

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 3 July 2018 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Lorraine Lauder MBE
Councillor James McAsh
Councillor Hamish McCallum
Councillor Jason Ochere
Councillor Cleo Soanes
Councillor Kath Whittam

WARD COUNCILLORS PRESENT: Councillor Maria Linforth-Hall
Councillor Rebecca Lury
Councillor Darren Merrill
Councillor Graham Neale
Councillor Martin Seaton

OFFICER SUPPORT: Simon Bevan, Director of Planning
Jon Gorst, Head of Regeneration and Planning Team, Legal Services
Victoria Lewis, Development Management
Bridin O'Connor, Development Management
Michael Tsoukaris, Development Management
Naima Ihsan, Transport
Tim Long, Transport
Richard Pearce, Strategy and Partnerships
Virginia Wynn-Jones, Constitutional Team

1. APOLOGIES

Apologies were received from Councillor Martin Seaton, for potential conflict of interest. He was in attendance to contribute in his capacity as a ward councillor. Apologies for absence were received from Councillor Adele Morris. Apologies for lateness were received from Councillor Renata Hamvas.

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 had been circulated at the meeting:

- Addendum no. 1 relating to item 6.1
- Addendum no. 2 relating to items 6.1 and 6.3
- Members' pack relating to items 6.1, 6.2 and 6.3.

At this juncture, the chair gave the committee time to read through the addendum report because it had not been circulated prior to the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

The minutes of the meeting of 4 June 2018 were agreed as a correct record and signed by the chair.

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 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 attached 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.

6. 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

The committee agreed to consider applications 6.1 and 6.2 together as they relate to the same application. It was noted that the decisions would be taken separately.

Planning application reference: 16/AP/4458

Report: see pages 13 to 300 of the agenda pack, pages 1 to 7 of addendum report no. 1 and pages 1 to 3 of addendum report no. 2.

PROPOSAL

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 (with a maximum building height of 124.5m AOD) above multi-level and single basements, to provide a range of uses including 979 residential units (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 and addendum report. Councillors asked questions of the officer.

An objector addressed the meeting. Members of the committee asked questions of the objector.

The applicant's agent addressed the committee. Members of the committee asked questions of the applicant's agent.

There were no supporters who lived within 100m of the development site present and wished to speak.

Ward councillors addressed the meeting. Members of the committee asked questions of the ward councillors.

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

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

RESOLVED:

1. That planning permission be granted, subject to conditions and the applicant entering into an appropriate legal agreement, and subject to referral to the Mayor of London, notifying the Secretary of State, and subject to a decision from Historic England not to list the shopping centre.
2. That environmental information be taken into account as required by Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011 (as amended).
3. That following the issuing of the permission, the Director of Planning place a statement on the Statutory Register pursuant to Regulation 24 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011 which contains the information required by Regulation 21, and that for the purposes of Regulation 24(1)(c) the main reasons and considerations on which the planning committee's decision is based are as set out as in the report.
4. In the event that the requirements of (a) are not met by 18 December 2018, that the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 757 of the report.

5. That ward councillors would be consulted on a developed draft of the section 106 agreement.
6. That affordable rent retail space be provided at Castle Square for market traders currently located within the shopping centre and that the section 106 Agreement would not be completed until the Applicant has obtained planning permission and also a land interest in this site.

6. METROPOLITAN TABERNACLE CHURCH, ELEPHANT AND CASTLE, LONDON, SE1 6SD

Planning application reference: 16/AP/4525

Report: see pages 301 to 310 of the agenda pack.

PROPOSAL

Minor amendments to the northern elevation of the grade II listed Metropolitan Tabernacle building by virtue of the demolition of the immediately adjacent/abutting London College of Communications building (subject to planning application reference: 16-AP-4458).

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

RESOLVED:

1. That listed building consent be granted, subject to a s106 legal agreement.

6. GROUND FLOOR, PERRONET HOUSE GAYWOOD ESTATE, PRINCESS STREET, LONDON, SE1 6JR

It was moved, seconded and agreed that this item be deferred until the next available meeting.

Meeting ended at 11.05 pm

CHAIR:

DATED: