

## Planning Committee

MINUTES of the Planning Committee held on Wednesday 8 January 2020 at 6.30 pm  
at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Martin Seaton (Chair)  
Councillor Kath Whittam (Vice-Chair)  
Councillor Barrie Hargrove  
Councillor Hamish McCallum (Reserve)  
Councillor Adele Morris  
Councillor Margy Newens  
Councillor Catherine Rose  
Councillor Cleo Soanes

**OFFICER SUPPORT:** Simon Bevan (Director of Planning)  
Jon Gorst (Legal Officer)  
Colin Wilson (Head of Regeneration Old Kent Road)  
Yvonne Lewis (Strategic Applications)  
Alistair Huggett (Planning Projects Manager)  
Pip Howson (Transport Policy)  
Alex Oyebade (Transport Policy)  
Michael Tsoukaris (Design and Conservation)  
Victoria Crosby (Development Management)  
Tom Weaver (Development Management)  
Troy Davies (Development Management)  
Gerald Gohler (Constitutional Officer)

### 1. APOLOGIES

There were apologies for absence from Councillor Damian O'Brien.

### 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:

- Addendum report relating to item 7.1.
- Members pack relating to item 7.1. and 7.2.

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

The following members of the committee declared an interest:

#### **Item 7.2 Tayo Situ House, 73 Commercial Way, London SE15 6FA**

Councillor Cleo Soanes, non-pecuniary, as the development falls into her ward.

### **5. MINUTES**

#### **RESOLVED:**

That the minutes of the meetings held on 30 October 2019, 5 November 2019 and 3 December 2019 be approved as correct records of the meetings and signed by the Chair.

### **6. TO RELEASE £700,000 (PLUS INDEXATION AND ACCRUED INTEREST) OF SECTION 106 MONIES TOWARDS PLAY AREA IMPROVEMENTS**

The committee heard the introduction to the report by the officer. Members of the committee asked questions of the officer.

#### **RESOLVED:**

That the release of funds totalling £700,000 (plus interest and indexation) from the listed legal agreement and unilateral undertaking associated with the Chambers Wharf development towards the delivery of play area improvements within the Dickens Estate be agreed.

### **7. 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 be clearly specified.

## **7.1 840 OLD KENT ROAD, LONDON SE15 1NQ**

**Planning application number: 19/AP/1322**

### **PROPOSAL:**

*Demolition of existing building and redevelopment of the site to provide a new building of up to 13 and 21 storeys in height (maximum height 73.60m above ground level). Redevelopment to comprise 168 residential units (Class C3), a 1,778 sqm (GIA) retail unit (Class A1) and a 52 sqm (GIA) flexible retail unit (Class A1/A3), with associated landscaping, car parking, servicing, refuse and plant areas, and all ancillary or associated works.*

The chair explained that a lengthy addendum report had been tabled at the meeting and that councillors had not had sufficient time to consider the information contained therein.

A motion to defer the application to the next available committee date was moved, seconded, put to the vote and declared carried.

### **RESOLVED:**

That the application be deferred to the next available committee date.

## **7.2 TAYO SITU HOUSE, 73 COMMERCIAL WAY, LONDON SE15 6FA**

**Planning application number: 19/AP/2196**

### **PROPOSAL:**

*Construction of a four storey building to provide 50 extra care residential units linked to the existing facilities in Tayo Situ House and a dementia day care centre and community hub at ground floor. Relocation of the existing electrical substation and provision of the associated car parking, vehicle accesses, cycle parking and landscaping works.*

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

An objector addressed the committee and responded to questions put by members of the committee.

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

At 8.23 the meeting adjourned for a three-minute comfort break.

There were no supporters who lived within 100 meters of the development site present at the meeting that wished to speak.

There were no ward councillors present wishing to speak.

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

A motion to add a condition to those set out in the report was moved, seconded, put to the vote and declared carried.

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
  - b. An additional condition requiring the applicant to submit a travel plan, and
  - c. The applicant entering into an appropriate legal agreement.
2. That in the event that the requirements of (1c) are not met by 29 May 2020, the director of planning is authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 220 of the report.

The meeting ended at 8.44 pm.

**CHAIR:**

**DATED:**