



## PLANNING COMMITTEE

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

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

**OTHER MEMBERS PRESENT:** Barrie Hargrove (Ward councillor)  
Johnson Situ (Ward Councillor)

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

### 1. APOLOGIES

Apologies were received from Councillor Richard Livingstone.

### 2. CONFIRMATION OF VOTING MEMBERS

The following members were present for the Committee meeting:

Councillor Martin Seaton  
Councillor Kath Whittam  
Councillor James Coldwell  
Councillor Damian O'Brien  
Councillor Dan Whitehead  
Councillor Bill Williams  
Councillor Cleo Soanes

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

The chair noted the addendums provided – 1) late observations with further information.

**4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

Councillor Cleo Soanes noted that the application considered occurred in the Peckham ward, which was the area that she represented. It was further noted that she was attending the committee with sound mind and had not expressed an opinion in support or opposition to the application in public.

**5. MINUTES**

The minutes of the meeting on the 19<sup>th</sup> October 2021 were approved as a correct record of the meeting.

**6. PROPOSED NEW CONSERVATION AREAS OLD KENT ROAD**

**RESOLVED:**

1. That the planning committee consider that the areas, shown on the plans at Appendices 2 and 6 are of special architectural or historic interest and supports the designation of the following conservation areas:
  - Thomas A'Becket and High Street;
  - Yeats Estate and Victory;
  - The Mission;
  - Livesy; and
  - Kentish Drovers and Bird in Bush.
2. That the planning committee consider the results of the public consultation on the potential new conservation areas and draft conservation area appraisals.
3. That the planning committee adopts the conservation area appraisals for the potential new conservation areas (at Appendix 7 to 11)
4. That the planning committee agrees to publically consult on extensions to the conservation areas as highlighted through

the consultation process in para 29 and 36.

5. That the planning committee note the EQIA at appendix 1.

## **7. DEVELOPMENT MANAGEMENT**

### **RESOLVED:**

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement actions and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning application 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 are not included or not as included in the reports relating to an individual item, they be clearly specified.

### **7.1 21/AP/1077 BELLS GARDENS COMMUNITY CENTRE, 19 BULLER CLOSE LONDON, SOUTHWARK, SE15 6UJ**

Planning Application Number: 21/AP/1077

#### **PROPOSAL**

*Demolition of existing community centre and the construction of three new buildings consisting of a 7 stories, 6 stories and 5 stories to provide a retail unit fronting onto Commercial Way, and provision of 83 new Council homes, alongside the provision of the new community facilities on the site as well as new landscaped areas including MUGA and playspace.*

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

Members of the committee asked questions of officers present.

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

Ward Councillors, Councillor Barrie Hargrove and Johnson Situ spoke on this item. The committee discussed the application.

The Chair noted the inclusion of an extra recommendation 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.
2. In the event that the requirements of paragraph 1 above are not met by 31/01/2022, the director of planning 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.

**7.2 21/AP/1866 FLORIAN, RACINE, AND GARAGE SITE, SCEAUX GARDENS, LONDON, SOUTHWARK**

Planning Application Number: 21/AP/1866

**PROPOSAL**

*Redevelopment of existing single storey bungalows at Racine and Florian and an existing garage site to create 79 new homes for social rent within 3 blocks with associated landscaping and childrens play space.*

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

Members of the committee asked questions of officers present.

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

The chair noted the inclusion of an extra recommendations, 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 and the completion of a unilateral undertaking.
2. In the event that the requirement of paragraph 1 above are not met by 02/05/2022, the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 115.
3. That members note and consider the late observations, consultation responses and information received in respect of the item in reaching their decision.

**CHAIR:** Councillor Martin Seaton

**DATED:**