

Planning Committee

MINUTES of the Planning Committee held on Monday 15 June 2020 at 10.00 am

PRESENT: Councillor Martin Seaton (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Barrie Hargrove
Councillor Sarah King (Reserve)
Councillor Hamish McCallum (Reserve)
Councillor Darren Merrill (Reserve)
Councillor Margy Newens
Councillor Damian O'Brien

OTHER MEMBERS PRESENT: Councillor Helen Dennis
Councillor Richard Livingstone

OFFICER SUPPORT: Simon Bevan, Development Management
Colin Wilson, Regeneration
Troy Davies, Development Management
Alicia Chaumard, Development Management
Pip Howson, Transport Policy
Tim Cutts, Regeneration
Margaret Foley, Legal Officer
Tim Murtagh, Constitutional Officer

1. APOLOGIES

Apologies for absence were received from Councillors Adele Morris, Catherine Rose 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:

- Addendum report relating to item 5.1 and 5.2
- Members pack relating to item 5.1 and 5.2.

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.

ADDENDUM REPORT

The addendum report had not been circulated five clear days in advance of the meeting, nor had it been available for public inspection during this time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation responses, additional information and revisions.

5.1 227-255 ILBERTON ROAD, LONDON SE1 1NS

Planning application reference: 19/AP/1773

Report: see pages 7 to 136 of the agenda pack and pages 1 to 4 and 7 to 10 of the addendum report.

PROPOSAL

Demolition of existing buildings and the erection of a part 2/3, 9 and 28 storey (up to 94.65m AOD) mixed-use development comprising of 3,581 sqm including 2,538 sqm of industrial floorspace (Use Classes B1c/B8) at ground and intermediate levels, 598 sqm of internal loading yard, 445 sqm ancillary plant and equipment; and 254 residential apartments (C3), 35.5% affordable by habitable room, and other associated infrastructure.

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

There were no objectors present.

The applicant's agents addressed the sub-committee and answered questions posed by the sub-committee.

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

Councillor Richard Livingstone addressed the sub-committee in his capacity as ward councillor. There were no questions to the ward councillor.

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

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

RESOLVED:

1. That planning permission be granted, subject to conditions in the report and the additional condition below and referral to the Mayor of London, and the applicant entering into an appropriate legal agreement by no later than the 15 December 2020.
2. That the environmental information be taken into account as required by Regulation 30 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2017.
3. That following issue of the decision it be confirmed that the director of planning shall place a statement on the Statutory Register pursuant to Regulation 30 of the Town and Country Planning (Environmental Impact Assessments) Regulations and that for the purposes of Regulation 30(1) (d) the main reasons and considerations on which the Local Planning Authority's decision is based shall be set out as in this report.
4. In the event that the requirements of (1) are not met by 15 December 2020 that the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 277 of the report.

Additional condition:

That details be submitted of a scheme for the internal ventilation of the development including appropriately located plant, inlets and outlets; filtration and treatment of incoming air.

5.2 221 NEW KENT ROAD, LONDON SE1

Planning application reference:19/AP/5389

Report: see pages 137 to 212 of the agenda pack and pages 4 to 6 of the addendum report.

PROPOSAL

Demolition of existing warehouse building and erection of a part 3, part 6 and part 9 storey building providing 200 hotel rooms (Class C1) and 1,354sqm of work/maker space at ground floor (and mezzanine) (Flexible Class B1) as well as ancillary cafe/restaurant and bar facilities (Class A3/A4), along with associated landscaping, servicing yard and access works.

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

Representatives for the objectors addressed the meeting and answered questions posed by the sub-committee.

The applicant's agents addressed the sub-committee and answered questions posed by the sub-committee.

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

Councillor Helen Dennis addressed the sub-committee in her capacity as ward councillor and responded to questions posed by the sub-committee.

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

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

RESOLVED:

1. That planning permission be granted, subject to the conditions in the report and the additional conditions set out below and the applicant entering into a satisfactory legal agreement.
2. That in the event that the legal agreement is not entered into by 15 December 2020 the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 143 of the report.

Additional conditions:

- 1) Prior to the commencement of works above grade (excluding demolition) and notwithstanding the approved plans, details of the design and location of the entrance to the commercial unit shall be submitted and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the details in accordance with the National Planning Policy Framework 2019, Strategic policy SP12: 'Design and Conservation of the Core strategy (2011) and Saved Policies 3.12 Quality in Design, 3.13 Urban Design and 3.2 Protection of amenity.

- 2) The construction environment management plan is to include a provision that there must be consultation with residents and ward councillors in the construction process.

- 3) The section 106 agreement to include a further management plan – a Hotel Operator Management Plan. That would ensure that residents and ward councillors are consulted about the operation of the hotel and that they would have a point of contact to raise any issues with and they would be consulted if there are any changes to the hotel operation which might affect residents.

Informative

The following Informative was also agreed – That Southwark officers will arrange for the hotel to have a Theobald Street address.

The meeting ended at 1.16pm

CHAIR:

DATED: