

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 7 October 2014 at 7.00 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Maisie Anderson
Councillor Sarah King
Councillor Hamish McCallum
Councillor Darren Merrill (in the chair)
Councillor Michael Mitchell
Councillor Jamille Mohammed
Councillor Adele Morris

OFFICER SUPPORT: Gary Rice, Head of Development Management
Zayd Al-Jawad, S106 Officer
Christian Loveday, Planning Officer
Michael Tsoukaris, Design and Conservation Officer
Bridin O'Connor, Planning Officer
Jon Gorst, Legal Officer
Virginia Wynn-Jones, Constitutional Officer

1. APOLOGIES

Apologies were received from Councillor Dolezal. Councillor Merrill chaired the meeting. Councillor Cryan attended as a reserve.

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

The chair gave notice of the following additional papers which had been circulated prior to the meeting:

- Addendum report which related to item ten on the agenda
- Member pack which related to item ten on the agenda.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meetings held on 2 September 2014 be agreed as a correct record and signed by the chair.

6. **RELEASE OF SECTION 106 MONIES TOTTALLING £120,769.02 FROM DEVELOPMENT AT 272 TO 274 CAMBERWELL ROAD AND MEDLAR STREET AND 286 TO 304 CAMBERWELL ROAD SE5 FOR THE IMPLEMENTATION OF IMPROVEMENT WORKS TO CAMBERWELL GREEN, INCLUDING PLAY EQUIPMENT, TREES AND A PAVED TOWN SQUARE**

Report: see pages 9-15 of the agenda.

An officer introduced the report. Members had questions of the officer.

RESOLVED:

1. To note the comments from Camberwell Community Council about the proposed expenditure.
2. To authorise the release of £120,769.02 of section 106 funding towards the public realm improvement works to Camberwell Green, including play equipment, trees and a paved town square, broken down as:
 - 272-274 Camberwell Road and Medlar Street and 286-304 Camberwell Road SE5 (12/AP/2444) – £68,334 plus £1,702.07 interest identified for public open space, children's play and sports development.
 - 272-274 Camberwell Road and Medlar Street and 286-304 Camberwell Road SE5 (12/AP/2444) – £49,500 plus £1,232.95 interest identified for public realm.

7. **SECTION 106 RELEASE REPORT FOR £2,215,780 FROM 11 DEVELOPMENTS IN CATHEDRALS WARD TOWARDS THE BLACKFRIARS ROAD BOULEVARD PROJECT**

Report: see pages 16-24 of the agenda.

An officer introduced the report. Members had questions of the officer.

RESOLVED:

1. To authorise release of £2,215,780 of section 106 funding from the legal agreement in respect of a number of developments in the environs of Blackfriars Road towards the Blackfriars Road project. The developments include:
 - £340,423.66 from 231-241 Blackfriars Road (10AP3372),

- £45,045 from 102-107 Blackfriars Road (07AP0962),
- £34,065 from 123-131 London Road (11AP3529),
- £73,000 from 268 Waterloo Road (10AP1394),
- £50,000 from 44-49 Blackfriars Road (09AP1749),
- £63,000 from Sea Containers House (11AP1195),
- £108,223 from Kings Reach Tower (11AP1071),
- £22,880.50 from Kings Reach Tower extension (13AP1403),
- £163,642.52 from 169-173 Blackfriars Road (13AP0966)

2. To forward fund from the following development, to be repaid when funds are received.

- £130,750 from 92 Blackfriars Road (12AP3558),
- £1,184,750 from 245 Blackfriars Road (12AP3940).

8. REPORT TO RELEASE £1,041,331.65 OF SECTION 106 FUNDS TO A PROGRAMME OF 13 ENVIRONMENTAL AND TRANSPORT RELATED IMPROVEMENTS IN ROTHERHITHE AND SURREY DOCKS

Report: see pages 25-48 of the agenda.

An officer introduced the report. Members had questions of the officer.

RESOLVED:

1. That planning committee agree that funds totalling £1,041,331.65 are released from a series of legal agreements associated with developments in the Rotherhithe and Surrey Docks wards for a programme of 13 public realm and transport improvements.

9. RELEASE OF £184,863.75 SECTION 106 MONIES FROM OLD KENT ROAD AREA TOWARDS IMPROVEMENT WORKS TO THE OLD KENT ROAD/GLENGALL ROAD ENTRANCE TO BURGESS PARK

Report: see pages 49-52 of the agenda.

An officer introduced the report. Members had questions of the officer.

RESOLVED:

1. To authorise release of £184,863.75 of section 106 funding broken down as:
 - 430-432 OLD KENT ROAD, LONDON, SE1 5AG, a/n 562 11/AP/0138 - £44,656.88
 - 434-452 OLD KENT ROAD, LONDON, SE1 5AG a/n 567 11/AP/1180 - £104,737.87
 - LAND ADJOINING TOWNSEND STREET, a/n 446 08/AP/2411, £35,469

towards improvement works to the Old Kent Road / Glengall Road entrance to Burgess Park.

10. DEVELOPMENT MANAGEMENT

10.1 SITE OF THE FORMER TUKE SCHOOL, 2-4 WOODS ROAD, LONDON SE15 2PX

Report: see pages 58-108 of the agenda and pages 1-6 of the addendum report.

Development Management planning application:
Application 14/AP/1872 for: Full Planning Permission

Address:

SITE OF THE FORMER TUKE SCHOOL, 2-4 WOODS ROAD, LONDON, SE15 2PX

Proposal:

Redevelopment of site to provide 122 residential units in a new building fronting Woods Road and Cossall Park ranging from 4-7 storeys high, a new 2-storey building at the rear of the site and provision of car parking, cycle parking and amenity space (Use Class C3).

An officer introduced the report. Members had questions of the officer.

The committee heard a representation from two spokespersons on behalf of objectors to the application and asked questions of the spokespersons.

The applicant's agent made a representation to the committee and answered questions arising from their submission.

The committee 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 amendments in the addendum report and completion of a legal agreement.
2. In the event that the legal agreement is not entered into by 7 November 2014, that the Head of Development Management is authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 151 of this report.

10.2 SITE BOUNDED BY SUMNER ROAD, DANIEL GARDENS AND GARNIES CLOSE, LONDON SE15

Report: see pages 109-169 of the agenda and pages 6-8 of the addendum report.

Development Management planning application:
Council's own development

Application 14/AP/2000 for: Council's Own Development - Reg. 3

Address:

*SITE BOUNDED BY SUMNER ROAD, DANIEL GARDENS AND GARNIES CLOSE,
LONDON SE15*

Proposal:

Hybrid application comprising residential-led mixed used development of the site comprising:

*1) Full details - site bounded by Sumner Road and Garnies Close (Block A)
Redevelopment of former Sumner Road Workshop site and erection of part 2, part 5 and part 6 storey building (max 22.2m AOD) to provide 70 residential units (Use Class C3) and 302sqm of community centre (Use Class D1) at ground and first floor level; a two-way road, associated landscaping, vehicular and pedestrian access, car parking and related infrastructure and engineering works (including the retention of electricity substation).
Landscaped play space on corner of Cator Street and Daniel Gardens.*

*2) Outline - site bounded by Sumner Road and Daniel Gardens (Block B)
(all matters reserved except for access and scale) Erection of building up to 6 storeys (max 23.5m AOD) to provide up to 42 residential units (Use Class C3) and associated landscaping, vehicular and pedestrian access, car parking and related infrastructure and engineering works.*

An officer introduced the report. Members had questions of the officer.

The applicant's agent made a representation to the committee and answered questions arising from their submission.

The committee 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. Grant full planning permission for Block A and outline planning permission for Block B, subject to conditions.

Meeting ended at 9.30 pm

CHAIR:

DATED: