



## Planning Committee (Smaller Applications)

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

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**PRESENT:** Councillor Jane Salmon, (Vice-Chair), In the Chair  
Councillor Sam Foster  
Councillor Richard Livingstone  
Councillor David Parton  
Councillor Victoria Mills (reserve member)

**OTHER MEMBERS PRESENT:** Councillor Bethan Roberts (ward member)  
Councillor Kath Whittam (ward member)

**OFFICER SUPPORT:** Dennis Sangweme (Assistant Director, Development Management)  
Kamil Dolebski (Head of Planning and Property)  
Andre Verster, (Team Leader, Major and New Homes)  
Sean Gomes (Development Management)  
Adeleh Haghgoo (Development Management)  
Beverley Olamijulo (Constitutional Officer)

### 1. APOLOGIES

Apologies were received from Councillors Cleo Soanes (chair) Sabina Emmanuel 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 items 6.1, 6.2 and 6.3 – Development management items
- Members pack.

#### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

None were disclosed.

#### **5. MINUTES**

##### **RESOLVED:**

That the minutes for the Planning Committee (Smaller Applications) meeting held on 11 November 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.

The Chair announced that she would be varying the running order of items in the following order:

Items 6.3, Land rear to 19-49 Bush Road, 6.2, 10 Gallery Road and 6.1, Potters Field.

##### **6.1 POTTERS FIELDS PARK, LONDON SE1 2SG**

###### **Planning application reference 25/AP/1899**

Report: See pages 10 to 58 of the agenda pack and pages 1 to 2 of the addendum report.

## **PROPOSAL**

*Temporary use of the open space for events with the erection of associated temporary structures (cumulatively no more than 800 sq. metres) for no more than 80 days in any one calendar year, for a period of five years.*

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

There were no objectors present who wished to address the committee.

Representatives from the Potters Fields Management Trust addressed the committee and responded to questions from members. The agent was not present.

There were no supporters present, who lived within 100 metres of the development site and wished to speak.

There were no ward councillors present wishing to speak.

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

## **RESOLVED:**

That planning permission be granted subject to conditions set out of the report and the amendment Condition 7 (music on site) set out below:

### **Amended Condition 7:**

The playing of music on site shall not take place outside of the hours 10:00 to 20:00 on Mondays to Saturdays or 11:00 to 19:00 on Sundays, apart from in rare exceptions as set out in approved document 'Event Hire Guide Potters Fields Park Management Trust Issue: April 2025'. A log of all 'rare exception' events at the site shall be kept on site and be made available at the site for inspection by the local planning authority at all reasonable times.

Reason: To safeguard the amenity of neighbouring residential properties in accordance with the National Planning Policy Framework 2024 and Policies P56 (Protection of amenity) and P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan 2022.

## **6.2 10 GALLERY ROAD LONDON SOUTHWARK SE21 7AB**

### **Planning application reference 25/AP/2840**

Report: See pages 59 to 91 of the agenda pack and page 3 of the addendum report.

## **PROPOSAL**

*Demolition of the existing shed/storage structure. Refurbishment of the existing clubhouse building. Erection of a lean-to on the existing clubhouse building. Erection of a single-storey side extension to the existing clubhouse building. Alterations to site access/egress for accessibility purposes. Provision of plant equipment and additional cycle storage. Associated works and landscaping inside the application site.*

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

There were no objectors present who wished to address the committee.

The applicant was in attendance but made no formal representation other than to respond to questions from members.

There were no supporters present, who lived within 100 metres of the development site and wished to speak.

There were no ward councillors present wishing to speak.

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

## **RESOLVED:**

That planning permission be granted subject to conditions set out in the report.

### **6.3 LAND REAR 19-49 BUSH ROAD, LONDON, SE8 5AP**

#### **Planning application reference 24/AP/3577**

Report: See pages 92 to 220 of the agenda pack and pages 3 to 10 of the addendum report.

## **PROPOSAL**

*Demolition of all existing buildings and construction of 3no. blocks with heights of two, three, and part four storeys, containing commercial space (Use Class E(g)(i) / E(g) (iii), purpose-built student accommodation rooms (Use Class Sui Generis), associated landscaping, service bay and turning areas.*

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 applicant and their agent 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, Bethan Roberts and Kath Whittam addressed the committee in their capacity as ward members and responded to questions from members of the committee.

The planning and legal officers responded to additional questions from members of the committee.

At 9.25pm the meeting adjourned for a five-minute comfort break and reconvened at 9.30pm.

The applicant responded to further questions put by members of the committee.

#### **Motion to exclude Press and Public**

At 10.00pm, a motion to exclude the press and public was moved, seconded and resolved given the nature of the planning application and the disclosure of exempt information provided to committee members in accordance with the council's procedure rules.

The meeting resumed to open session at 10.20pm.

A motion to adjourn the planning application until the next planning committee (smaller applications) meeting scheduled for 21 January 2026, was moved, seconded, put to the vote and declared carried.

#### **RESOLVED:**

That the planning application was adjourned to the next Planning Committee (Smaller Applications) meeting scheduled for 21 January 2026, in order for officers to address the concerns raised at the meeting regarding consultation with local residents, engagement with Lewisham Council on traffic related issues and contact with Thames Water on low water pressure in the area.

The meeting ended at 10.55 pm.

**CHAIR:**

**DATED:**