

## PLANNING COMMITTEE

MINUTES of the Planning Committee held on Monday 4 June 2018 at 6.30 pm in Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Martin Seaton (Chair)  
Councillor Lorraine Lauder MBE (Vice-Chair)  
Councillor James McAsh  
Councillor Hamish McCallum  
Councillor Adele Morris  
Councillor Jason Ochere  
Councillor Cleo Soanes  
Councillor Kath Whittam

### **OTHER MEMBERS**

**PRESENT:** Councillor Sandra Rhule

**OFFICER SUPPORT:** Dipesh Patel (Development Management)  
Jon Gorst (Head of Regeneration & Development Team (Legal Services))  
Bridin O'Connor (Development Management)  
Victoria Crosby (Development Management)  
Emma-Lisa Shiells (Development Management)  
Sarah Parsons (Development Management)  
Beverley Olamijulo (Constitutional Officer)

### **1. APOLOGIES**

None were received.

### **2. CONFIRMATION OF VOTING MEMBERS**

Those members listed as present were confirmed as 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 at the meeting:

- Addendum report relating to items 8.1 and 8.2
- Members' pack relating to items 8.1 and 8.2

At this juncture, the chair gave the committee time to read through the addendum report because it had not been circulated prior to the meeting.

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

There were none.

#### **5. MINUTES**

##### **RESOLVED:**

That the minutes of the meeting held on 21 March 2018 be agreed as an accurate as an accurate record of the meeting.

#### **6. PLANNING SUB-COMMITTEE ARRANGEMENTS FOR 2018-19**

##### **RESOLVED:**

1. That the size and composition of the planning committee, as agreed by annual council assembly on 21 May 2018 be noted; and the roles and functions of the planning committee and its sub-committees set out in Appendix 1 be agreed.
2. That the establishment of two planning sub-committees with the size and composition set out in paragraph 11 of the report be agreed.
3. That the appointment of the planning sub-committees' chairs and vice-chairs for 2018-19 set out in Appendix 2 be agreed.

#### **7. ARTICLE 4 DIRECTION TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS ASSOCIATED DEMOLITION THE OLD SOUTHERN RAILWAY STABLES AND THE FORGE, CAITLIN STREET WITHIN OLD KENT ROAD OPPORTUNITY AREA**

An officer introduced the report and members of the committee considered the information contained therein. Members of the committee asked questions of the officer.

##### **RESOLVED:**

1. That an immediate Article 4 Direction set out in Appendix A of the report to withdraw the permitted development right granted by the General Permitted Development Order 2015 (as amended) (GPDO) for demolition of the Old Southern Railway Stables and Forge buildings, Caitlin Street ("the Stables and the Forge") (site location identified at Appendix B) in the Old Kent Road opportunity area which has been identified as a heritage asset be agreed.
2. That the six week consultation in relation to the immediate Article 4 Direction be agreed.

3. That the equalities analysis of the proposed Article 4 Direction (Appendix C) be noted.

## **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 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.

### **8.1 40-46 SOLOMONS PASSAGE (FORMERLY 159-161 PECKHAM RYE), LONDON SE15**

The committee agreed to consider both applications together as they relate to the same site address. It was noted that the decisions would be taken separately.

#### **Planning application reference: 17/AP/2330**

Report: see pages 48 to 105 of the agenda pack and pages 1 to 6 of the addendum report.

#### **PROPOSAL**

*Demolition of 42 and 44 Solomons Passage (blocks B and C which contain 48 residential units) and erection of a new part 4, part 6-storey building over existing, rearranged basement car park to provide 50 residential units together with provision of landscaping works (use class C3).*

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

An objector addressed the meeting. Members of the committee asked questions of the objector.

The applicant's agent addressed the committee, and answered questions by the committee.

There were no supporters who lived within 100m of the development site present and wished to speak.

There were no ward councillors present who wished to speak at the meeting.

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

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

carried.

**RESOLVED:**

That planning application 17/AP/2330 be granted, subject to conditions outlined in the report including:

- a. That the applicant enters into an appropriate legal agreement.
- b. That in the event that the requirements of a) are not met by 28 September 2018, the director of planning be authorised (if appropriate) to refuse planning permission for the reasons set out in paragraph 171.

And

- c. The amendments outlined in the addendum report concerning on site affordable housing provision to the scheme (and as further amended during the meeting for the distribution across the three blocks), amending recommended conditions, and confirming the metallic cladding panels.

**8.2 40-46 SOLOMONS PASSAGE (FORMERLY 159-161 PECKHAM RYE), LONDON SE15**

**Planning application reference: 17/AP/2326**

Report: see pages 106 to 144 of the agenda pack and pages 5 to 6 of the addendum report.

**PROPOSAL**

*Re-cladding of Blocks A & D including an increase in the parapet height of 450mm, rearrangement of the car parking (basement car park to be retained) and landscaping improvements.*

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

**RESOLVED:**

That planning application 17/AP/2326 be granted subject to conditions outlined in the report, including:

- a. The applicant entering into an appropriate legal agreement.
- b. That in the event that the requirements of a) are not met by 28 September 2018, the director of planning be authorised (if appropriate) to refuse planning permission for the reasons set out in paragraph 121.

And

- c. The detailed set out in the addendum report regarding the on site affordable housing provision (as further amended during the meeting for the distribution across the three blocks) and confirming the metallic cladding panels.

The meeting ended at 9.30 pm

**CHAIR:**

**DATED:**