

PLANNING APPLICATIONS COMMITTEE

Date: Tuesday 14 September 2021

Time: 7.00 pm

Venue: Committee Room (B6) - Lambeth Town Hall, Brixton, London, SW2 1RW*

*In line with legislation and continuing Covid-19 precautions, Committee Members will attend the meeting in person at Lambeth Town Hall. Officers, visiting Ward Members and members of the public are invited to attend virtually. Further instructions about joining the meeting, are provided overleaf.

Copies of agendas, reports, minutes and other attachments for the Council's meetings are available on the Lambeth website. www.lambeth.gov.uk/moderngov

Members of the Committee

Councillor Scarlett O'Hara (Vice-Chair), Councillor Malcolm Clark, Councillor Ibrahim Dogus, Councillor Mohammed Seedat, Councillor Iain Simpson, Councillor Joanne Simpson (Chair) and Councillor Becca Thackray

Substitute Members

Councillor Scott Ainslie, Councillor Liz Atkins, Councillor Jennifer Brathwaite, Councillor Marcia Cameron, Councillor Rezina Chowdhury, Councillor Paul Gadsby, Councillor Nigel Haselden, Councillor Maria Kay, Councillor Marianna Masters, Councillor Timothy Windle and Councillor Sonia Winifred

Further Information

If you require any further information or have any queries please contact:
Farah Hussain, Telephone: 020 7926 4201; Email: fhussain1@lambeth.gov.uk

Published on: Friday 10 September 2021

Queries on reports

Please contact report authors prior to the meeting if you have questions on the reports or wish to inspect the background documents used. The contact details of the report author are shown on the front page of each report.

How to access the meeting

In line with legislation, Committee members will attend the meeting in person at Lambeth Town Hall.

Reflecting current [government guidance](#) to help prevent the spread of Covid-19, members of the public, visiting Ward Members and officers are invited to attend virtually. If you wish to attend the meeting in person, public access can be made available for limited numbers, but please contact Democratic Services (details on the front sheet of the agenda) before the meeting so that arrangements can be made.

For elected Members of the Council

Councillors who are not members of the committee but wish to make representations at the meeting must inform Democratic Services by 12 noon on the last working day before the meeting.

For members of the Public

If you want to watch the live broadcast, this meeting is available to view as a Microsoft Teams Live Event. If you are new to Microsoft Teams, clicking [here](#) will take you to the meeting page where you will be prompted to download the app or watch on the web instead. Please follow the instructions to watch on the web instead. On doing so, you can join our live event anonymously.

Can I make representations at PAC meetings?

You may speak in relation to planning applications and other applications that are to be decided by the Committee. Up to three supporters (including applicants), three objectors and the Ward Members can make representations to the meeting at the Committee's discretion for a maximum of two minutes each.

If you would like to make representation, please contact the clerk (details on the front page of the agenda) or democracy@lambeth.gov.uk.

You must register your wish to make representations on any application by 12 noon on the last working day before the meeting. You are encouraged to participate online and should supply a written statement (approximately 300 words) outlining the points you wish to make to the committee. The written statement when read aloud must not take more than two minutes. If you are not able to participate online, public access can be made available for limited numbers, however, due to continuing Covid-19 precautions, you should inform Democratic Services as soon as possible and before the deadline.

For further information please contact Democratic Services as soon as possible by telephoning 020 7926 2170 or emailing democracy@lambeth.gov.uk.

Where the number of requests to address the committee exceeds three, and/or it is clear the interested parties wish to make similar points, the interested parties will be asked to liaise so that all the points can be raised succinctly.

Where the Committee is hearing a Pre-application Development Presentation, you will not be able to register to speak in connection with that presentation. Pre-application Development Presentations relate to proposals that are still at the pre-application stage. Pre-application Development Presentations (explained further below) do not involve the determination of an application by the Committee.

What are Pre-application Development Presentations?

These are presentations to the Committee on proposed developments which have not yet been submitted as planning applications for formal determination. The purpose of the presentation is to make Committee members aware of the emerging proposal and to have an opportunity to ask questions of the developer and to highlight issues to the developer that may require further consideration. The Committee does not make any decision about the proposals. Any proposal that is presented to the Committee through a Pre-application Development Presentation will still require a planning application to be submitted and determined in the usual way.

What is the process for hearing Pre-application Development Presentations?

Items involving Pre-application Development Presentations will be identified in the agenda papers. If an officer report has been prepared it will be published as part of the agenda papers and at the start of the item, the officer will briefly summarise their report.

The developer will then give a presentation to the Committee. This may involve the use of slides or images, which will be made available to Committee members and which people watching or attending the meeting will also be able to see. Committee members will then be invited to ask questions of the developer and will have an opportunity to highlight issues that may require further consideration by the developer. The item will be included in the minutes of the meeting.

Representation

Ward Councillors (details via the website www.lambeth.gov.uk or phone 020 7926 2131) may be contacted at their surgeries or through Party Group offices to represent your views to the Council: (Conservatives 020 7926 2213) (Labour 020 7926 1166) (Greens 020 7926 2225).

Digital engagement

We encourage people to use Social Media and we normally tweet from most Council meetings. To get involved you can tweet us @LBLDemocracy.

Audio/Visual Recording of meetings

Everyone is welcome to record meetings of the Council and its Committees using whatever, non-disruptive, methods you think are suitable. If you have any questions about this please contact Democratic Services (members of the press please contact the Press Office). Please note that the Chair of the meeting has the discretion to halt any recording for a number of reasons including disruption caused by the filming or the nature of the business being conducted.

Persons making recordings are requested not to put undue restrictions on the material produced so that it can be reused and edited by all local people and organisations on a non-commercial basis.

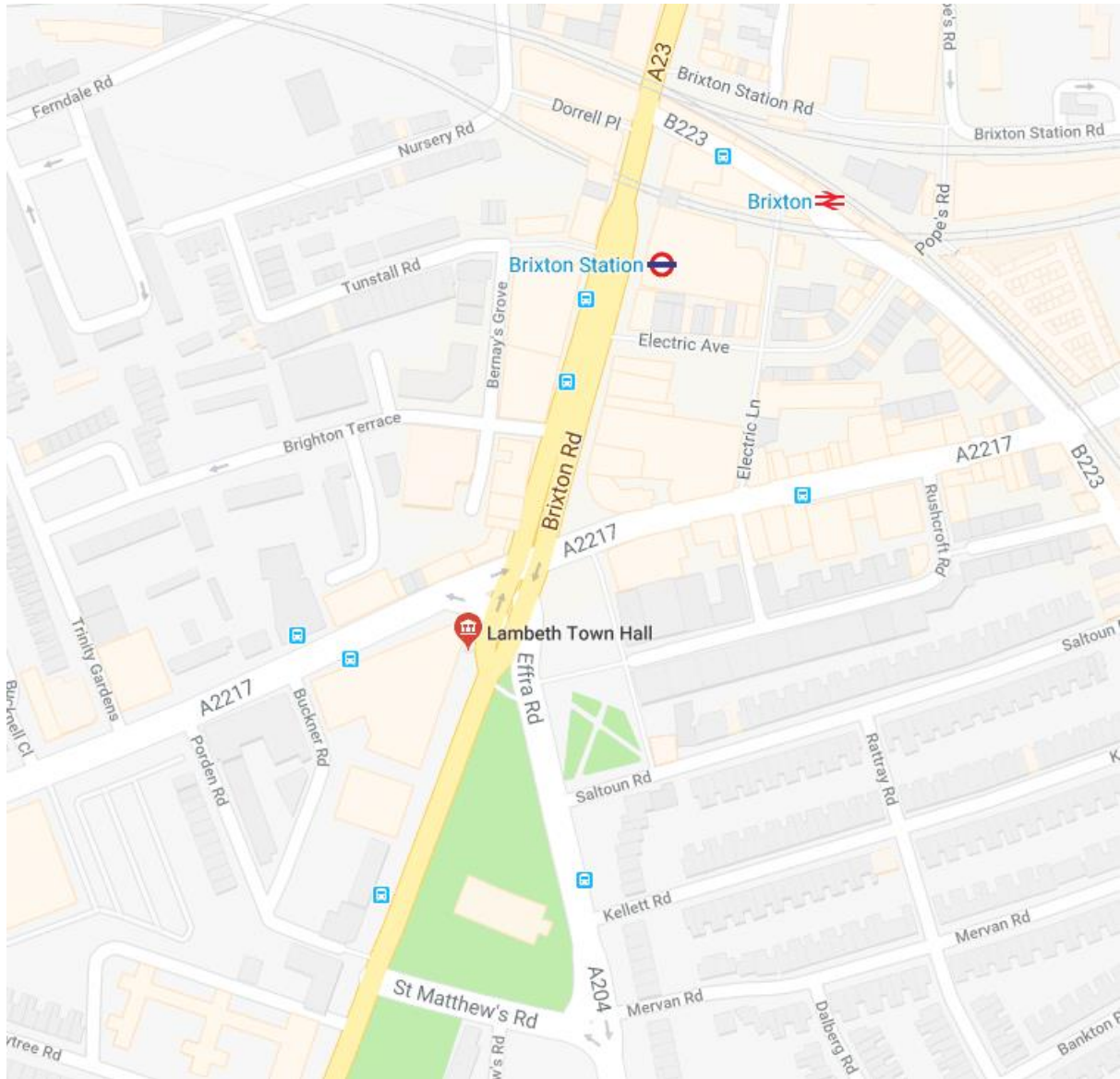
Security

Please be aware that you may be subject to bag searches and asked to sign in at meetings that are held in public. Failure to comply with these requirements could mean you are denied access to the meeting. There is also limited seating which is allocated on a first come first serve basis, and you should aim to arrive at least 15 minutes before the meeting commences. For more details please visit: [our website](#).

Please contact Democratic Services for further information – 020 7926 2170 or the number on the front page.

Directions to Lambeth Town Hall, London, SW2 1RW

Lambeth Town Hall is located at the southern end of Brixton Road and is a highly visible landmark. It can be accessed via a number of bus routes and is a short walk from both Brixton Station and Brixton Underground Station.



AGENDA

PLEASE NOTE THAT THE ORDER OF THE AGENDA MAY BE CHANGED AT THE MEETING

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PLANNING APPLICATIONS COMMITTEE (PAC) FAQs - YOUR QUESTIONS ANSWERED

Who sits on the PAC?

The Council has established a PAC, which consists of seven Councillors (elected Members).

Where and when do PAC meetings take place?

In line with legislation, Committee members will attend the meeting in person at Lambeth Town Hall.

Reflecting current [government guidance](#) to help prevent the spread of Covid-19, members of the public, visiting Ward Members and officers are encouraged to attend virtually. If this is not possible, public access can be made available for limited numbers, but please contact Democratic Services (details on the front sheet of the agenda) before the meeting so that arrangements can be made.

The meetings are normally held on a Tuesday evening at 7pm and are held 1 or 2 times a month and are listed on the Council's calendar of meetings, [here](#).

Can I attend PAC meetings?

All PAC meetings are open to the press and public although on rare occasions the Committee may discuss a matter in private. The capacity of meetings is restricted due to Covid-19 safety considerations. If the capacity of the room is exceeded the meeting can be viewed live online. The link to the meeting can be found on the PAC page of the Council's website.

How can I get a copy of any reports to be considered by PAC?

The officer reports on applications to be considered are circulated to PAC Members and published on the Council's website a week before the meeting. Papers for meetings can be viewed [here](#).

Can I make written representations to the PAC meeting?

Yes. Written representations, including any letters, petitions or photos should be:

- Sent to the relevant case officer preferably by email; and,
- Sent by **12 noon two clear working days before the meeting**. Meetings are normally on a Tuesday, so the deadline would be 12 noon by the Thursday before the meeting.

Can I speak at PAC meetings?

Yes. Up to three supporters (including applicants), three objectors and the Ward Members can make representations to the meeting at the Committee's discretion for a maximum of two minutes each.

If you would like to make representation, please contact the clerk (details on the front page of the agenda) or democracy@lambeth.gov.uk.

You must register your wish to make representations on any application by 12 noon on the last working day before the meeting. You are encouraged to participate online and should supply a written statement (approximately 300 words) outlining the points you wish to make to the committee. The written statement when read aloud must not take more than two minutes. If participating online is not possible, public access can be made available for limited numbers, but please contact Democratic Services (details on

the front sheet of the agenda) before the deadline so that arrangements can be made.

For further information please contact Democratic Services as soon as possible by telephoning 020 7926 2170 or emailing democracy@lambeth.gov.uk.

Where the number of requests to address the committee exceeds three, and/or it is clear the interested parties wish to make similar points, the interested parties will be asked to liaise so that all the points can be raised succinctly.

Does the PAC consider applications in the order listed on the agenda?

Not necessarily. The order of business is determined at the meeting taking into consideration:

1. Applications which are withdrawn, or which officers recommend should be deferred.
2. Applications where there are no notified interested parties wishing to address the committee and members have no questions to ask the applicant or officers.
3. Applications which have been deferred from a previous meeting or have been the subject of a site visit.
4. Applications for developments which would be in receipt of public funding and which are subject to deadlines affecting delivery **and other applications subject to specific deadlines.**

What is the process for considering an application at the meeting?

Officers will introduce each application with a brief PowerPoint presentation which will usually include drawings and photographs of the application site. The Committee will then hear the representations from the interested parties. If the application is recommended for approval, then objectors' representations will be heard first. This is reversed if the application is recommended for refusal. The merits of the application are considered taking into account the views of the interested parties and planning officers before the committee reaches a decision.

What time does the meeting come to an end?

The meeting will be conducted in a business-like fashion and the Committee will endeavour to deal with reports as quickly as possible.

However, if there is a lot of outstanding business at 9.00pm the Chair will advise the meeting if and how the timetable for the meeting has to be revised, in order to deal with remaining business and finish the meeting at 10.00pm. At 10.00pm, if the meeting has not ended, the Committee will decide which business can be completed by 10.45pm and any business not reached by that time will be deferred to the next meeting.

What are site visits?

The decision whether to have a site visit is made by the Chair of the Planning Applications Committee. Site visits are arranged by Planning Officers to allow the Committee and Ward Members to observe the site and gain a better understanding of the impact of the proposal. Where permission is needed to go on to private land, contact will be made with the owner by officers. Other than for reasons of access, the arrangements for site visits will not normally be publicised or made known to applicants, agents or third parties except in exceptional circumstances. In such circumstances, officers have discretion to invite one representative of the applicant to be present but only to answer any questions if Members require further

context which the officer cannot provide. The applicant must notify the planning officer prior to the site visit who will be attending on their behalf.

Objectors are not to be invited, except in exceptional circumstances where the Chair of the Committee agrees that there is information which cannot be provided by officers, and which it is necessary to receive on site and which is only likely to be able to be provided by an objector.

In circumstances where the public may need to be involved; for example, to gain access to a property to view a site from a particular vantage point, officers will arrange this. Members of the public shall be present only to grant access to premises and to answer factual questions.

A site visit is not a part of the formal determination of the planning application and therefore the public in attendance are not able to lobby councillors or to engage in discussing the merits of the proposal.

When do site visits take place?

A site visit will normally take place on the Saturday morning immediately before the committee which will consider the matter. An alternative date of the preceding Friday morning could be arranged

If I am unable to attend the PAC meeting, how can I find out the decision?

You are able to watch the meeting by clicking the link provided on the PAC agenda. Following the meeting, videos remain available to view for 180 days. Decisions will be posted on Twitter from @lbldemocracy immediately as the decision is taken. You can also contact Democratic Services by telephone or email. The minutes from the meeting will also be available on the Council's website after the meeting. Planning officers will send the applicant and any interested parties who have made written representations formal notification of the Committee decision.

Where can I get further information or advice?

If you would like further information or advice, please contact:

- Town Planning Advice Desk: Tel: 020 7926 1180, Email: planning@lambeth.gov.uk
- Town Planning Webpage: <https://www.lambeth.gov.uk/planning-and-building-control>
- Democratic Services: Tel: 020 7926 4201, Email: democracy@lambeth.gov.uk

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PLANNING APPLICATIONS COMMITTEE 14TH SEPTEMBER 2021
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON SHAKESPEARE ROAD APPLICATION

ITEM 3				
Shakespeare Road				
Report Section	Report Changes	Decision Letter Changes		
8.8 – Public Responses	Page 24 of the report includes a public comment under the heading of Residential Amenity – “There are too many single aspect units”. The officer response that states the development will achieve 80% dual aspect units. This should be 77% to be consistent with paragraph 14.7 of the report, where this is discussed in more detail.	No		
Appendix 1: Draft Decision Notice	<p>Update to Condition 4 (Compensatory Waste Capacity)</p> <p><u>Condition 4:</u></p> <p>Updates to the wording of the condition to improve its ability to secure compensatory waste capacity.</p> <p>The condition shall read as follows:</p> <table border="1" data-bbox="441 836 1690 1209"> <tr> <td style="text-align: center;">4</td> <td> <p>Compensatory Waste Capacity</p> <p>There shall be no commencement of the development hereby approved until a scheme has been approved in writing by the local planning authority that secures to its satisfaction compensatory waste capacity within the borough with a minimum annual throughput of 21,151 Tonnes Per Annum.</p> <p>Reason: To safeguard waste capacity within the borough and wider London in accordance with policy SI9 of the London Plan (2021) and policy EN7 of the Lambeth Local Plan (2015) and Draft Revised Lambeth Local Plan (2020).</p> </td> </tr> </table>	4	<p>Compensatory Waste Capacity</p> <p>There shall be no commencement of the development hereby approved until a scheme has been approved in writing by the local planning authority that secures to its satisfaction compensatory waste capacity within the borough with a minimum annual throughput of 21,151 Tonnes Per Annum.</p> <p>Reason: To safeguard waste capacity within the borough and wider London in accordance with policy SI9 of the London Plan (2021) and policy EN7 of the Lambeth Local Plan (2015) and Draft Revised Lambeth Local Plan (2020).</p>	Yes – see new condition wording.
4	<p>Compensatory Waste Capacity</p> <p>There shall be no commencement of the development hereby approved until a scheme has been approved in writing by the local planning authority that secures to its satisfaction compensatory waste capacity within the borough with a minimum annual throughput of 21,151 Tonnes Per Annum.</p> <p>Reason: To safeguard waste capacity within the borough and wider London in accordance with policy SI9 of the London Plan (2021) and policy EN7 of the Lambeth Local Plan (2015) and Draft Revised Lambeth Local Plan (2020).</p>			

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ITEM 3		
Shakespeare Road		
Report Section	Report Changes	Decision Letter Changes
	<p>Condition 1 – Time Period</p> <p>There is a legislative requirement to include a condition on a planning permission that sets a time limit within which the development must begin. The Planning Practice Guidance on the use of conditions states the following:</p> <p><i>The relevant time limit for beginning the development is not later than the expiration of:</i></p> <ul style="list-style-type: none"> • 3 years beginning with the date on which the permission is granted, or; • such other period (whether longer or shorter) as the local planning authority may impose. <p><i>The local planning authority may wish to consider whether a variation in the time period could assist in the delivery of development.</i></p> <p>Officers have met the legislative requirement with the inclusion of condition 1 in the draft decision notice in Appendix 1 of the PAC report.</p>	
	<p>Examples of mechanisms to secure waste capacity</p> <p>To assist in understanding the recommended mechanism to secure compensatory waste capacity, the following examples are provided of proposals that involve a waste site being released for a different use and the mechanism that was used to secure compensatory waste capacity. These examples are as follows:</p> <p><u>Example 1</u></p> <p><u>Site:</u> Ruby Triangle Site, Land Bounded By Old Kent Road, Ruby Street And Sandgate Street, London Se15 1lg</p> <p><u>Borough:</u></p>	N/A

PLANNING APPLICATIONS COMMITTEE 14TH SEPTEMBER 2021
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON SHAKESPEARE ROAD APPLICATION

ITEM 3		
Shakespeare Road		
Report Section	Report Changes	Decision Letter Changes
	<p>Southwark</p> <p><u>Development:</u></p> <p>Demolition and redevelopment to provide 1,152 residential dwellings, retail, business and community spaces (Classes A1, A2, A3, A4, B1(a),(b),(c) and D1), public sports hall and gym (Class D2), public and private open space, other associated works.</p> <p><u>Date of permission:</u></p> <p>06 Jun 2019</p> <p><u>Mechanism to secure waste capacity:</u></p> <p>The mechanism used to secure compensatory waste capacity is an obligation in the s106 legal agreement. The s106 heads of terms indicated in Southwark's Committee Report includes: "<i>Obligation ensuring that compensatory waste provision would be provided before Southwark Metals leave the application site</i>". The s106 is not available online. Southwark's Committee Report explains that the London Borough of Southwark had been given approval to purchase land near the application site on which compensatory provision for waste capacity would be provided. It goes on to state that "<i>As required by the London Plan (2016) policy, this would be addressed through LDF (Local Development Framework) preparation and secured in the final OKR AAP (Old Kent Rd Area Action Plan). It is also worth noting that the Council have agreed on a cross borough level how waste apportionment will be managed.</i>"</p> <p><u>Example 2</u></p> <p><u>Site:</u></p> <p>Land at Benedict Wharf, Mitcham</p>	

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FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON SHAKESPEARE ROAD APPLICATION

ITEM 3		
Shakespeare Road		
Report Section	Report Changes	Decision Letter Changes
	<p><u>Borough:</u> London Borough of Merton (GLA acted as LPA because the application was called in by the Mayor at the Stage 2 referral)</p> <p><u>Development:</u> Outline planning application (with all matters reserved) for the redevelopment of the site comprising the demolition of existing buildings and development of up to 850 new residential dwellings (Class C3 use) and up to 750 sq.m. of flexible commercial floorspace (Class A1-A3, D1 and D2 use), together with associated car parking, cycle parking, landscaping and infrastructure.</p> <p><u>Date of Permission:</u> 3 August 2020</p> <p><u>Mechanism:</u> The mechanism used to secure compensatory waste capacity is an obligation in the s106 legal agreement, which restricts development from commencing at Benedict Wharf until a replacement waste management facility at has been completed and is fully operational. The GLA Stage 2 report explains that LB Merton is in the South London Waste Planning Authority (SLWPA), which also includes LB Sutton. The applicant had identified that a replacement waste facility located at 79-85 Beddington Lane, which is in LB Sutton and owned by the same applicant, had already gained planning permission. The obligation in the s106 states the following:</p> <p><u>Waste management capacity</u> <i>The Owner covenants with the GLA and the Council as follows:</i></p>	

PLANNING APPLICATIONS COMMITTEE 14TH SEPTEMBER 2021
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ITEM 3		
Shakespeare Road		
Report Section	Report Changes	Decision Letter Changes
	<p>1. <i>No development aside from Enabling Works shall Commence at the Site until replacement waste management capacity has been delivered at 79-85 Beddington Lane, Beddington CR0 4TH in the London Borough of Sutton as approved under planning permission reference DM2018/01865 for the construction and operation of the Beddington Lane Resource Recovery Facility</i></p> <p><u>Officer commentary:</u></p> <p>The mechanism to secure compensatory capacity at Ruby Triangle is a simple s106 planning obligation that requires compensatory waste capacity to be provided before the waste operation ceases at the site. The Ruby Triangle site was included in an opportunity area identified for redevelopment. Southwark Council was providing the land for compensatory waste capacity and they were looking to formalise the arrangements as part of their plan making process. The LPA therefore had a good level of security of its delivery.</p> <p>The mechanism for Benedict Wharf is a simple, straightforward link between the two applications / sites, which is made possible due to the sites being within the same ownership, in the same waste authority, and the site providing the compensatory waste capacity already benefiting from planning permission. The LPA therefore had a good level of security in its delivery.</p> <p>The applications in the examples provided are not directly comparable to the application at Shakespeare Road. On the advice of counsel, officers recommend the use of a Grampian Condition in tandem with s106 obligations to secure compensatory waste capacity for the Shakespeare Road site. This is considered to be suitable for this site, within this borough, and in the circumstances surrounding the application, including consideration of the</p>	

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	guidance within the Waste Evidence Base (2020), which is up to date and has informed the Draft Revised Lambeth Local Plan that has passed the Secretary of State's examination.	