

Planning Committee (Major Applications) A

MINUTES of the Planning Committee (Major Applications) A held on Tuesday 6 June 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 Nick Johnson
Councillor Sarah King
Councillor Cleo Soanes

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 (Manager Strategic Applications)
Matt Harris (Team Leader, Design Conservation and Transport)
Richard Craig (Team Leader, Design and Conservation)
Zaib Khan (Team Leader, Planning)
Philip Ridley (Senior Planning Officer)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillors Sam Dalton and Reginald Popoola.

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 which had been circulated before the meeting.

The chair also announced that item 5.2 would be heard first, followed by 5.1.

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.

5.2 33-36 BEAR LANE, LONDON SE1 0UH

Planning Application Number: 21/AP/0737

Report: see pages 95 to 180 of the main agenda pack and pages 4 to 8 of the addendum report.

PROPOSAL: *Demolition of existing buildings to allow for the erection of a new building eight storeys in height (plus roof plant and basement) to provide Class E Use Class with office and retail floor space. The development will include improvements to the low line and public realm, cycle parking, provision of a service bay and other associated works.*

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

Representatives of 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.

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

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, asked for clarifications from the applicant's representatives and the objectors, 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 addendum report, including the replacement of an on-street bike hangar, and
 - b. the applicant entering into an appropriate legal agreement by no later than 31 October 2023.
2. If the requirements of (1.) are not met by 31 October 2023 that the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 255 of the report.

Following this the meeting took a ten-minute comfort break, returning at 8:29pm.

5.1 MINERVA HOUSE, 5 MONTAGUE CLOSE, LONDON, SOUTHWARK SE1 9BB

Planning Application Number: 21/AP/4194

Report: see pages 8 to 94 of the main agenda pack and pages 1 to 4 of the addendum report.

PROPOSAL:

Redevelopment of existing building including partial demolition and two storey upward extension to create eight-storey Class E building with installation of roof terraces, associated highway and landscaping works, cycle parking, refuse storage including plant facilities at roof level.

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

questions to officers.

Representatives of 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.

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

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

The committee put further questions to officers, asked for a point of clarification from the applicant, 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 addendum report, including an amended condition restricting the use of the roof terrace to 8am-8pm on weekdays
 - b. the applicant entering into an appropriate legal agreement, and
 - c. referral to the Mayor of London.
2. That in the event that the requirements of paragraph 1 above are not met by 6 December 2023, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraphs 157 and 158 of the report.

The meeting ended at 10.12 pm.

CHAIR:

DATED: