

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 17 December 2013 at 7.00 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Darren Merrill
Councillor Mark Gettleson
Councillor Rebecca Lury
Councillor Adele Morris
Councillor Nick Stanton
Councillor Mark Williams

OFFICER SUPPORT: Simon Bevan, Head of Planning
Jon Gorst, Legal services
Michael Tsoukaris, Development management
Daniel Davies, Development management
Yvonne Lewis, Development management
Christian Loveday, Development management
Rob Bristow, Development management
Virginia Wynn-Jones, Constitutional team

1. APOLOGIES

There were none.

2. CONFIRMATION OF VOTING MEMBERS

The members present were confirmed as the voting members.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

There was none.

The chair informed the committee of the following additional documents circulated prior to the meeting:

- Item 6: Addendum report
- Item 6: Member pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Mark Williams declared a non-pecuniary interest in items 6.1 and 6.2; he has

had a site visit with the developer.

5. MINUTES

RESOLVED:

That the minutes of the open section of the meeting 5 November 2013 are agreed as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of reports on the agenda be 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 and draft decision notices unless otherwise stated.
3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

6.1 FORMER SOUTHWARK TOWN HALL, 31 PECKHAM ROAD, LONDON, SE5 8UB

Planning application reference number 13/AP/2979

Report: See pages 11-69 of the agenda and addendum report page 1.

Proposal:

Demolition of buildings to the rear of the Town Hall including Theatre Peckham to facilitate redevelopment of the site. Erection of a part 7, part 4 storey building and refurbishment of the Town Hall to provide student accommodation (149 rooms), a new Theatre (1,244 sq metres), professional artist studios (Use Class B1a-c) and a cafe (Use Class A3). Construction of a one storey structure as a roof extension to the Town Hall and new building for use as a student common room with associated roof terrace. Creation of a new public space at the rear of the site, linked to the new entrance to Theatre Peckham, with associated landscaping works and cycle parking.

The committee heard an officer's introduction to the report and members asked questions of the officer.

Members heard a representation from objectors of the application and asked questions.

The applicant made representations to the committee and answered members' questions.

Members debated the application and asked questions of the officers.

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

RESOLVED:

1. That full planning permission is granted for application 13/AP/2979 subject to conditions and the applicant entering into a satisfactory legal agreement.
2. In the event the legal agreement is not entered into by 31 January 2014 then the Director of Planning be authorised to refuse planning permission if appropriate for the reasons set out in paragraph 180 of this report.

6.2 FORMER SOUTHWARK TOWN HALL, 31 PECKHAM ROAD, LONDON, SE5 8UB - CONSERVATION AREA CONSENT

Planning application reference number 13/AP/3168

Report: See pages 11-69 of the agenda.

Proposal:

Demolition of theatre and data centre in association with planning application 13/AP/2979 to redevelop the site.

The committee heard an officer's introduction to the report and members asked questions of the officer.

Members heard a representation from objectors of the application and asked questions.

The applicant made representations to the committee and answered members' questions.

Members debated the application and asked questions of the officers.

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

RESOLVED:

1. That conservation area consent be granted for application 13/AP/3168 subject to conditions.
2. In the event the legal agreement related to 13/AP/2979 is not entered into by 31 January 2014 then the Director of Planning be authorised to refuse planning permission if appropriate due to absence of valid permission to redevelop the site.

6.3 TAVERN QUAY COMMERCIAL CENTRE, ROPE STREET, LONDON, SE16 7TX

Planning application reference number 13/AP/3225

Report: See pages 70-108 of the agenda and addendum report pages 1-3.

Proposal:

Variation of Condition 2 (approved drawings) of planning permission reference 11-AP-1097 dated 30.03.2012 (for 'Application to extend the time limit by a further 3 years to implement existing planning permission 08-AP-0337 dated 10th September 2008 for the construction of a nine storey building (with top two floors set back) for mixed use purposes comprising business use on the ground and first floors, a restaurant on the ground floor and 71 residential units on the upper floors with associated access, servicing, car parking and landscaping') to secure the following minor material amendments:

- *replacement of two commercial units at first floor level with 4 residential units, increasing total from 71 to 75;*
- *Revised dwelling mix;*
- *Minor alterations to building facade;*
- *Increase in size of the restaurant floorspace (Use Class A3);*
- *Flexible use of the ground floor commercial space for uses within class A2 (financial and professional services) or B1 (offices).*
- *Variation of section 106 agreement owing to the increase in residential units within the scheme.*

The committee heard an officer's introduction to the report and members asked questions of the officer.

Members debated the application and asked questions of the officers.

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

RESOLVED:

1. That planning permission be granted subject to conditions and the applicant first entering into an appropriate legal agreement by no later than 20 December 2013.
2. In the event that the legal agreement is not entered into by 20 December 2013, the Head of Planning be authorised to refuse planning permission for the reasons set out in paragraph 91 of this report.

6.4 FORMER CAR PARK (WEST HALF) AT TAVERN QUAY, ROPE STREET, LONDON SE16 7TX

Planning application reference number 13/AP/3328

Report: See pages 70-108 of the agenda and pages 1-3 of the addendum report.

Proposal:

Variation of S106 Unilateral Undertaking pursuant to planning permission reference: APP/A5840/A/05/1180456 granted on appeal on 28.09.2013 (LBS ref: 04-AP-0226) for: 'Erection of a part 6, part 9 storey building with basement providing 41 residential units with 21 underground parking spaces, associated cycle storage and landscaping' to enable the tenure mix of the affordable housing units to be varied from 12 social rented and 3 intermediate units to all intermediate units.

The committee heard an officer's introduction to the report and members asked questions of the officer.

Members debated the application and asked questions of the officers.

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

RESOLVED:

1. That the variation to the existing unilateral undertaking be agreed.
2. In the event that the deed of variation is not entered into by 20 December 2013, the Head of Planning be authorised to refuse the variation for the reasons set out in paragraph 91 of this report.

6.5 83-89 QUEENS ROAD AND 2 A-C CARLTON GROVE, LONDON, SE15 2EZ

Planning application reference number 13/AP/1738

Report: See pages 109-146 of the agenda and pages 3-4 of the addendum report.

Proposal:

Demolition of 2 A-C Carlton Grove. Erection of part 4 part 6 storey building, with a detached two/three storey building behind, providing 420sqm of ground floor retail space (Use Class A1) and 47 self contained dwellings. Provision of 5 accessible parking spaces off street, and associated communal amenity space.

The committee heard an officer's introduction to the report and members asked questions of the officer.

The applicant's agent made representations to the committee and answered members' questions.

Members debated the application and asked questions of the officers.

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

RESOLVED:

Grant planning permission subject to conditions and Legal Agreement as set out in the

report and addendum report:

- a) Subject to the applicant (or their successors in title) first entering into an appropriate legal agreement (at no cost to the council) by no later than 15 February 2013, and subject to no further new material objections relating to the setting of the nearby listed buildings, planning permission be granted subject to the S106 and conditions.
- b) In the event that the legal agreement is not entered into by 15 February 2014 then the Head of Development Management be authorised to refuse planning permission if appropriate for the reasons set out in paragraph 89 of the report.

Meeting ended at 8.25 pm

CHAIR:

DATED: