Planning Committee

MINUTES of the Planning Committee held on Tuesday 26 July 2022 at 6.30 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT:	Councillor Richard Livingstone (Chair) Councillor Kath Whittam (Vice-Chair) Councillor Nick Johnson Councillor Richard Leeming Councillor Reginald Popoola Councillor Bethan Roberts
OTHER MEMBERS PRESENT:	Councillor Jason Ochere (ward councillor) Councillor Ian Wingfield (ward councillor)
OFFICER SUPPORT:	Colin Wilson, Head of Strategic Development Sadia Hussain, Acting Deputy Head of Law (Property and Development) Dipesh Patel, Group Manager - Major Applications and New Homes Team Michael Tsoukaris, Group Manager Design & Conservation Victoria Lewis, Team Leader, Development Management Alex Oyebade, Team Leader Transport Policy Gemma Usher, Team Leader, Development Management Patrick Cronin, Planning Officer Sean Good, NRP Ltd (external) Jacob Kut, Avision Young (external) Maria Lugangira, Principal Constitutional Officer Gerald Gohler, Constitutional Officer

1. APOLOGIES

There were apologies for absence from Councillors Ellie Cumbo and Cleo Soanes.

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.

The chair also informed the meeting that the development management items would be heard in the following order:

- Item 8.3 Burgess Business Park, Parkhouse Street London SE5 7TJ
- Item 8.1 Zone L, Canada Water Masterplan Surrey Quays Road London Southwark SE16 7LL
- Item 8.2 Zone F, Canada Water Masterplan Surrey Quays Road London Southwark SE16 7LL

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following members of the committee declared interests in respect of:

Item 8.1 Zone L, Canada Water Masterplan Surrey Quays Road London Southwark SE16 7LL

Councillor Nick Johnson, non-pecuniary, as this item was partly in his ward, but he would approach the application with an open mind.

Councillor Bethan Roberts, non-pecuniary, as this item was partly in her ward, but she would approach the application with an open mind.

Councillor Kath Whittam, non-pecuniary, as this item was partly in her ward, but she would approach the application with an open mind.

Item 8.2 Zone F, Canada Water Masterplan, Surrey Quays Road London Southwark, SE16 7LL

Councillor Nick Johnson, non-pecuniary, as this item was partly in his ward, but he would approach the application with an open mind.

Councillor Bethan Roberts, non-pecuniary, as this item was partly in her ward, but

she would approach the application with an open mind.

Councillor Kath Whittam, non-pecuniary, as this item was partly in her ward, but she would approach the application with an open mind.

5. MINUTES

The chair informed the committee that the minutes of the meeting held on 11 July 2022 needed to be amended to reflect that Councillor Margy Newens had attended as a reserve member.

RESOLVED:

That the minutes of the meeting which took place on 11 July 2022, including the above amendment, be agreed.

6. ARTICLE 4 DIRECTION TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS FOR THE DEMOLITION OF NO. 41 LINDEN GROVE, SE15 3LW

Report: see pages 6 to 32 of the main agenda pack.

The chair informed the meeting that while the committee did not normally hear representations from members of the public when making decisions on Article 4 reports, he had received a request from the owners of the property in question asking to address the meeting, and had decided to allow them to address the committee for three minutes.

The meeting heard the officer's introduction to the report. There were no questions from members of the committee.

The owner of the property addressed the committee and answered questions posed by the committee.

Members of the committee put further questions to officers.

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

RESOLVED:

1. That an immediate Article 4(1) direction (Appendix A of the report) to withdraw the permitted development right granted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which would otherwise permit the demolition of no.41 Linden Grove (site identified in Appendix B of the report) that has been identified as a heritage asset, be approved.

2. That consultations be undertaken for a period of six weeks in relation to the immediate Article 4(1) direction.

3. That the equalities analysis of the proposed Article 4(1) direction (Appendix C of the report) be noted.

7. TO RELEASE £487,532.15 OF SECTION 106 FUNDING FROM THE GREEN BUILDINGS FUND FOR ITS ADMINISTRATION, PROJECT DELIVERY AND MANAGEMENT; AND CARBON OFFSETTING AND CLIMATE CHANGE WORK

Report: see pages 33 to 42 of the main agenda pack and page 1 of the addendum report.

The committee heard the officer's introduction to the report and considered the information contained therein.

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

RESOLVED:

That the release of £487,532.15 of pooled Section 106 carbon offsetting financial contributions from the council's Green Buildings Fund towards the funding of three climate change officer roles (x 2 on Grade 12 and x 1 on Grade 11) on two-year fixed term contracts, be approved.

8. 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.

8.3 BURGESS BUSINESS PARK, PARKHOUSE STREET LONDON SE5 7TJ

Planning Application Number: 21/AP/1342

Report: Pages 400 to 764 of the main agenda pack and pages 7 to 13 of the

addendum report.

PROPOSAL:

Demolition of the existing buildings and redevelopment of the site to provide residential units (Class C3), flexible commercial floorspace (Class E) and community floorspace (Class F) within 12 blocks of between 2-13 storeys, with car and cycle parking and associated hard and soft landscaping and public realm improvements.

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

Representatives of the objectors to the proposal addressed the committee and answered questions put by the committee.

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

There were no supporters living within 100 metres of the development site who wished to speak.

Councillors Jason Ochere and Ian Wingfield addressed the committee in their capacity as ward councillors, and answered questions put by members of the committee.

The committee discussed the application and asked further questions of the 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:

    a. The conditions set out in the report (as amended by the addendum report)
    b. The applicant entering into an appropriate legal agreement
    c. Referral to the Mayor of London.

2. That environmental information be taken into account as required by Regulation 26 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2017 (as amended).

3. That following the issuing of the permission, the director of planning and growth places a statement on the Statutory Register pursuant to Regulation 30 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2017 (as amended) and that for the purposes of Regulation

30(1)(d) the main reasons and considerations on which the planning committee's decision is based shall be set out as in this report, and shall inform the Secretary of State of the decision.

4. That in the event that the requirements of paragraph 1 above are not met by 30 September 2022, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 499 of the report.

5. That the following be addressed via the Section 106 agreement:

   i. The employment offset fund and employment on site should be prioritised for residents and businesses in the Camberwell area
   ii. TfL contributions should only be used for additional services.

8.1 ZONE L, CANADA WATER MASTERPLAN SURREY QUAYS ROAD LONDON SOUTHWARK SE16 7LL

Planning Application Number: 21/AP/3775

Report: pages 48 to 234 of the main agenda pack and pages 1 to 5 of the addendum report.

PROPOSAL:

Details of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) relating to Development Zone L of the Canada Water Masterplan, comprising the construction of three residential buildings with flexible retail/workspace/community uses (Classes A1-A4, B1 and D1) at ground floor level alongside car parking, cycle parking, landscaping, public realm, plant and associated works.

This application is pursuant to hybrid planning permission for the Canada Water Masterplan ref. 18/AP/1604 dated 29th May 2020, which was accompanied by an Environmental Statement. Consequently the application is accompanied by a Statement of Conformity submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) regulations 2017. This ES Statement of Conformity should be read in conjunction with the Canada Water Masterplan ES which can be viewed in full on the Council's website (18/AP/1604).

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

The meeting briefly adjourned from 20:49 to 20:50 to allow Councillor Richard Leeming to answer an urgent telephone call.

Members of the committee asked questions of the officers present.

ACTION: Officers to provide information about greening across the masterplan area to members of the committee.

There were no objectors present and wishing to speak.

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

There were no supporters living within 100 metres of the development site or ward councillors wishing to address the meeting.

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

RESOLVED:

1. That all reserved matters (Access, Appearance, Landscaping, Layout and Scale) relating to Development Zone L of hybrid planning permission 18/AP/1604 be approved, subject to conditions (as amended by the addendum report).

2. That it should be noted that this Reserved Matters Application is bound by the Section 106 legal agreement and conditions attached to the Outline Planning Permission 18/AP/1604.

3. That environmental information must be taken into account as required by Regulation 26(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

8.2 ZONE F, CANADA WATER MASTERPLAN, SURREY QUAYS ROAD LONDON SOUTHWARK, SE16 7LL

Planning Application Number: 21/AP/4712

Report: pages 235 to 399 of the main agenda pack and pages 5 to 7 of the addendum report.

PROPOSAL:

Details of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) relating to Development Zone F of the Canada Water Masterplan, comprising a residential-led (Class C3) building and a combined office (Class B1) and residential (Class C3) building, both of which would include flexible retail/workspace (Classes A1-A4 and B1) at ground floor level alongside disabled car parking, cycle parking, servicing provision, landscaping, public realm, plant, a single-storey basement and associated works.

This application is pursuant to hybrid planning permission for the Canada Water Masterplan ref. 18/AP/1604 dated 29th May 2020, which was accompanied by an Environmental Statement. Consequently the application is accompanied by a Statement of Conformity submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) regulations 2017. This ES Statement of Conformity should be read in conjunction with the Canada Water Masterplan ES which can be viewed in full on the Council's website (18/AP/1604).

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 members of the committee.

There were no supporters living within 100 metres of the development site or ward councillors wishing to address the meeting.

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 the additional conditions and informatives as set out in the draft recommendation at Appendix 1 of the report (and amended by the addendum report).

2. That it be noted that this Reserved Matters Application is bound by the s106 legal agreement and conditions attached to the Outline Planning Permission 18/AP/1604.

3. That environmental information be taken into account as required by Regulation 26(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended).

The meeting ended at 22:24.

CHAIR:

DATED: