



Planning Committee (Major Applications) B

MINUTES of the OPEN section of the Planning Committee (Major Applications) B held on Tuesday 12 November 2024 at 6.30 pm at Ground Floor Meeting Rooms G02 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Richard Livingstone (Chair)
Councillor Kath Whittam
Councillor Cleo Soanes
Councillor Emily Tester
Councillor Richard Leeming
Councillor Martin Seaton

OFFICER SUPPORT: Colin Wilson, Head of Regeneration
Ravinder Johal, Specialist Planning Lawyer
Gregory Weaver, Constitutional Clerk
Henrietta Ansah, Team Leader
Dipesh Patel, Group Manager major Applications
Matt Redman, Senior Planning Officer
Richard Eiris, Principal Environment Protection Officer
Michael Tsoukaris, Head of Design Conservation and Transport
Alex Talbot, Project Manager
Rachel Gates, Climate Change and Energy Project Manager
Neil Loubser, Team Leader

1. APOLOGIES

Apologies were received from Councillors Michael Situ, Jon Hartley and Ketzia Harper.

2. CONFIRMATION OF VOTING MEMBERS

All 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, supplemental report and addendum report, which had been circulated before the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

The following member declared an interest in item:

8.3. 24/AP/0753 ROTHERHITHE GAS HOLDER SITE, SALTER ROAD, LONDON, SOUTHWARK, SE16 6DU

Councillor Kath Whittam, non-pecuniary, as she would be speaking on this item in her capacity as a ward councillor.

5. MINUTES

The minutes for the meeting held on the 16th April 2024 were agreed.

6. TO RELEASE £8,092,670.05 OF SECTION 106 FUNDING FROM THE GREEN BUILDINGS FUND FOR THE DELIVERY OF CARBON REDUCTION PROJECTS THAT WILL RESULT IN CARBON SAVINGS THAT WILL SUPPORT THE DELIVERY OF THE COUNCIL'S CLIMATE CHANGE STRATEGY AND ACTION PLAN

Report: see pages 4-23 of the main agenda.

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

RESOLVED:

1. That the planning committee approve the release of Section 106 contributions totalling £8,092,670.05 from the Green Buildings Fund ("GBF") as set out in Appendix A, for the delivery of carbon reduction projects that will be robustly assessed for carbon savings and other outcomes highlighted in paragraph 17 and will support the delivery of the council's Climate Change Strategy and Action Plan.
2. That the acting strategic director of environment, sustainability and leisure in consultation with the cabinet member for climate emergency, jobs and business be authorised to apply the funding released to a programme of decarbonisation projects to support the delivery of the Climate Change Strategy and Action Plan, in line with the council's constitution and departmental scheme of delegation.

7. THE RELEASE OF £260,800.60 FROM S106 AGREEMENTS IN THE OLD KENT ROAD AREA WILL SUPPORT THE PROVISION OF PUBLIC REALM AND PLAY FACILITIES

Report: see pages 24-53 of the main agenda.

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

RESOLVED:

1. That planning committee agrees to release funds totalling £260,800.60 of S106 funding, received via the sources outlined in Table 1, towards the enhancement of the public realm and delivery of play space on the Ledbury Estate.

Table 1 - Summary of Requested Funding

Reference	Profit Centre	Spend Category	Address	Amount
17/AP/1646	W08485	Children's Play Space	634-636 Old Kent Road, SE15 1JB	£9,061.64
18/AP/3246	W08535,	Public Realm	Land At Cantium Retail Park, 520 Old Kent Road, SE1 5BA	£234,012.50
21/AP/0749	W09435	Children's Play Space	157-177 Commercial Way, SE15 1AU	£17,726.46
Total				£260,800.60

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.

8.1 651-657 OLD KENT ROAD, LONDON, SOUTHWARK SE15 1JU

Planning Application Number: 24/AP/0255

Report: See pages 59-159 of the main agenda and pages 1-3 of addendum.

PROPOSAL:

Variation of Condition 1 'Approved Plans', Condition 2 'Time and quantum of uses' and Condition 26 'Green, Brown and Blue Roofs' attached to planning permission 19/AP/1710, for: "Demolition of existing buildings on the site and the comprehensive mixed-use redevelopment of the site comprising of two buildings for residential (Use Class C3), flexible retail and commercial floorspace at ground floor and use class C1 at mezzanine level, new public park, private and communal amenity space, associated car and cycle parking, access and servicing arrangements, plant and other associated works". The amendments include the following: - Increase of 30 residential units, bringing the overall total to 292 homes; - Proposed extension to the west building by five floors to accommodate for the additional residential units; - Conversion of the Mezzanine to provide 12 new C1 Hotel Use studio apartments; - The addition of retail / commercial space to the Old Kent Road active frontages; - The increase of affordable housing from 39.8% to 40.04%; and - Changes to the internal layout, including the incorporation of two stairs to both building cores, to ensure compliance with fire safety regulations.

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

Members put questions to officers.

There were no objectors present.

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

There were no supporters present.

There were no ward councillors present.

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

A motion to grant planning permission as on paper was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That planning permission be granted subject to conditions and the applicant entering into an appropriate legal agreement.
2. That in the event that the requirements of paragraph 1 above are not met by 12 May 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 258.

8.2 310-330 ST JAMES'S ROAD, LONDON, SOUTHWARK SE1 5JX

Planning Application Number: 21/AP/1667

Report: See pages 160 to 281 of the agenda and pages 3 to 6 of the addendum.

PROPOSAL:

Retention of existing Live /work unit and redevelopment of the site comprising demolition of existing buildings and erection of three buildings to provide new residential development and the provision of flexible Class E floorspace with public realm improvements, amenity space, cycle parking spaces, disabled car parking spaces and refuse/recycling stores and other associated works.

For information the development consists of;

- Erection of three buildings at 6, 9 and 21 storeys
- Maximum AOD height of 69.02m
- 161 residential units
- 1779 sqm of employment floorspace (Class E(g)(i) and E(g)(iii))
- 164.5 sqm of Sui Generis floorspace (retained Live / work)
- 33 sqm of ancillary community floorspace

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

Members put questions to the planning officers.

There were no objectors present.

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

There were no supporters present at the committee.

There were no ward councillors present at the committee.

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 and the applicant entering into an appropriate legal agreement.
2. In the event that the requirements of (1) are not met by 12 May 2025 the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 242 of this report.

8.3 ROTHERHITHE GAS HOLDER SITE, SALTER ROAD, LONDON, SOUTHWARK SE16 6DU

Planning Application Number: 24/AP/0753

Report: See pages 1 – 153 of the supplemental pack and pages 6 – 12 of the addendum.

PROPOSAL:

Demolition of the gasholder and all associated infrastructure; remediation of the Site; and redevelopment to provide residential dwellings (Use Class C3) and replacement telecommunications mast together with public realm, landscaping, car and cycle parking, vehicular access and servicing facilities, plant and associated works. 151 residential units in buildings of between 3 and 6 storeys.

The committee heard the officers introduction to the report and addendum report. Members put questions to the officers.

Representatives of the objectors addressed the committee and responded to questions put by members of the committee.

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

There were no supporters in attendance.

Councillor Kath Whittam and Stephanie Cryan addressed the committee in their capacity as ward councillors and responded to questions from members of the committee. After this Councillor Whittam left the room.

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

Members asked for the following to be included as conditions:

- To include an independent expert during pre-commencement

- Employ an expert on avian wildlife

A motion to grant planning permission as on paper was moved, seconded, put to the vote and declared carried

RESOLVED:

1. That planning permission be granted subject to conditions, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London.
2. That in the event that the requirements of paragraph 1 above are not met by 28 February 2025 the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 301.
3. That the director of planning and growth be authorised under delegated authority to make any minor modifications to the proposed conditions and s106 obligations arising out of detailed negotiations with the applicant or the Mayor of London, which may necessitate further modification and may include the variation, addition, or deletion of the conditions as drafted.

Meeting ended at 10.20 pm

CHAIR:

DATED: