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## Planning Committee

MINUTES of the Planning Committee held on Tuesday 19 July 2022 at 6.30 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Kath Whittam (Vice-Chair in the chair)  
Councillor Ellie Cumbo  
Councillor Nick Johnson  
Councillor Richard Leeming  
Councillor Bethan Roberts  
Councillor Sam Foster (reserve)

**OTHER MEMBERS PRESENT:** Councillor Richard Livingstone (speaking as a ward councillor)

**OFFICER SUPPORT:** Colin Wilson (Head of Strategic Development)  
Sadia Hussain (Deputy Head of Law, Property and Development)  
Troy Davies (Team Leader Old Kent Road)  
Gerald Gohler (Constitutional Officer)

### 1. APOLOGIES

There were apologies for absence from Councillors Reginald Popoola and Cleo Soanes, and for lateness from Councillor Sam Foster.

### 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 drew members' attention to the members' pack and the addendum report.

#### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were none.

#### **5. 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.

At this point, the meeting took a short recess of two minutes to allow Councillor Sam Foster to join.

Having joined the meeting, Councillor Sam Foster confirmed that he was a voting member of the committee and that he had no interests or dispensations to declare.

#### **5.1 TUSTIN ESTATE LAND BOUNDED BY MANOR GROVE ILBERTON ROAD HILLBECK CLOSE OLD KENT ROAD SE15**

**Planning Application Number:** 22/AP/1221

Pages 6 to 246 of the main agenda pack and pages 1 to 4 of the addendum report.

##### **PROPOSAL:**

*Hybrid application comprising a full planning application for Phase 1 comprising the demolition of Hillbeck Close, Ullswater House and garages at Manor Grove and the erection of four buildings at 2/3- storeys (D1 and D2), 5/9-storeys (C) and 7/13-storeys (G1) providing 167 homes (Class C3) with associated parking, public realm, open spaces, landscaping and ancillary infrastructure; and the refurbishment of properties at Manor Grove. Outline planning permission (all matters reserved except for access) for phases 2, 3 and 4 comprising the demolition of Bowness House, Pilgrims Way Primary School, Kentmere House and*

*Heversham House and the erection of 12 buildings (A, B, E1, E2, E3, E4, F1, F2, G2, H, J and Pilgrims Way Primary School) ranging in height from 2 to 21 storeys to provide up to 57,786 sqm of floorspace (GEA), comprising up to 523 affordable and market homes (Class C3), up to 3,452 sqm (GEA) of flexible commercial floorspace (Class E, F1 and sui generis) and up to 2,214 sqm (GEA) of educational floorspace (Class F1) including temporary space for the children's centre, with associated parking, public realm, open spaces (including MUGA), landscaping and ancillary infrastructure. Providing a total of 690 homes (Use Class C3) and 5,666 sqm (GEA) of non-residential floorspace (Use Classes E, F1 and sui generis).*

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

Members of the committee asked questions of the officers present.

There were no objectors present and wishing to speak.

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

A representative of the supporters living within 100 metres of the development site addressed the meeting. Members of the committee asked questions of the supporters' representative.

Councillor Richard Livingstone addressed the committee in his capacity as a ward councillor and answered questions put by members of the committee. Having responded to all the questions put by members of the committee, Councillor Livingstone left the meeting room.

The committee discussed the application and asked further questions of planning officers.

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, referral to the Mayor of London and the completion of a unilateral undertaking.
2. That the environmental information be taken into account as required by Regulation 30 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 that 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 the report.

4. In the event that the requirements of (1.) are not met by 1 December 2022 that the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 418 of the report.

The meeting ended at 8.00 pm.

**CHAIR:**

**DATED:**