

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 6 October 2020 at 6.30pm.

PRESENT: Councillor Martin Seaton (Chair)
Councillor Darren Merrill (Vice-Chair)
Councillor Richard Livingstone
Councillor Damian O'Brien
Councillor Cleo Soanes
Councillor Dan Whitehead
Councillor Kath Whittam
Councillor Bill Williams

OTHER MEMBERS PRESENT: Councillor Evelyn Akoto
Councillor Michael Situ

OFFICER SUPPORT: Simon Bevan (Director of Planning)
Jon Gorst (Head of Regeneration & Development Team)
Colin Wilson (Head of Regeneration Old Kent Road)
Alistair Huggett (Planning Projects Manager)
Nick Wolff (Principal Strategy Officer)
Troy Davies (Team Leader, Development Management)
Pip Howson (Team Leader Transport policy)
Wing Lau (Team Leader, Development Management)
Neil Loubser (Senior Planning Officer)
Laura Ahern (Strategy Officer)
Naima Ihsan (Transport Planner)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were none.

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 item 8.2
2. Supplemental Agenda No.2 containing the addendum report relating to items 8.1 and 8.2, and the members' pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following councillors declared an interest relating to item:

7. To release £692,649.50 from the S106 agreement 16/AP/4458 associated with Elephant and Castle Town Centre development, for the purpose of support of Independent Traders in the red line of the development.

Councillor Darren Merrill, non-pecuniary, as he is the chair of the Elephant and Castle traders' panel.

10. 2-10 OSSORY ROAD, LONDON SE1 5PA

Councillor Richard Livingstone, non-pecuniary, as he wished to speak on the item as a ward councillor.

5. MINUTES

RESOLVED:

That the minutes of the meetings held on 20 July 2020 (10am) and 27 July 2020 be approved as correct records of the meetings and signed by the chair.

6. TO RELEASE £692,649.50 FROM THE S106 AGREEMENT 16/AP/4458 ASSOCIATED WITH ELEPHANT AND CASTLE TOWN CENTRE DEVELOPMENT, FOR THE PURPOSE OF SUPPORT OF INDEPENDENT TRADERS IN THE RED LINE OF THE DEVELOPMENT

Councillor Darren Merrill announced he would not take part in the discussion or decision making on this item because he is the chair of the Elephant and Castle traders' panel.

The meeting heard the officer's introduction to the report. Members asked questions of the officer.

RESOLVED:

That the release of £692,649.50 S106 funding from the agreement 16/AP/4458 in order to support the Independent Traders at the Elephant and Castle Shopping Centre being displaced by the development be approved. This money represents £647,835.84 for a Relocation Fund, and £44,813.66 as the balance of payment for the Independent Business Advisor.

The chair asked officers to report back to planning committee in 12 months' time about how this money had been spent, which officers agreed to.

Following this, Councillor Darren Merrill rejoined the meeting.

7. TO RELEASE £3,293,639.03 FROM THE S106 AGREEMENTS ASSOCIATED WITH THE BELOW DEVELOPMENTS, FOR THE PURPOSES OF EMPLOYMENT AND TRAINING IN THE BOROUGH

The meeting heard the officer's introduction to the report. Members asked questions of the officer.

RESOLVED:

That the release of £3,293,639.03 S106 funding, from the agreements listed in Appendix 1 of the report, in order to deliver employment and training programmes across the borough, be approved.

The chair announced he would be writing to the cabinet member responsible to confirm that the value for money elements have been taken into account in the expenditure of this funding, that the cabinet member receives regular reports on the expenditure of this funding, and that reports on any monies carried forward would also be sent to planning committee.

Following this, the meeting adjourned from 7.25pm to 7.31pm for a short screen break.

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 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.

8.1 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 chair informed the meeting that planning committee had started hearing this item at its meeting on 8 September 2020 and had agreed to adjourn it to allow for further discussions to take place. In the intervening period, the annual council meeting on 16 September 2020 had agreed changes to the membership of this committee, so it had been decided that this application would be heard afresh.

The committee heard the officer's introduction to the report and the addendum report.

Members of the committee asked questions of the officers.

There were no objectors wishing to address the meeting.

The applicant addressed the committee, and answered questions put by members of the committee.

There were no supporters living within 100 metres, or ward councillors, who wished to address the meeting.

Members of the committee asked further questions of officers and discussed the application.

At 8.25pm, Councillor Cleo Soanes informed the meeting that she was experiencing issues with the virtual meeting software, so the meeting adjourned until 8.35pm when the problem had been resolved.

Councillors continued discussing 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 recommended planning conditions as set out in the report and addendum report;
 - The applicant entering into an appropriate legal agreement by no later than 8 February 2021;
 - Referral to the Mayor of London;
2. That, in the event that the Section 106 Legal Agreement is not completed by 8 February 2021, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 311 of the report.

8.2 2-10 OSSORY ROAD, LONDON SE1 5PA

Councillor Richard Livingstone announced that he would not take part in the discussion or decision making on this item, because he wished to speak on the application in his capacity as a ward councillor.

Planning application number: 20/AP/0009

PROPOSAL

Demolition of existing building and redevelopment of the site to construct a part two, part ten, part eleven storey (AOD +44.61m) building comprising of 105 units (Use Class C3) 100% affordable by habitable rooms, 1,439 sqm of light industrial space (Use Class B1) including service yard, cycle storage and associated plant

rooms. This application represents a departure from strategic policy 10 'Jobs and Businesses' of the Core Strategy (2011) and Saved Policy 1.2 'Strategic and Local Preferred Industrial Locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location.

The committee heard the officers' introduction to the report and the addendum report.

Members of the committee asked questions of the officers.

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

The applicant's representatives addressed the committee, and responded to questions put by the members of the committee.

There were no supporters living within 100 metres of the development site who wished to address the committee.

Councillors Richard Livingstone, Evelyn Akoto and Michael Situ addressed the meeting in their capacity as ward councillors, and answered questions put by the committee.

At 9.55pm the meeting adjourned for a screen break and to allow a member of the committee to restart their computer after a software update. The meeting resumed at 10.02pm, with members of the committee putting further questions to the ward councillors.

After this, Councillor Richard Livingstone left the virtual meeting room.

Members of the committee asked further questions of officers and discussed the application.

A motion to adjourn this item was moved, but did not receive a seconder and therefore fell.

A motion to adjourn the meeting to consider the drafting and validity of any potential reasons for refusal, with the benefit of advice from officers, including the legal officer was proposed, seconded, put to the vote and declared carried.

The meeting adjourned from 10.25pm and resumed at 11.12pm.

A motion to defer the item and rehear it at a future meeting was moved, seconded, put to the vote and declared lost.

A motion to refuse planning permission for this application was moved, seconded, put to the vote and declared carried.

RESOLVED:

That planning permission for application number 20/AP/0009 be refused on the following grounds:

1. Lack of social rented housing, contrary to policy 4.4 of the Southwark Plan
2. Lack of private amenity space for each resident, contrary to policy 3.12 of the Southwark Plan
3. The high density of the proposal in terms of habitable rooms per hectare, which is not mitigated because of the proposal's lack of exemplary design.

The meeting ended at 11.20pm.

CHAIR:

DATED: