



Planning Committee (Major Applications) B

MINUTES of the OPEN section of the Planning Committee (Major Applications) B held on Wednesday 14 May 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
Councillor Ketzia Harper
Councillor Jon Hartley
Councillor Cleo Soanes

OFFICER SUPPORT: Colin Wilson; (Assistant Director Strategic Development)
Kamil Dolebski; (Specialist Planning Lawyer)
Patrick Cronin; (Team Leader—Old Kent Road Planning and Growth Team)
Connor Fitzgerald; (MRTPI – Planner Old Kent Road Planning and Growth Team)
Charlotte Brooks-Lawrie; (Planning Policy Manager-Resource)
Gregory Weaver (Constitutional Officer)

1. APOLOGIES

Apologies were received from Councillor Emily Tester and Michael Situ.

2. CONFIRMATION OF VOTING MEMBERS

All 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 drew member's attention to the members' pack and supplemental report which had been circulated before the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The chair

5. MINUTES

RESOLVED:

That the minutes for the Planning Committee (Major Applications) B meeting held on 14 May 2025 be approved as a correct record signed by the chair.

6. ADOPTION OF THE AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT, SECTION 106 AND COMMUNITY INFRASTRUCTURE LEVY SUPPLEMENTARY PLANNING DOCUMENT AND HOUSEHOLDER DEVELOPMENT SUPPLEMENTARY PLANNING DOCUMENT.

Report: See pages 7-183 of the main agenda report.

The committee heard the officer's introduction to the report. Members put questions to the officer.

RESOLVED:

1. The following Supplementary planning documents (SPDs) will go to Cabinet in July 2025 for approval following public consultation earlier this year:
 - Householder Development SPD
 - Section 106 (S106) and Community Infrastructure Levy (CIL) SPD
 - Affordable Housing SPD
2. Part 3C (paragraph 21) of the council's Constitution sets out the requirement for Cabinet to adopt SPDs, taking account of comments from the planning committee.
3. This report is being presented to Planning Committee B to provide the Committee with the opportunity to ask any questions in relation to the documents.

7. DEVELOPMENT MANAGEMENT

RESOLVED:

1. That the determination of planning application, or formal observations and comments, the instigation of enforcement action and the receipt 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.

7.1 24/AP/3687 - 79-161 ILDERTON ROAD, LONDON, SE16 3JZ

Planning Application Number: 24/AP/3687

Report: See pages 189-452 of the main agenda and pages 1-3 of the addendum.

Proposal:

Redevelopment of the site to provide two separate buildings comprising large scale purpose built shared living (LSPBSL) units, conventional residential dwellings, flexible commercial floorspace, accessible parking, children's play space, public realm improvements, landscaping and other associated works.

The committee heard the officer's introduction to the report and addendum report.

Members put questions to the officers.

There were no objectors present.

The applicant's representatives addressed the committee and answered questions put by the members of the committee.

There were no supporters present.

There were no ward councillors present.

The committee put further questions to officers and discussed the application.

Members asked for the following to be included:

- Accept 14 hours would be the average time of operation and that officers and applicant could work to adopt something akin to dawn to dusk policy.

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

RESOLVED:

1. a) That full planning permission be granted for 24/AP/3687, subject to conditions, referral to the Mayor of London and the applicant entering into a satisfactory legal agreement.

b) That in the event that the legal agreement has not been entered into by 14th November 2025 the Director of Planning and Growth be authorised to refuse planning permission for 24/AP/3687, if appropriate, for the reasons set out in paragraph 708 of this report.

7.2 20/AP/2993 - RICH INDUSTRIAL ESTATE, CRIMSCOTT STREET AND WILLOW WALK, LONDON SE1 5TE

Planning Application Number: 24/AP/2993

Report: See pages 1-239 of the main agenda and pages 3- of the addendum.

Proposal:

Demolition of existing building and the development of a mixed-use development of up to 14 storeys in height plus a basement to provide up to 183 residential units (Use Class C3); flexible retail/restaurant/office (Use Class E) floorspace at ground floor and part first floor levels; plus associated public realm works, landscaping, car and cycle parking, and associated works. The application is supported by an Environmental Statement (ES) and a corresponding Addendum in line with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The committee heard the officer's introduction to the report and addendum report.

Members put questions to the officers.

Representatives of the objectors 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 the members of the committee.

There were no supporters present.

There were no ward councillors present.

The committee put further questions to officers and discussed the application.

Members asked for the following to be included:

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

RESOLVED:

1. That planning permission is granted subject to conditions and the

completion of a S106 Agreement;

2. That the director of planning and growth be authorised under delegated authority to make minor modifications to the proposed conditions arising out of detailed negotiations with the applicant, which may necessitate further modification and may include the variation, addition, or deletion of the conditions as drafted; and
3. That the environmental information be taken into account as required by regulation 26(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended); and
4. That the environmental information be taken into account as required by regulation 26(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended); and
5. That following the issue of planning permission, the director of planning and growth write to the Secretary of State notifying them of the decision, pursuant to regulation 30(1)(a) of the Environmental Impact Assessment Regulations; and
6. That following issue of the planning permission, the director of planning and growth shall place a statement on the statutory register pursuant to regulation 28 of the Environmental Impact Assessment Regulations and for the purposes of regulation 28(1)(h) the main reasons and considerations on which the local planning authority's decision is based shall be set out as in this report; and
7. That in the event that the requirements of paragraph 1 above are not met by the 14th November 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 949.

Meeting ended at 22:15pm.

CHAIR:

DATED: