Planning Committee (Major Applications) A

MINUTES of the Planning Committee (Major Applications) A held on Tuesday 7 July 2026 at 6.30 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

PRESENT:	Councillor Kath Whittam (Chair) Councillor Richard Livingstone (Vice-Chair) Councillor John Batteson Councillor Adam Hood Councillor Richard Taylor Councillor Bill Williams
OTHER MEMBERS PRESENT:	Councillor Sam Dalton Councillor David Noakes
OFFICER SUPPORT:	Kamil Dolebski (Head of Planning and Property) Dipesh Patel (Head of Planning, Strategic Applications) Richard Craig (Team Leader - Design and Conservation) Troy Davies (Planning Team Leader - Old Kent Road) Neil Loubser (Planning Project Team Leader CIL/S106) Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillor Fatmata Bah.

2. CONFIRMATION OF VOTING MEMBERS

Those 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 members' attention to the documents which had been circulated:

- the main agenda pack
- the addendum report and
- the members' pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following members declared an interest in item:

6. Release of funds totalling £194,670.34 for Lavender Pond and Nature Reserve Public Open Space improvements

Councillor Adam Hood, non-pecuniary, as this item was in his ward. He had, however, not had any involvement with the project and would be approaching it with an open mind.

Councillor Kath Whittam, non-pecuniary, as the nature reserve shares a border wall with her property. She would therefore not participate in this item and leave the meeting room when this item was discussed.

5. MINUTES

RESOLVED:

That the minutes of the Planning Committee (Major Applications) A meeting held on 17 March 2026 be approved as a correct record and signed by the chair.

6. RELEASE OF FUNDS TOTALLING £194,670.34 FOR LAVENDER POND AND NATURE RESERVE PUBLIC OPEN SPACE IMPROVEMENTS

Having declared an interest in this item, Councillor Kath Whittam left the meeting room at this point. Councillor Richard Livingstone (Vice-Chair) took over as chair for this item.

Report: see pages 7 to 13 of the main agenda pack.

The officer introduced the report and responded to questions put by members of the committee.

A motion to approve the release of the funds was moved, seconded, put to the vote and declared carried.

RESOLVED:

That the release of Section 106 (S106) funds totalling £194,670.34 towards

the Lavender Pond and Nature Reserve project be approved. These funds comprise accrued Section 106 financial contributions paid to the council under the terms of the legal agreements relating to the planning applications listed in the table at paragraph 1 of the report.

At this point Councillor Kath Whittam rejoined the meeting and chaired the remainder of the meeting.

7. DEVELOPMENT MANAGEMENT

The committee considered the 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 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 and agreed.

7.1 177 ABBEY STREET, LONDON, SE1 2AN

Planning Application Number: 26/AP/0096

Report: see pages 19 to 201 of the agenda pack and pages 1 to 5 of the addendum report.

PROPOSAL:
Redevelopment of the site to provide a tall building comprising a community facility on ground and first floors and key worker homes above; disabled car parking, cycle parking, refuse storage, mechanical plant and associated hard and soft landscaping.

The chair informed the meeting that in response to a request from a group of speakers, she had decided to extend the time for all speakers' slots to 5 minutes for this item.

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

Members put questions to officers.

Representatives of the objectors addressed the committee and responded to questions put by members of the committee.

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

There were no supporters living within 100 metres of the development site wishing to speak.

Councillors David Noakes and Sam Dalton addressed the committee in their capacity as ward councillors. Members put questions to the two ward councillors.

Members of the committee put further questions to officers and discussed the application.

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

RESOLVED:

1. That planning permission be granted, subject to:

    a. the conditions set out in the report, with an amended pre-commencement condition to include a structural survey of properties on the Arnold Estate
    b. that the Section 106 agreement should include an estate improvement plan for improvements to the Arnold Estate and a community management plan developed with residents from the Arnold Estate and Two Towers TRAs
    c. that the Section 106 agreement in relation to the community use management include details of access to the facility for the relevant TRAs
    d. referral to the Mayor of London and
    e. the applicant entering into a satisfactory legal agreement; and

2. That the Planning Committee, in making their decision, has due regard to the potential equalities impacts that are outlined in this report; and

3. That, in the event of requirements of paragraph 1 above not having been met by 9 December 2026 the Director of Planning and Growth be authorised to refuse planning permission for application 26/AP/0096, if appropriate, for the reasons set out in paragraph 454 of the report.

The meeting ended at 8.15pm.

CHAIR:

DATED: