

Planning Committee

MINUTES of the virtual Planning Committee held on Tuesday 8 September 2020 at 6.30 pm.

PRESENT: Councillor Martin Seaton (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Barrie Hargrove
Councillor Darren Merrill (Reserve)
Councillor Adele Morris
Councillor Margy Newens
Councillor Damian O'Brien
Councillor Catherine Rose

OTHER MEMBERS PRESENT: Councillor Dora Dixon-Fyle

OFFICER SUPPORT: Simon Bevan (Director of Planning)
Jon Gorst (Head of Regeneration & Development Team)
Colin Wilson (Head of Regeneration Old Kent Road)
Yvonne Lewis (Group Manager Strategic Applications Team)
Martin McKay (Team Leader, Design and Conservation)
Alex Oyebade (Team Leader, Transport Policy)
Wing Lau (Team Leader, Development Management)
Victoria Lewis (Team Leader, Development Management)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillor 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, as part of the supplemental agenda No.1:

- Addendum report relating to items 6.1 and 6.2
- Members pack relating to items 6.1 and 6.2.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 29 June 2020 be approved 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 VALMAR TRADING ESTATE, VALMAR ROAD, LONDON SE5 9NW

Planning application number: 19/AP/0864

PROPOSAL

Redevelopment of the site to include the demolition of the existing buildings and construction of three buildings of: 7 storeys (plus single storey basement), 6 storeys and 4 storeys across the site providing employment space with ancillary screening room and gallery space (Use Class B1), 127 hotel rooms (Use Class C1), 43 residential units (Use Class C3) and a café (Class A3); together with associated landscaping works and provision of refuse storage, cycle parking, disabled car parking and amenity space.

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

The objectors addressed the committee, and answered questions put by the committee.

The applicant's representatives addressed the committee.

At 7.34pm the meeting took a five-minute comfort break after which councillors asked questions of the applicant's representatives.

At 8.11pm the meeting was informed that Councillor Barrie Hargrove had just lost his Zoom connection, upon which the meeting was adjourned. The meeting restarted at 8.14pm when his connection had been restored.

A supporter who lived within 100 metres of the development site addressed the meeting and responded to questions from councillors.

Councillor Dora Dixon-Fyle addressed the meeting in her capacity as a ward councillor, and answered questions put by the committee.

Members of the committee asked further questions of 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:
 - The conditions set out in the report and addendum report
 - An amended condition 6 specifying that a 24-hour phone line to report issues be made available by the applicant during the construction phase
 - That the hotel management plan, secured through the s106 agreement, include the requirement for a 24-hour contact to report issues be made available once the building has been completed
 - the applicant entering into an appropriate legal agreement.

2. In the event that the requirements of (1) are not met by 8 March 2021, that the director of planning be authorised to refuse planning permission, if appropriate, for the reason set out at paragraph 271 of the report.

Following this, the meeting took a comfort break from 8.38pm, reconvening at 8.49pm.

6.2 DAISY BUSINESS PARK, 19-35 SYLVAN GROVE, LONDON SE15 1PD

Planning application number: 19/AP/2307

PROPOSAL

Redevelopment to provide a mixed use development comprising up to 219 residential dwellings (Use Class C3) and up to 2,986sqm (GIA) commercial workspace (Use Class B1) within two buildings of 5 storeys and 32 storeys with associated car and cycle parking, landscaping, and public realm and highways improvements.

The committee heard the officers' introduction to the report and the addendum report. The officer also drew members' attention to a letter received from the Southwark Law Centre which had been circulated and added to the planning portal.

Members of the committee asked questions of the officer.

An objector addressed the committee, and answered questions put by the committee.

The applicant and their representatives addressed the meeting, and responded to questions from members of the committee.

A motion to adjourn this item to a future meeting, in order to allow for further discussions between the applicant and the objectors, was moved, seconded put to the vote and declared carried.

RESOLVED:

That this application be adjourned to a future meeting, in order to allow for further discussions between the applicant and the objectors.

The meeting ended at 10.02 pm.

CHAIR:

DATED: