



PLANNING COMMITTEE

MINUTES of the Planning Committee held on Tuesday 20 July 2021 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Martin Seaton (Chair)
Councillor Damian O'Brien
Councillor James Coldwell
Councillor Richard Livingstone
Councillor Cleo Soanes
Councillor Dan Whitehead
Councillor Kath Whittam
Councillor Bill Williams

OFFICER SUPPORT: Colin Wilson, Head of Strategic Development
Jon Gorst, Legal Services
Terence McLellan, Planning Officer
Gregory Weaver, Constitutional Team

1. APOLOGIES

No apologies were received.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present 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 which were circulated before the meeting:

2 Addendum reports relating to items 7.1 and 7.2

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Whittam referred to Article 4 and clarified that her home address was by the water place noted in the report.

5. MINUTES

The minutes of the meeting held on 6 July 2021 was approved as a correct record of the meeting.

6. ARTICLE 4 DIRECTIONS RELATING TO DEMOLITION AND CHANGE OF USE FROM COMMERCIAL BUILDINGS TO RESIDENTIAL

RESOLVED:

1. Approves non-immediate Article 4 Directions to withdraw the permitted development rights granted by Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the GPDO') for changes of use from office use (Class E(g)(i)) to a dwellinghouse (Class C3) in the Central Activities Zone and railway arches in Southwark.
2. Approves immediate Article 4 Directions to withdraw the permitted development rights granted by Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the GPDO') for changes of use from Commercial, Business and Leisure (Class E - except offices) to a dwellinghouse (Class C3) in the Central Activities Zone and railway arches in Southwark.
3. Approves immediate Article 4 Directions to withdraw the permitted development rights granted by Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the GPDO') for changes of use from Commercial, Business and Leisure (Class E) to a dwellinghouse (Class C3) in the following locations:
 - Town centres including primary and secondary shopping frontages and New Southwark Plan Site Allocations

- inside town centres
 - Secondary shopping frontages outside of town centres
 - New Southwark Plan Site Allocations outside of town centres
 - New Southwark Plan proposed Strategic Protected Industrial Land
4. Approves non-immediate Article 4 Directions to withdraw the permitted development rights granted by Schedule 2, Part 20, Class ZA (amended) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the GPDO') (for demolition of commercial buildings and construction of new dwellinghouses in the following locations:
- Central Activities Zone
 - Town centres including primary and secondary shopping frontages and New Southwark Plan Site Allocations inside town centres
- 9**
- 3**
- New Southwark Plan Site Allocations outside of town centres
 - New Southwark Plan proposed Strategic Protected Industrial Land
5. Notes the equalities impact assessment of the proposed Article 4 Directions (Appendix C).
6. Delegates to the Director of Planning and Growth the arrangements for making the Article 4 Directions including compliance with the notification requirements under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
7. In the event of expected new legislation and updates to the Town and Country Planning (General Permitted Development) Order 2015 (as amended), delegates authority to the Director of Planning and Growth to update the wording of the new Article 4 Directions relating to Class ZA (from Class B1a-c to Class E(g)(i-iii).

7. DEVELOPMENT MANAGEMENT

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 BECKET HOUSE, 60-68 ST THOMAS STREET, LONDON, SE1 3QU

Planning application number: 20/AP/0969

PROPOSAL

Redevelopment of the site to include the demolition of existing buildings (the Platform Southwark building, the existing tenant management organisation hall, nine garages, a sub-station, eight studio apartments, and a storage and boiler room building); the retention and improvement to the existing Styles House building; the erection of 25 new dwellings, a new substation, a new community centre and tenant management organisation facilities; car and cycle parking; a new boiler house; landscaping; access and associated works.

The Committee heard the officer's introduction to the report.

Members of the committee asked questions of officers present.

The Committee heard the objector's statement.

Members of the committee asked questions of the objectors present.

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

The Ward Councillor, Councillor William Hougbo

spoke on this item. The committee discussed the application.

The Chair noted the inclusion of an extra recommendation, which was submitted in the addendum.

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

RESOLVED:

1. That planning permission be granted subject to conditions, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London.
2. That, should planning permission be granted, it be confirmed that an Environmental Impact Assessment has been undertaken as required by Regulation 3 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2017.
3. That following issue of the decision it be confirmed that the Director of Planning shall place a statement on the Statutory Register pursuant to Regulation 30 of the Town and Country Planning (Environmental Impact Assessments) Regulations and for the purposes of Regulation 30(1) (d) the main reasons and considerations on which the Local Planning Authority's decision is based shall be set out as in this report.
4. In the event that the requirements of paragraph 1 above are not met by 31 December 2021, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 374.

7.2 1 BANK END (SITE RAILWAY ARCHES AND THAMES HOUSE BOUNDED BY STONEY STREET, CLINK STREET AND PARK STREET) SE1.

The Chair moved a motion to defer Item 7.2 to the next Planning Committee.

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

RESOLVED:

1. That Item 7.2 be deferred to a later Planning Committee meeting.

CHAIR:

DATED: