

## Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 3 February 2015 at 7.00 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Nick Dolezal (Chair)  
Councillor Maisie Anderson  
Councillor Sarah King  
Councillor Hamish McCallum  
Councillor Darren Merrill  
Councillor Michael Mitchell  
Councillor Jamille Mohammed  
Councillor Adele Morris

**OFFICER SUPPORT:** Simon Bevan, Director of Planning  
Yvonne Lewis, Planning Officer  
Rob Bristow, Planning Officer  
Christian Loveday, Transport Planner  
Jonathan Gorst, Legal Officer  
Sarah Koniarski, Constitutional Officer  
Sean Usher, Constitutional Officer

### 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

The chair gave notice of the following additional papers, relating to item 7 on the agenda, which has been circulated prior to the meeting:

- Addendum report

- Member pack.

#### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were none.

#### **5. MINUTES**

##### **RESOLVED:**

That the minutes of the meeting held on 13 January 2015 be agreed as a correct record and signed by the Chair.

#### **6. NEW SOUTHWARK PLAN OPTIONS VERSION**

Report: see the supplemental agenda.

An officer introduced the report. The committee asked questions of the officer.

##### **RESOLVED:**

1. That the New Southwark Plan Options Version and the Revised Parking Standards Consultation Leaflet, together with supporting documents, be noted.
2. That committee members submit individual consultation responses to the planning policy team before 6 March 2015.

#### **7. DEVELOPMENT MANAGEMENT**

Report: see pages 6 to 10 of the agenda.

##### **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 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 unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

## 7.1 2-2A CRYSTAL PALACE ROAD, LONDON SE22 9HB

### **Planning application reference number 14/AP/0115**

Report: see pages 11 to 42 of the agenda and sections 3.1 to 3.4 of the addendum report.

#### **PROPOSAL**

*Demolition of the existing building and erection of a part 3, part 4 storey building comprising 22 residential units together with basement car parking, landscaping and works incidental to the development.*

An officer introduced the report. The committee asked questions of the officer.

The committee heard a representation from an objector to the application and asked questions of the objector.

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

Councillor Charlie Smith addressed the committee in his capacity as ward councillor for East Dulwich ward. The committee asked questions of the ward councillor.

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 the addendum report be noted and the amended conditions contained therein be agreed.
2. 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 14 February 2015 planning permission be granted in relation to planning application number 14/AP/0115 subject to the section 106 agreement and conditions as amended.
3. In the event that the legal agreement is not entered into by 14 February 2015, the Head of Development Management be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 81 of this report.

## 7.2 169-173 BLACKFRIARS ROAD (BOUNDED BY SURREY ROW AND POCOCK STREET) LONDON SE1 8ER

### **Planning application reference number 14/AP/3503**

Report: see pages 43 to 69 of the agenda.

#### **PROPOSAL**

*Minor material amendments to planning permission 13/AP/0966 dated 21/10/2013 for the*

*Demolition of existing buildings and structures followed by the erection of a part 10 storey / part 6 storey building comprising 86 residential units, five retail/commercial units totaling 451 sqms (Use Classes A1-A5 and D1), a reception area, ancillary cycle and disabled car parking, private and public amenity space, basement and ancillary plant:*

*Variation of condition 1 (approved plans) in order to allow an amended east elevation, installation of a lift over-run, telecomms equipment/satellite dishes and roof plant.*

An officer introduced the report. The committee asked 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. That planning permission in respect of application number 14/AP/3503 be granted subject to conditions and the terms of the legal agreement dated 21 October 2013.

**7.3 LAND ADJACENT TO LAMBETH COLLEGE AND POTTERS FIELDS, LONDON SE1**

**Planning application reference number 14/AP/0024**

Report: see pages 70 to 84 of the agenda.

**PROPOSAL**

*Modifications to the S106 Agreement dated 21 April 2011 (LBS reg: 10-AP-1935) for: 45,075 sq metres (GEA) of Class C3 floorspace comprising 356 residential units and ancillary residential floorspace including an Estate Management facility; 6,554 sq metres (GEA) of cultural floorspace (Class D1/D2 to accommodate concert hall or gallery or exhibition space or museum uses); 1,827 sq metres (GEA) of commercial floorspace (to accommodate Class A1, A2, A3, A4, A5, D1, D2 and B1 uses, the latter not to exceed 500 sq metres); all accommodated within buildings of up to 11 storeys (45.505 AOD) and residential campanile of 20 storeys, plus roof garden and light box (79.3 AOD) together with 6,523.9 sq metres of communal and private amenity space, including an extension to and improvement of Potters Fields Park; 144 car parking spaces including two surface level parking spaces for car club use; 15 motorcycle spaces, cycle parking; together with associated highway, access and landscape works and other associated works and uses.*

*The modifications comprise:*

*Amend timing for the delivery of the Affordable Housing Units;*

*Amend timing for the submission of Car Club details and the delivery of the Car Club Scheme;*

*Delete requirement for submission of a Car Park Management Plan;*

*Replace Plan 8 (Coach Drivers Facility) and Plan 1 (Basement) with updated plans;*

*Amend rights of access obligation to Children's Play Area and Communal Areas for*

*occupiers of the Corporation of London Development;  
Amend obligations concerning cultural use to reflect changes in the quantum of cultural floorspace;  
Corrections to Education, and Employment and Training Contributions;  
Amend timing for the completion of a Section 278 Highways Agreement;  
Amend requirement for a Supplementary Deed concerning land transfer  
Amend timing for the submission of a Public Open Space Management Plan;  
Amend timing for the submission of a Sustainability Report; and  
Revise list of Wheelchair Adaptable Units to reflect updated dwelling mix*

An officer introduced the report. The committee asked 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. That planning permission in respect of application number 14/AP/0024 to agree the proposed modifications be granted and that a deed of variation be completed.

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

**Planning application reference number 14/AP/1872**

Report: see pages 85 to 141 of the agenda.

**PROPOSAL**

*Redevelopment of the 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 space and amenity space (Use Class C3).*

An officer introduced the report. The committee asked questions of the officer.

The committee heard a representation from an objector to the application and asked questions of the objector.

The committee debated the application and asked questions of the officers.

A motion to amend the time frame for agreeing the legal agreement was moved, seconded, put to the vote and declared.

**RESOLVED:**

1. In relation to application number 14/AP/1872 that the time frame for agreeing the legal agreement be amended from 7 November 2014 to 10 February 2015 at which

date the Head of Development Management be authorised to refuse planning permission in accordance with the reasons set out in the original report to planning committee.

Meeting ended at 9.38pm

**CHAIR:**

**DATED:**