



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 2 February 2016 at 5.30pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Sarah King
Councillor Hamish McCallum
Councillor Michael Mitchell
Councillor Jamille Mohammed
Councillor Adele Morris
Councillor Kieron Williams

OFFICER SUPPORT: Simon Bevan, Director of Planning
Yvonne Lewis, Group Manager – Strategic Applications Team
Tom Buttrick, Team Leader – Planning Policy
Laura Hills, Senior Planning Policy Officer
Alistair Huggett, Planning Projects Manager
Jack Ricketts, Planner
Jon Gorst, Legal Representative
Victoria Foreman, Constitutional Officer

1. APOLOGIES

Apologies for absence were received from Councillor Helen Dennis.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

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:

- Supplemental agenda No. 1 relating to agenda item 5: minutes of the meeting held on 12 January 2015
- Addendum report relating to agenda item 6.1
- Members pack relating to agenda item 6.1.

The chair also notified the committee of a variation to the order of business. Items 7, 8, 9, 10, 11 and 12 would be considered before item 6.1.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no declarations of interest or dispensations.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 12 January 2016 be agreed as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

RESOLVED:

- i. That the determination of planning applications, for formal observations and comments, the instigation of enforcement action and the recipient of the report included in the agenda be considered.
- ii. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the reports unless otherwise stated.
- iii. That where reasons for decisions or conditions are not included or not as included in the reports to an individual item, they be clearly specified.

7. 24-28 QUEBEC WAY, LONDON, SE16 7LF

Planning application reference 15/AP/2217

Report: see pages 8 to 54 of the agenda and pages 1 to 3 of the addendum report.

PROPOSAL

Demolition of existing building and redevelopment of site to provide a mixed-use building ranging from 4 to 7 storeys plus basement comprising 94 residential units (Use Class C3) and flexible commercial floorspace (Use Classes A1/A2/A3, B1, D1/D2); associated highway, public realm and landscaping works, car and cycle parking and associated works.

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

The applicant addressed the committee and answered questions arising from their submission.

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

RESOLVED:

1. a) That planning permission be granted, subject to conditions as set out in the report and the addendum, and the applicant entering into a satisfactory legal agreement.
- b) That in the event that a satisfactory legal agreement is not entered into by 30 April 2016, that the Director of Planning refuse planning permission, if appropriate, for the reason set out in paragraph 114 of the officer report.

8. ARTICLE 4 DIRECTION TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS GRANTED BY SCHEDULE 2, PART 3, CLASS D OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015

RESOLVED:

The Planning Committee

1. Confirmed the immediate Article 4 Direction (Appendix A) to withdraw the permitted development rights granted by Schedule 2, Part 3, Class D of the Town and Country Planning (General Permitted Development) Order 2015 for changes of use from A1 (shops) to A2 (financial and professional services) in town centre protected shopping frontages.
2. Noted the Article 4 Directions, confirmed on 7 April 2014, which withdrew the permitted development rights granted by Schedule 2, Part 3, Class C and Schedule 2, Part 4, Class D of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

9. NEW SOUTHWARK PLAN: PREFERRED OPTION

RESOLVED:

The Planning Committee:

1. Noted the preparation and consultation process for the delivery and adoption of the New Southwark Plan, including the 15 week consultation on the Preferred Option of the New Southwark Plan from 30 October 2015 to 12 February 2016.
2. Provided comments on the Preferred Option draft of the New Southwark Plan to further improve the draft planning policies.

10. TO RELEASE £153,255 OF SECTION 106 MONIES FROM THE DEVELOPMENT AT THE MUSIC BOX ALSO KNOWN AS OCTAVIA HOUSE, 235 - 241 UNION STREET APPLICATION REFERENCE 13/AP/3815 (A/N 729), TO THE MARLBOROUGH PLAYGROUND PROJECT

RESOLVED:

That funds totalling £153,255 for open space and sports development from the

development at the Music Box also known as Octavia House, 235 – 241 Union Street application reference 13/AP.3815 (a/n 729), to the Marlborough Playground project, be released.

11. TO RELEASE £368,500 FROM S106 AGREEMENT 13/AP/0065 (A/N 723) FOR HIGHWAY IMPROVEMENTS TO ROTHERHITHE NEW ROAD, LONDON SE16 3HG

RESOLVED:

That the release of funds of £369,500 from the development known as 399 Rotherhithe New Road, London SE16, 13/AP/0065 a/n 723, be authorised.

- £368,500 will go towards undertaking highway improvements to Rotherhithe New Road including tree planting, lighting, traffic calming measures and widening of existing footways by the Council.

12. SOUTHWARK DEVELOPMENT VIABILITY SPD

RESOLVED:

The Planning Committee noted and provided comments to the on-going consultation on a supplementary planning document setting out detailed guidance on the use of viability appraisals that are submitted with planning applications to influence planning decisions. The consultation would run from 24 November 2015 until 16 February 2016.

13. CONSULTATION ON VALIDATION CHECKLISTS FOR PLANNING APPLICATIONS

RESOLVED:

The Planning Committee noted the public consultation on revised validation checklists for planning applications that began on Friday 8 January 2016 (approved under delegated authority by the Director of Planning on 7 January 2016) for 10 weeks.

The meeting ended at 6.29pm.

CHAIR:

DATED: