



Planning Committee (Smaller Applications)

MINUTES of the Planning Committee (Smaller Applications) held on Tuesday 24 February 2026 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 Nick Johnson
Councillor Richard Livingstone

OTHER MEMBERS PRESENT: Councillor Emily Tester (ward member)

OFFICER SUPPORT: Dennis Sangweme (Assistant Director, Development Management)
Kamil Dolebski (Head of Legal and Planning Property)
Sonia Watson Head of Major Applications & New Homes
Haghgoo Adeleh (Development Management)
Emily Williams (Development Management)
Lara Sharpe (Development Management)
Beverley Olamijulo (Constitutional Officer)

1. APOLOGIES

Apologies were received from Councillors Sam Foster and David Parton.

2. CONFIRMATION OF VOTING MEMBERS

A representative of each political group will confirm the 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 and 6.2 – 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 21 January 2026 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 UNIT 23 AND 24 OLD JAMAICA BUSINESS ESTATE, 24 OLD JAMAICA ROAD, LONDON SE16 4AW

Planning application reference 25/AP/0400

Report: See pages 11 to 117 of the agenda pack and addendum pages 1 to 5.

PROPOSAL

Demolition of existing industrial units (use class E(g) (iii) and B8) and the construction of a storage and distribution facility (use class B8) and workspace (flexible use class Eg(i) (ii) (iii)) together with vehicular and pedestrian accesses, parking, associated works and landscaping.

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

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

The applicant's 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.

Councillor Emily Tester addressed the committee in her capacity as a ward member and responded to questions from members of the committee.

At 9.10pm the committee went into closed session so officers could discuss certain aspects of the application. The press and public were excluded from the meeting.

The meeting resumed to open session at 9.20pm.

A motion to refuse the planning application on the following grounds listed below was moved, seconded and resolved and declared carried.

RESOLVED:

That planning permission be refused on the grounds that the proposed scheme due to its footprint, lack of articulation and overly dominant height would be harmful to the outlook, light and general amenity of the surrounding residential properties contrary to Southwark Plan policies:

- P13 Design and Places
- P14 Design Quality and
- P56 Protection of Amenity.

At 9.25pm the meeting adjourned for a five-minute comfort break. The meeting reconvened at 9.30pm to consider the next item.

6.2 47 - 49 TANNER STREET, LONDON SE1 3PL

Planning applications reference 25/AP/3009 (Scheme A) and reference 25/AP/3057 (Scheme B)

Report: See pages 118 to 247 of the agenda pack and addendum pages 5 to 10.

PROPOSAL

- 1) *Partial demolition of existing building and construction of six storey building comprising purpose built shared living units (Use Class: Sui Generis), including internal and external amenity space, cycle parking, refuse storage, plant equipment, landscaping and other associated works (hereby referred to as Scheme A).*
- 2) *Partial demolition of existing building and construction of six storey building comprising purpose built shared living units (Use Class: Sui Generis), including internal and external amenity space, cycle parking, refuse storage, plant equipment, landscaping and other associated works (hereby referred to as Scheme B).*

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 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.

There were no ward members present who wished to speak at the meeting.

A motion to grant both applications (Schemes A and B) subject to conditions set out in the officer's report and addendum report with an additional condition to Scheme A, concerning the delivery and servicing times that were presented during the hearing, was moved, seconded, put to the vote and declared carried.

RESOLVED:

Reference: 25/AP/3009 – Scheme A

That planning permission be granted subject to the conditions and amended condition set out in the reports and addendum report and the applicant entering into an appropriate legal agreement.

1. That planning permission be granted subject to the conditions and amended condition set out in the report and addendum report and the applicant entering into an appropriate legal agreement.
2. If the requirements of paragraph 1 above are not met by 24 August 2026,

the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in below:

In the absence of a signed legal agreement, the proposal would fail to provide suitable mitigation in terms of planning gain contrary to policies DF1 'Delivery of the Plan and Planning Obligations' of the London Plan (2022), Policy P1 'Social rented and intermediate housing' and Policy 1P3 'Community Infrastructure Levy (CIL) and Section 106 Planning Obligations' of the Southwark Plan (2022) and the Southwark 'Section 106 Planning Obligations and Community Infrastructure Levy SPD' (2015).

Reference: 25/AP/3057 - Scheme B

3. That planning permission be granted subject to the conditions set out in the report and addendum report and the applicant entering into an appropriate legal agreement.
4. If the requirements of paragraph 3 above are not met by 24 August 2026, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in below:

In the absence of a signed legal agreement, the proposal would fail to provide suitable mitigation in terms of planning gain contrary to policies DF1 'Delivery of the Plan and Planning Obligations' of the London Plan (2022), Policy P1 'Social rented and intermediate housing' and Policy 1P3 'Community Infrastructure Levy (CIL) and Section 106 Planning Obligations' of the Southwark Plan (2022) and the Southwark 'Section 106 Planning Obligations and Community Infrastructure Levy SPD' (2015).

The meeting ended at 11.15 pm.

CHAIR:

DATED: