

## Planning Committee (Major Applications) B

MINUTES of the OPEN section of the Planning Committee (Major Applications) B held on Tuesday 7 November 2023 at 6.30 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Richard Livingstone (Chair)  
Councillor Kath Whittam  
Councillor Ellie Cumbo  
Councillor Sam Foster  
Councillor Portia Mwangangye  
Councillor Emily Tester

**OTHER MEMBERS PRESENT:** Councillor Irene Von Weise

**OFFICER SUPPORT:** Colin Wilson, (Head of Strategic Development)  
Dipesh Patel, (Manager Strategic Applications)  
Nagla Stevens, (Deputy Head of Law)  
Patrick Cronin, (Planning Officer)  
Neil Loubser, (Team Leader)  
Gregory Weaver, (Constitutional Officer)

### 1. APOLOGIES

Apologies were received from Councillor Emily Tester and Councillor Jon Hartley.

### 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.

#### 4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

#### 5. MINUTES

The minutes of the meeting held on the 13<sup>th</sup> September 2023 was agreed as a correct record.

#### 6. RELEASE OF £393,387.10 FROM S106 AGREEMENTS TOWARDS IMPROVING VICTORY COMMUNITY PARK

Report: see pages 8 to 67 of the main agenda pack.

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

Members put questions to officers.

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

#### RESOLVED:

1. That the Planning Committee (Major Applications) B approve the release of £393,387.10 of Section 106 funding secured in connection with Elephant Park (set out in more detail below) towards improving the Victory Community Park.

Reference	Account No	Type	Address	Amount
12/AP/1092  Outline application for: Redevelopment to provide a mixed-use development comprising a number of buildings ranging between 13.13m and 104.8m in height with capacity for between 2,300 (min) and 2,469 (max) residential units together with retail (Class A1-A5), business (Class B1),	W06635	Play, Children's Play Equipment and Sports Development	The Heygate Estate and surrounding land bound by New Kent Road to the north, Rodney Place and Rodney Road to the east, Wansey Street to the south, and Walworth	£393,387.10

leisure and community (Class D2 and D1), energy centre (sui generis) uses. New landscaping, park and public realm, car parking, means of access and other associated works.			Road and Elephant Road to the west	
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## 7. 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.

### 7.1 THE LIBERTY OF SOUTHWARK (FORMERLY LANDMARK COURT), LAND BOUNDED BY SOUTHWARK STREET, REDCROSS WAY AND CROSSBONES GRAVEYARD, LONDON, SE1

**PLANNING APPLICATION NUMBER:** 23/AP/2334

**Report:** See pages 73 – 96 of the main agenda pack and pages 1 – 2 of the addendum report.

### PROPOSAL:

*Non material amendment of planning permission 19/AP/0830: 'Mixed-use development involving the demolition of 25-33 Southwark Street, the restoration of 15 Southwark Street for residential use and the erection of new buildings comprising: a part 6/8/9-storey office (Class B1) building incorporating a single-storey basement, flexible ground floor uses (Classes A1/A2/A3/A4 and D2) and workspace units (Class B1); a 3-storey workshop building (Class B1); a marketplace with up to 9 permanent stalls (Class A1); 36 residential units in the refurbished 15 Southwark Street building and a new 8-storey block; associated*

*areas of new public realm; hard and soft landscaping; enhancements to Crossbones Burial Ground; means of access and enclosure; and; ancillary plant and equipment.'*

*Non-Material Amendment to enable the dismantlement, storage and restoration of the façade of 15 Southwark Street and the amendment of the wording of Condition 25.*

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

A representative 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, or ward councillors, who wished to speak.

Councillor Irina Von Weise attended the Committee in the capacity of ward councillor for this ward and presented her statement in defence of the objection.

The committee discussed the application.

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

**RESOLVED:**

1. That the application for non-material changes be agreed.

**7.2 79-161 ILBERTON ROAD, LONDON, SOUTHWARK, SE16 3JZ**

**PLANNING APPLICATION NUMBER: 23/AP/0387**

**Report:** See pages 97 – 359 of the main agenda pack and pages 2 – 11 of the addendum report.

**PROPOSAL:**

*Redevelopment of the site to provide two separate building comprising large scale purpose built shared living units, conventional residential dwellings, flexible commercial floorspace, a not-for-profit café community use, children's playspace, public realm improvements, landscaping and other associated works.*

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

Members put questions to planning officers.

There were no objectors in attendance.

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, who wished to speak.

The committee discussed the application.

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

**RESOLVED:**

1. That full planning permission be granted for application 23/AP/0387, subject to conditions, referral to the Mayor of London and the applicant entering into a satisfactory legal agreement.
2. That in the event that the legal agreement has not been entered into by 7 May 2024 the director of planning and growth be authorised to refuse planning permission for application 23/AP/0387, if appropriate, for the reasons set out in paragraph 725 of this report.

Meeting ended at 10.25 pm

**CHAIR:**

**DATED:**