

Planning Committee

MINUTES of the Planning Committee held on Tuesday 4 December 2018 at 6.30 pm
at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Martin Seaton (Chair)
Councillor James McAsh
Councillor Hamish McCallum
Councillor Adele Morris
Councillor Jason Ochere
Councillor Cleo Soanes
Councillor Kath Whittam

**OTHER MEMBERS
PRESENT:** Councillor Richard Livingstone

**OFFICER
SUPPORT:** Simon Bevan (Director of Planning)
Jon Gorst (Legal Officer)
Colin Wilson (Head of Regeneration Old Kent Road)
Patrick Cronin (Development Management)
Tom Butterick (Old Kent Road Team)
Pip Howson (Transport Policy)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

The meeting adjourned for ten minutes to give members time to study the tabled items.

There were apologies from absence from Councillor Lorraine Lauder MBE.

2. CONFIRMATION OF VOTING MEMBERS

The members present were confirmed as the voting members.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers which were circulated at the meeting:

- Addendum report relating to items 5.1 and 5.2
- Members' pack relating to items 5.1 and 5.2.
- The supplemental agenda No.1 containing an item deferred at the planning committee meeting on 27 November 2018.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. 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.

5.1 78-94 ORMSIDE STREET, LONDON SE15 1TF

PROPOSAL:

Redevelopment of the site, involving the demolition of existing buildings and structures, to deliver a mixed use building of up to nine storeys (ten storeys including the mezzanine at entrance level) plus rooftop plant. The building will comprise 2058 square metres of new and replacement commercial floor space (Class B1) together with 56 residential units (Class C3) and will include the creation of a new basement, hard and soft landscaping, reconfigured servicing arrangements and other associated works.

(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 addendum report. Councillors asked questions of the officers.

A two objectors addressed the meeting. Members of the committee asked questions of the objectors.

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

There were no supporters who lived within 100 metres of the development site present at

the meeting that wished to speak.

Councillor Richard Livingstone addressed the meeting in his capacity as ward councillors, and answered questions from the committee.

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

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

RESOLVED:

1. That full planning permission be granted for 18/AP/1049, subject to:
 - the conditions set out in the report and addendum report
 - an additional condition requiring details of adequate adaptations to the floorspace to make it suitable light industrial use, and setting out an appropriate proportion of B1 (C) use, to be submitted to officers
 - and the applicant entering into a satisfactory legal agreement.
2. That in the event that the legal agreement is not entered into by 4 April 2019 the director of planning be authorised to refuse planning permission for 18/AP/1049, if appropriate, for the reasons set out in paragraph 192 of the report.

Councillors requested that in future, viability reports be included in the reports as addenda.

5.2 LAND AT 313-349 ILBERTON ROAD, LONDON SE15

PROPOSAL:

ORIGINAL DESCRIPTION

Mixed use redevelopment comprising, demolition of existing buildings and construction of two buildings: one of part 11 and 13 storeys and one of part 13 and 15 storeys to provide 1,888sqm (GIA) of commercial floorspace (use class B1) at part basement, ground and first floors, 130 residential dwellings above (51 x 1 bed, 52 x 2 bed and 27 x 3 bed), with associated access and highway works, amenity areas, cycle, disabled and commercial car parking and refuse/recycling stores.

REVISED DESCRIPTION

Full application for full planning permission for mixed use redevelopment comprising: Demolition of existing buildings and construction of two buildings one of part 11 and 13 storeys and one of part 13 and 15 storeys to provide 1,661sqm (GIA) of commercial floorspace (use class B1) at part basement, ground and first floors, 130 residential dwellings above (44 x 1 bed, 59 x 2 bed and 27 x 3 bed), with associated access and highway works, amenity areas, cycle, disabled and commercial car parking and refuse/recycling stores.

(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 addendum report. Councillors asked questions of the officers.

A two objectors addressed the meeting. Members of the committee asked questions of the objectors.

The applicant and his agents addressed the committee, and answered questions from the committee.

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

Councillor Richard Livingstone addressed the meeting in his capacity as ward councillors, and answered questions from 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 for application number 17/AP/4819 be granted, subject to:
 - The recommended planning conditions set out in the report and addendum report;
 - The applicant entering into an appropriate legal agreement by no later than 27 April 2019;
 - Referral to the Mayor of London.
 - Referral to the Secretary of State
2. That in the event that the s106 agreement is not completed by 27 April 2019, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 235 of the report.

The meeting ended at 10.20 pm

CHAIR:

DATED: