Planning Committee (Major Applications) A

MINUTES of the OPEN section of the Planning Committee (Major Applications) A held on Tuesday 6 October 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 Richard Taylor Councillor Bill Williams Councillor Sabina Emmanuel (Reserve) Councillor Jane Salmon (Reserve) Councillor Margy Newens (Reserve)
OTHER MEMBERS PRESENT:	Councillor Alexandra Austin
OFFICER SUPPORT:	Colin Wilson (Assistant Director Strategic Development) Kamil Dolebski (Head of Legal Planning and Property) Paul Ricketts (Planning Team Leader) Tim Cutts (Head of Regeneration, Old Kent Road) James Stanford (Transport Policy Officer) Jamie Purvis (Quintic Advisory LLP) Gregory Weaver (Constitutional Officer)

1. APOLOGIES

Apologies were received from Councillors John Batteson and Adam Hood.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following members declared an interest in item:

6.1 25/AP/2987 Bermondsey Place, Phase 2 and 3 Malt Street London, Southwark, SE1 5AY

Councillor Richard Livingstone, non-pecuniary, as he would be speaking on this item in his capacity as a ward councillor.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present above were confirmed as the voting members for the meeting, except for Councillor Richard Livingstone.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The Chair announced that she would be bringing forward Councillor Austin's speech as ward councillor to be taken directly after the officer presentation owing to external circumstances.

The chair drew members' attention to the documents which had been circulated:

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

The Chair further noted that she would be allotting three minutes to councillors Austin and Livingstone respectively for their speeches as ward councillors.

5. MINUTES

RESOLVED:

That the minutes of the Planning Committee (Major Applications) A meeting held on 7 July 2026 be approved as a correct record and signed by the chair.

6. 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.

6.1 25/AP/2987 BERMONDSEY PLACE, PHASE 2 AND 3 MALT STREET LONDON, SOUTHWARK, SE1 5AY

Having declared an interest in this item, Councillor Richard Livingstone left the meeting room at this point. Councillor Margy Newens attended as a reserve.

Planning Application Number: 25/AP/2987

Report: see pages 11 to 238 of the agenda pack and pages 1 to 6 of the addendum report.

PROPOSAL:

Demolition of existing buildings and phased redevelopment to provide dwellings (Use Class C3), flexible retail, leisure (including drinking establishment), and commercial accommodation (Use Class E/Sui Generis), light industrial (Use Class B2/E(g)(iii)) landscaping, and associated works.

The application is accompanied by an Environmental Statement and associated addendum submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

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

Councillor Austin addressed the committee in their capacity as ward councillor. Members put no questions to Councillor Austin.

Members put questions to officers.

Objectors to the application 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 members of the committee.

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

Councillor Richard Livingstone addressed the committee in his position as a ward councillor and answered questions put by the members.

Motion to exclude Press and Public

At 8.30pm, a motion to exclude the press and public was moved, seconded, put to the vote and declared carried.

RESOLVED:

That the press and public be excluded from the meeting during consideration of this on the grounds that exempt information would be disclosed, as defined in Article 10.4.5 of the Council's Access to Information Procedure Rules.

The committee returned to the open session at 8:47pm.

On the return to open session, a motion to refuse the item was moved, seconded, put to the vote and declared carried.

RESOLVED:

That planning permission be refused, for the following reason:

The proposed development, owing to the low level of affordable housing, would fail to meet the significant need for social rented and intermediate homes in the borough. As such the proposal would be contrary to Policy HO8 'Providing affordable homes' of the NPPF (2026) Policy H4 'Delivering Affordable Housing' of the London Plan (2021) and Policy P1 'Social rented and intermediate housing' of the Southwark Plan (2022) as well as the Affordable Housing SPD (2025).

Meeting ended at 8.42 pm

CHAIR:

DATED: