

Planning Committee

MINUTES of the Planning Committee held on Wednesday 8 March 2023 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 Ellie Cumbo
Councillor Nick Johnson
Councillor Richard Leeming
Councillor Bethan Roberts

OTHER MEMBERS PRESENT: Councillor Irina Von Wiese
Councillor David Watson

OFFICER SUPPORT: Colin Wilson (Head of Strategic Development)
Nagla Stevens (Deputy Head of Law)
Dipesh Patel (Group Manager, Major Applications and New Homes Team)
Victoria Crosby (Team Leader, Development Management)
Richard Craig (Team Leader, Design and Conservation)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillors Reginald Popoola 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 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.

5.1 RED LION COURT, 46-48 PARK STREET, LONDON SE1 9EQ

Planning Application Number: 22/AP/1602

Report: see pages 6 to 149 of the main agenda pack and pages 1 to 6 of the addendum report.

PROPOSAL: *Demolition of the existing building above ground and part basement and redevelopment of the site to provide an 11-storey stepped building with rooftop plant, plus a two storey basement, providing office, retail, restaurant and wellness uses alongside external terraces, landscaping, public realm works, new plant equipment, internal loading bays, cycle parking spaces and other associated works.*

The committee heard the officer's introduction to the report. Members put questions to officers.

Representatives for the objectors addressed the meeting and responded to questions from members of the committee.

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

Councillor Irina von Wiese addressed the committee in her capacity as a ward councillor and responded to questions from members of the committee.

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

The committee put further questions to officers and discussed the application.

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 and amended by the addendum report.
 - b. An amended condition 50 to stipulate that use of the external terraces on the northern edge of the development only be allowed between the hours of 9:00 to 23:00 hours, and use of the external terraces on the southern edge of the development only be allowed between 9:00 and 19:00 hours.
 - c. An additional condition stipulating that the southern external terraces on the sixth floor are not to be accessed by employees of the building.
 - d. An informative be added advising the applicant that the construction management plan which is conditioned submitted for approval should include information regarding the consultation undertaken with local residents about the construction management plan, in particular addressing the cumulative impact of the development with the neighbouring development and the way the needs of residents with protected characteristics have been taken into account.
 - e. Referral to the Mayor, and
 - f. The applicant entering into an appropriate legal agreement by no later than the 31 May 2023.
2. That in the event that the requirements of (1.) are not met by the 31 May

2023, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 307 of the report.

At this point the committee adjourned for a comfort break from 8.25pm to 8.33pm.

5.2 160 BLACKFRIARS ROAD, LONDON SE1

Planning Application Number: 22/AP/3049

Report: see pages 150 to 240 of the main agenda pack.

PROPOSAL: *Minor material amendments by variation of Condition 1 'Approved Plans' and Condition 30 'Number of Hotel Bedrooms' of planning permission ref. 20/AP/0556 (Erection of an eight storey building with basement, comprising a hotel (Class C1), flexible commercial or community unit (Class B1/D1), retail floorspace (Class A1/A3), creation of public space, landscaping and associated works. Works to the existing office building at ground and roof levels (including a new rooftop terrace, balustrades and PV panels); elevational alterations; and alterations associated with the creation of a new entrance on the Blackfriars Road elevation).*

The committee heard the officer's introduction to the report. Members put questions to officers.

There were no objectors who wished to speak.

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

A supporter living within 100 metres of the development site addressed the committee and responded to questions put by members of the committee.

Councillor David Watson addressed the committee in his capacity as a ward councillor and responded to questions from members of the committee.

The committee put further questions to officers and the applicant's representative, and discussed the application.

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

RESOLVED:

1. That an amended planning permission be granted subject to revised conditions to those imposed on the 2020 permission, and the completion of a deed of variation to the original legal agreement.

2. That in the event that the requirements of paragraph 1 above are not met by 8 June 2023, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 174 of the report.

The meeting ended at 9.25 pm.

CHAIR:

DATED: