



PLANNING COMMITTEE

MINUTES of the Planning Committee held on Wednesday 4 August 2021 at 6.30 pm
at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

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

**OFFICER
SUPPORT:** Colin Wilson, Head of Strategic Development
Jon Gorst, Legal Services
Gregory Weaver, Constitutional Team

1. APOLOGIES

Apologies were received from Councillor Cleo Soanes

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:

1 Addendum report.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interests.

5. MINUTES

The minutes of the meeting held on 20 July 2021 was approved as a correct record of the meeting.

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

Planning application numbers:

21/AP/0507 for: Full Planning Application and Application

21/AP/0326 for: Variation of Legal Agreement

PROPOSAL

21/AP/0507 - Minor material amendments to planning permission 19/AP/1649 dated 2.10.2019 (which was a variation of permission 15/AP/3066) for "Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House (behind retained facade); remodelling of Wine Wharf building and development of a two storey building at 16 Park Street, all to provide a development with a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking

establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces, new access routes and public open space"

The amendments seek the following:

- amendment to Condition 28 to allow for an increased amount of floorspace to be occupied by restaurants and cafes (Class A3) or pubs, wine bars or drinking establishments (Class A4) from 30% to 45% of the total retail area, with no more than 10% of the total retail area to be used for pubs, wine bars or drinking establishments, and with no more than 1 unit on Stoney Street to be used as a pub, wine bar and drinking establishment;
- revised ground and first floorplan drawings showing amendments to unit layouts and sizes that have resulted from design development and construction.

21/AP/0326 - Variation of the section 106 agreement relating to planning permission refs 15/AP/3006 and 19/AP/1649. The proposal seeks to amend the definition of 'Small Enterprises' to read as: "means small and medium sized enterprises that operate 10 or fewer retail outlets within the UK at the date that heads of terms for a lease of an Independent Retail Unit are agreed between the intended parties to such lease, and for the avoidance of doubt an Small Enterprise shall not include any Supermarket owner and/or operator".

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 Adele Morris 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:

1.
 - a) For application 1 ref. 21/AP/0507 that an amended planning permission be granted subject to revised conditions, the completion of a deed of variation and the GLA confirming it does not wish to call the application in for its own determination; and
 - b) For application 2 ref. 21/AP/0326 that the variation of the legal agreement be agreed subject to the completion of a deed of variation.
2. In the event that the requirements of parts a) or b) 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 186.
3. That members note and consider the late observations, consultation responses and information received in respect of the item in reaching their decision.

CHAIR:

DATED: