Planning Committee (Smaller Applications)

MINUTES of the Planning Committee (Smaller Applications) held on Wednesday 7 October 2026 at 7.00 pm at Ground floor meeting rooms - G01A, B, & C 160 Tooley Street, London SE1 2QH

PRESENT:	Councillor Richard Taylor (Chair) Councillor Jane Salmon (Vice-Chair) Councillor Andy Higson Councillor Sean Hannigan Councillor Margy Newens Councillor Leigh Richman (reserve member) Councillor Kath Whittam
OTHER MEMBERS PRESENT:	Councillor Sam Foster (ward member) Councillor Francesco Guerrieri (ward member) Councillor Hellen Benavides (ward member) Councillor David Watson (ward member)
OFFICER SUPPORT:	Dennis Sangweme (Assistant Director, Development Management) Kamil Dolebski (Head of Legal and Planning Property) Abbie McGovern (Team Leader, Major Applications & New Homes) James Holmes (Development Management) Philip Ridley (Development Management) Emily Williams (Development Management) Beverley Olamijulo (Constitutional Officer)

1. APOLOGIES

Apologies for absence were received from Councillor James Moyse.

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 gave notice of the following additional papers circulated prior to the meeting:

- Addendum report relating to items 6.1, 6.2 and 6.4 – Development management items
- Members pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following member declared an interest in item:

6.4 26/AP/1110 – 284-286 Walworth Road, London SE21 2TE

Councillor Leigh Richman declared a non-pecuniary interest in the item due to the scheme's location within a neighbouring ward and his prior involvement in discussions relating to the application. He withdrew from the discussion and determination of the item and did not vote.

5. MINUTES

RESOLVED:

That the minutes of the Planning Committee (Smaller Applications) meetings held on 22 July and 2 September 2026 be approved as correct records 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.

Variation to the order of business:

The Chair varied the order of business and advised the committee of the revised agenda sequence, with the following item being taken first:

I**tem 6.4, 284-286 Walworth Road, London SE21 2TE.**

6.4 284-286 WALWORTH ROAD LONDON SOUTHWARK SE21 2TE

Planning application reference 26/AP/1110

Report: See pages 199 to 230 of the agenda pack and addendum pages 7 to 9.

PROPOSAL

Variation of Condition 3 (hours of operation) for full planning application 10/AP/2264 dated 13/10/2010 (for: change of use of the ground floor from public house (A4 use) to retail (A1 use) with full site single storey rear extension, with self-containment of the residential accommodation on the upper floors to provide 3 flats (comprising 2 x 1 bed and 1 x 2 bed units). The proposed hours of operation are: 06:00 - 00:00 Monday to Sunday.

Following Councillor Leigh Richman's declaration of interest, he withdrew from the top table and sat in the public gallery. He took no part in the discussion or determination of the item and did not vote.

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.

A representative acting on behalf of the applicant was present but did not wish to address the committee.

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

Councillor Sam Foster addressed the committee in his capacity as a ward member and responded to questions from members of the committee.

Members further debated on the application.

Motion to exclude Press and Public

At 8.21pm, 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 application 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 meeting then resumed in open session at 8.28pm and a motion to refuse planning permission was moved, seconded, put to the vote and declared carried.

RESOLVED:

That planning permission be refused on the following grounds:

The applicant has failed to demonstrate that delivery rider activity associated with the proposed extended opening hours can be accommodated without causing obstruction, congestion and disturbance on the adjoining public highway. Given the constrained footway environment, nearby bus stop and anticipated delivery activity, the Local Planning Authority is not satisfied that the proposal would avoid adverse impacts on pedestrian movement, accessibility and highway safety.

The proposal is therefore contrary to Policies P50 (Highways impacts), P51 (Walking) and P56 (Protection of amenity) of the Southwark Plan 2022 and Policy T4 (Assessing and mitigating transport impacts) of the London Plan 2021 and NPPF 2026.

6.1 UNIT 23 AND 24 OLD JAMAICA BUSINESS ESTATE, 24 OLD JAMAICA ROAD, LONDON SE16 4AW

Planning application reference 26/AP/2258

Report: See pages 16 to 115 of the agenda pack and addendum pages 1 to 6.

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 E(g)(i), (ii), k (iii))) together with vehicular and pedestrian accesses, parking, associated works and landscaping.

Councillor Richman rejoined the meeting as a voting member after item 6.4 was considered.

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. Members had no questions after they addressed the meeting.

The applicant's agents 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 Francesco Guerrieri addressed the committee in his capacity as a ward member and responded to questions from members of the committee.

The committee further debated on the application.

A motion to grant the planning application subject to conditions set out in the officer's report and addendum report that were presented during the hearing, was moved, seconded, put to the vote and declared carried.

RESOLVED:

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

2. In the event that the requirements of paragraph 1 above are not met by 31 March 2027, the director of planning and growth be authorized to refuse planning permission, if appropriate, for the reasons set out in paragraph 265.

6.2 PICKFORDS WHARF CLINK STREET LONDON, SOUTHWARK SE1 9DG

Planning application reference 26/AP/1217

Report: See pages 116 to 164 of the agenda pack and addendum pages 6 to 7.

PROPOSAL

Refurbishment of the existing building to include a single storey roof extension, an adjacent rooftop terrace and roof level plant; alterations to the existing facade, inclusive of replacement windows and additional window openings at fifth floor level; creation of a new cafe/ retail unit at ground floor (Class E); improvements to cycle access, end of journey facilities and waste storage facilities; internal improvements inclusive of a new fire-fighting core.

The committee heard the officer's introduction to the report. No questions were raised by members of the committee.

An objector (representing the residents association of Borough Market Neighbourhood (RABMN) was present to address the meeting and responded to questions from members.

The applicant's agents were present 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 David Watson addressed the committee in his capacity as a ward member. No questions were raised by members of the committee.

Members asked further questions of the applicant's agents, who provided additional clarification in response.

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

RESOLVED:

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

At 10.24pm the committee had a five-minute comfort break. The meeting resumed to open session at 10.29pm.

6.3 COFFEE KIOSK LAND ADJACENT TO TATE MODERN, BANKSIDE, LONDON SE1

Planning application reference 25/AP/1329

Report: See pages 165 to 198 of the agenda pack.

PROPOSAL

Erection of a single-storey kiosk to be used for the display and retail sale of hot drinks and cold snacks [Use Class E(a) other than hot food].

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The committee heard the officer's introduction to the report and responded to questions from members of the committee.

There were no objectors at the meeting who wished to speak. A written submission by an objector was presented to members of the committee.

The applicant's agents were present to address 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 Hellen Benavides addressed the committee in her capacity as a ward member and responded to questions from members of the committee.

Members of the committee asked further questions of officers regarding the operational licence and existing conditions. Officers provided clarification on these matters.

A motion to grant the planning application was moved, seconded and resolved and declared carried.

RESOLVED:

That planning permission be granted, subject to conditions.

The meeting ended at 11.10 pm.

CHAIR:

DATED: