

Planning Committee

MINUTES of the Planning Committee held on Monday 20 July 2020 at 2.00 pm.

PRESENT: Councillor Martin Seaton (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Barrie Hargrove
Councillor Richard Livingstone (Reserve)
Councillor Adele Morris
Councillor Damian O'Brien
Councillor Catherine Rose

OTHER MEMBERS PRESENT: Councillor David Noakes

OFFICER SUPPORT: Simon Bevan (Director of Planning)
Jon Gorst (Head of Regeneration & Development Team (Legal Services))
Yvonne Lewis (Group Manager Strategic Applications Team)
Michael Tsoukaris (Group Manager Design & Conservation)
Victoria Crosby (Team Leader Planning)
Terence McLellan (Team Leader Planning)
Alex Oyebade (Team Leader Transport Policy)
Tim Murtagh (Principal Constitutional Officer (Acting))
Virginia Wynn-Jones (Principal Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillors Margy Newens and Cleo Soanes.

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 were circulated before the meeting:

1. Supplemental Agenda No.1 containing the addendum report
2. Supplemental Agenda No.2 containing the members' pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no declarations of interest.

Councillor Adele Morris informed the meeting that while both applications on the agenda were in her ward, she had not taken part in any conversations with members of the public or the applicants about these applications.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 15 June 2020 at 2pm be agreed as a correct record of the meeting 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 the reports included in 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 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 can be clearly

specified.

6.1 33-38 RUSHWORTH STREET, LONDON, SE1 0RB 1-7 KING BENCH STREET SE1

Planning application number: 17/AP/4289

PROPOSAL

Part demolition of existing commercial buildings (Class B1 Business Use) and construction, behind retained facades, of a part 3, part 4 and part 5 storey building (plus plant enclosure) comprising 3,288sqm GIA of Class B1 Office/Business floorspace and 953sqm GIA of Class A1 / A3 / B1 / D1 / D2 Use floorspace (retail/restaurant/business/community/leisure use), plus service bay, plant, cycles storage, and associated hard landscaping and public realm.

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

The objectors addressed the committee and responded to questions put by members of the committee.

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

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

Councillor David Noakes addressed the meeting in his capacity as a ward councillor, and answered questions put by the committee.

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

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

RESOLVED:

1. That planning permission be granted subject to:
 - a. Use classes A1, A3 and D2 being removed from the application
 - b. The conditions set out in the report and the addendum report
 - c. An amended condition regarding servicing, specifying that servicing will not take place on Sundays and bank holidays
 - d. An additional condition specifying critical windows be used for the parts of the building that are being preserved
 - e. the applicant entering into an appropriate legal agreement by no later than 2 October 2020.

2. That in the event that the requirements of (1) are not met by 2 October 2020, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 131 of the report.

6.2 160 BLACKFRIARS ROAD LONDON SOUTHWARK

Planning application number: 20/AP/0556

PROPOSAL

Erection of an eight storey building with basement, comprising a hotel (Class C1), flexible commercial or community unit (Class B1/D1), retail floorspace (Class A1/A3), creation of public space, landscaping and associated works. Works to the existing office building at ground and roof levels (including a new rooftop terrace, balustrades and PV panels); elevational alterations; and alterations associated with the creation of a new entrance on the Blackfriars Road elevation.

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

The spokesperson for the objectors addressed the committee. The objectors responded to questions put by members of the committee.

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

A supporter who lives within 100 metres of the development site addressed the meeting and answered questions from the committee.

Councillor David Noakes addressed the meeting in his capacity as a ward councillor, and answered questions put by the committee.

The committee put further questions to the officers, heard brief contributions from the objectors and the applicant's representatives, and discussed the application.

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

RESOLVED:

1. That planning permission be granted subject to:
 - a. The conditions set out in the report, including an amended condition 28 restricting servicing hours to:
 - i. 8am to 6pm Monday to Friday
 - ii. 9am to 2pm on Saturdays
 - iii. And no servicing to be undertaken on Sundays and Bank Holidays.

- b. the applicant entering into an appropriate legal agreement.
2. That in the event that the requirements of (1) are not met by 30 September 2020, the director of planning be authorised to refuse planning permission (if appropriate) for the reasons set out in paragraph 212 of the report.

The meeting ended at 6.20pm.

CHAIR:

DATED: