Reason:

To ensure that present or future users of the play area do not suffer a loss of amenity in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework 2024.

The meeting ended at 10.10 pm.

CHAIR:

DATED: