



## **PLANNING COMMITTEE**

MINUTES of the Planning Committee held on Tuesday 6 July 2021 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  
Councillor James Coldwell  
Councillor Richard Livingstone  
Councillor Damian O'Brien  
Councillor Dan Whitehead  
Councillor Bill Williams

**OTHER MEMBERS PRESENT:** Councillor Ian Wingfield

**OFFICER SUPPORT:** Colin Wilson  
Dipesh Patel  
Gemma Usher  
Victoria Lewis  
Pip Howson  
Michael Tsoukaris  
Jonathan Gorst  
Colin Wilson  
Gregory Weaver

### **1. APOLOGIES**

Apologies were received 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:

Addendum report relating to items 6.1 and 6.2

**4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

The Chair noted that the application referred to in item 6.2 was within their ward.

**5. MINUTES**

That the minutes of the meeting held on 21 April 2021 be approved as a correct record of the meeting.

**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 attached items were 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 attached reports unless otherwise stated be agreed.
3. That where reasons for decisions or conditions were not included or not as included in the reports relating to an individual item, they be clearly specified and agreed.

**6.1 21-23 PARKHOUSE STREET, LONDON, SE5 7TQ**

Planning Application: Application 19/AP/0469

**PROPOSAL:**

Demolition of existing building at 21-23 Parkhouse Street and erection of two blocks (Block A and Block B) of 5 and part-7/part- 10

storeys.

Block A comprises a 5-storey block for commercial/employment use (879sqm) and Block B comprises a part-7/part 10-storey block with ground floor commercial/employment use (111sqm) and 33 residential dwellings, accessible car parking, cycle parking, refuse storage, and associated landscaping.

The Committee heard the officer's introduction to the report.

Members of the committee asked questions of officers present.

The Committee heard the objector's statement.

Members of the committee asked questions of the objectors present.

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

The Ward Councillor, Councillor Ian Wingfield spoke on this item.

The committee discussed the application.

The Chair noted the inclusion of an extra recommendation, which was submitted in the addendum.

A motion to grant the application as amended was moved, seconded, put to the vote and declared carried:

**RESOLVED:**

- a) That planning permission be granted subject to conditions, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London.
- b) In the event that the requirements of paragraph 1 above are not met by 31<sup>st</sup> December 2021, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 266.
- c) That members note and consider the amendments to the report and amendment to the drawing numbers of condition 1 of Appendix 3 of the committee item in reaching their decision.

**6.2 SHOPPING CENTRE SITE ELEPHANT AND CASTLE, 26 28 30 AND 32 NEW KENT ROAD, ARCHES 6 AND 7 ELEPHANT ROAD AND LONDON COLLEGE OF COMMUNICATIONS SITE, LONDON SE1**

Planning application: Application 21/AP/1104

**PROPOSAL:**

*Minor material amendments to planning permission 20/AP/3675 (for Phased, mixed-use redevelopment of the existing Elephant and Castle shopping centre and London College of Communication sites comprising the demolition of all existing buildings and structures and redevelopment to comprise buildings ranging in height from single storey to 35 storeys above multi-level and single basements, to provide a range of uses including residential (use class C3), retail (use Class A1-A4), office (Use Class B1), Education (use class D1), assembly and leisure (use class D2) and a new station entrance and station box for use as a London underground operational railway station, means of access, public realm and landscaping works, parking and cycle storage provision, plant and servicing areas, and a range of other associated and ancillary works and structures.*

The Committee heard the officer's introduction to the report.

Members of the committee asked questions of officers present.

The committee heard the objector's statement.

The committee put questions to the objector.

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

The Committee heard a statement in support of the application from a member of the public who lived within 100 metres of the development site.

There were no questions for the resident.

There were no ward councillors present who wished to speak.

The committee discussed the application.

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

**RESOLVED:**

- a) That planning permission be granted subject to conditions, referral to the Greater London Authority (GLA), and a variation and endorsement to the s106 agreement for planning permission 16/AP/4458.
- b) That the environmental information be taken into account as required by Regulation 26 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- c) That following issue of the decision it be confirmed that the Director of Planning and Growth 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, and shall inform the Secretary of State of the decision.

**CHAIR:**

**DATED:**