

PLANNING APPLICATIONS COMMITTEE

Date: Tuesday 14 June 2022

Time: 7.00 pm

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

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 Scott Ainslie, Councillor Martin Bailey, Councillor Malcolm Clark, Councillor John-Paul Ennis, Councillor Jessica Leigh (Vice-Chair), Councillor Joanne Simpson (Chair) and Councillor Rebecca Spencer

Substitute Members

Councillor Liz Atkins, Deputy Mayor, Councillor Sarbaz Barznji, Councillor David Bridson, Councillor Andrew Collins, Councillor Joe Dharampal-Hornby, Councillor Ibrahim Dogus, Councillor Saleha Jaffer, Councillor Liam Jarnecki, Councillor Scarlett O'Hara and Councillor Timothy Windle

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 June 2022

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 must attend the meeting in person at Lambeth Town Hall.

Reflecting current Public Health 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, and 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.

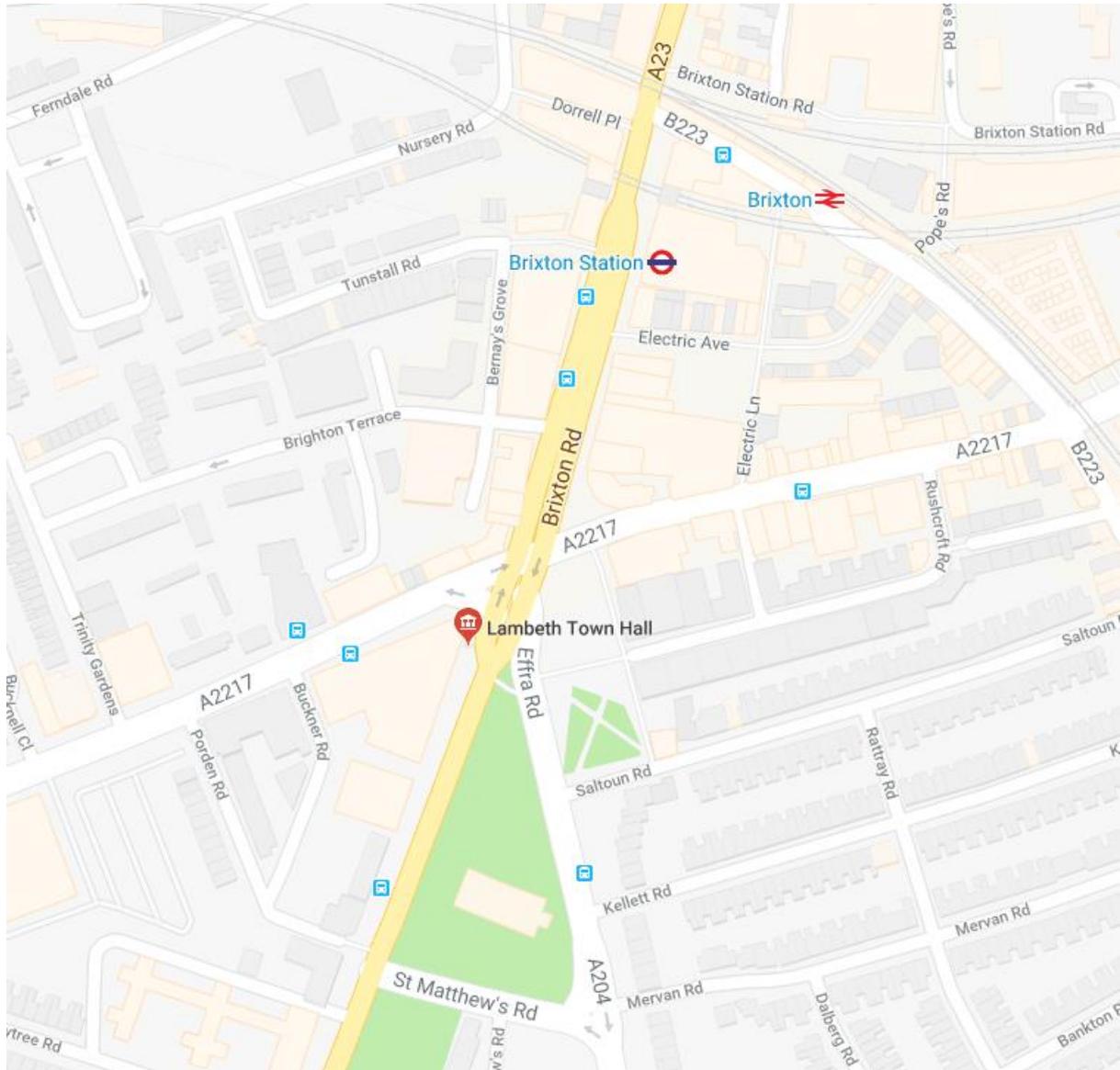
Security

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 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 must attend the meeting in person at Lambeth Town Hall.

Reflecting current Public Health guidelines 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. 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 JUNE 2022
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

ITEM 3																
Application 21/04767/FUL 146-156 Brixton Hill and 5-6 Waterworks Road London SW2 1SE																
Page Number	Report Changes			Decision Letter Changes												
26	Correction to LAND USE DETAILS table: <table border="1" data-bbox="474 539 1881 794"> <thead> <tr> <th></th> <th>Use Class</th> <th>Use Description</th> <th>Floorspace (sq.m) (Gross Internal Area)</th> </tr> </thead> <tbody> <tr> <td>Existing</td> <td>B2 Sui Generis</td> <td>Vehicle repair garage and tyre fitting centre (Sui Generis)</td> <td>624</td> </tr> <tr> <td></td> <td>B8</td> <td>Storage or distribution.</td> <td>1166</td> </tr> </tbody> </table>				Use Class	Use Description	Floorspace (sq.m) (Gross Internal Area)	Existing	B2 Sui Generis	Vehicle repair garage and tyre fitting centre (Sui Generis)	624		B8	Storage or distribution.	1166	None
	Use Class	Use Description	Floorspace (sq.m) (Gross Internal Area)													
Existing	B2 Sui Generis	Vehicle repair garage and tyre fitting centre (Sui Generis)	624													
	B8	Storage or distribution.	1166													
30	Correction to Para 1.2 – first sentence, to remove reference to incorrect use class. The Site comprises 146-156 Brixton Hill, a vehicle repair garage and tyre fitting centre (B2 Sui Generis); 5-6 Waterworks Road, in Class B8 use (Storage or distribution) and a rear service yard. The Site is therefore considered a non-designated industrial site.			None												
39	Correction to final sentence of the RELEVANT PLANNING HISTORY section, to correct status of previous planning permission (18/00456/FUL). This permission has not been implemented and therefore has expired. but will remain extant until 30 October 2022.			None												
39	Update to Historic England – Archaeology comments, received on the 09/06/2022 No response- No objection. Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, it is concluded that the proposal			Yes, removal of condition 7												

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	is unlikely to have a significant effect on heritage assets of archaeological interest. No further assessment or conditions are therefore necessary.	
39	<p>Update to TfL’s comments to finalise their position on the auditing of the PICADY and LINSIG models.</p> <p>Following further discussions with TFL, they have confirmed that the submitted PICADY and LINSIG modelling is not critical to the assessment given that the development would not have a detrimental impact on the Transport for London Road Network (TLRN). No auditing of the models is therefore necessary.</p>	None
58 & 59	<p>Updated to Para 10.29 – last sentence, to remove the recommendation to impose a condition to secure a Written Scheme of Investigation</p> <p>However, officers still consider it appropriate to impose a condition to secure a Written Scheme of Investigation (condition 7) so as to secure a programme and methodology of site investigation and recording.</p> <p>Greater London Archaeological Advisory Service has confirmed that the site was archaeologically evaluated and, it was found that there is no discernible on-going archaeological interest within the site. It has been recommended that there is no requirement to undertake further archaeology investigations in relation to the current application. As such no further archaeological assessment is necessary.</p>	Yes, removal of condition 7
59	<p>Update to list of public benefits</p> <p>Additional benefit added under the new heading ‘Social’:</p> <p><u>Social</u></p> <ul style="list-style-type: none"> • A financial contribution of £20,000 towards future design/feasibility work relating to Lambeth’s “Road Danger Reduction Long-list” and a future safety scheme along the wider Brixton Hill corridor. 	None
61	<p>Update to Para 11.6 – first sentence, to clarify that concerns were raised by objects</p> <p>Concerns have been raised by objectors with regards to the specific VSC percentage...</p>	None
62	<p>Update to Para 11.21 – first sentence, to clarify the condition reference.</p> <p>In addition, a condition (condition × 15) would be imposed to ensure that no deliveries to or despatched</p>	None

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	from any part of the premises units E and D and no loading or unloading of goods from any servicing vehicles associated with units E and D outside the following times of 07:00 to 23:00 Monday to Sundays, and 09:00 to 23:00 on Sundays or on Bank or Public Holidays.	
78	<p>Update to Para 16.12, to clarify that the emission control scheme would need to consider all components of the operational phase</p> <p>Due to the flexibility of the proposal, whereby the end-users are unknown at this stage, officers acknowledge that providing a detailed dispersion modelling assessment of potential road traffic emissions would be challenging as the exact number of HGVs and whether motorcycle/scooters will ultimately be used will not be known until tenants have been secured. Additionally, it is unknown whether heating and cooking will be electric or consumer gas appliances as this too would be dependent on the end user. Therefore, a pre-occupation condition (condition 38) is recommended, which requires the applicant to submit, for approval, an emission control scheme, including but not limited to a strategy to limit the number of HGV movements. This would cover the assessment of air pollution from potential HGVs, motorcycle/scooters, gas boilers, gas cookers etc, if those are required by the secured end users. The emission control scheme would have to demonstrate that the fully occupied development will be Air Quality Neutral throughout its operational phase.</p>	None
81	<p>Updated Planning Obligations and CIL section to include estimated CIL figures</p> <p><i>Mayoral Community Infrastructure Levy (CIL)</i></p> <p>19.8 The estimated amount of Mayoral CIL for this development is £70,021.82 in accordance with the Mayor's CIL 2 Charging Schedule (MCIL2) that took effect on 1st April 2019.</p> <p><i>Lambeth Community Infrastructure Levy (CIL)</i></p> <p>19.9 The estimated amount of Lambeth's CIL for this development is £0 in accordance with Lambeth's CIL Charging Schedule that came into force on 1 January 2022.</p> <p>19.10 The actual amount of CIL can only be confirmed once all relevant details are approved, and any relief claimed.</p>	None

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89	<p>Amendment to Appendix 1 – Draft Decision Notice, to remove condition 7</p> <p>7 Prior to commencement of development above ground level, a written scheme of investigation (WSI) shall be submitted to and approved in writing by the local planning authority. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:</p> <p>a) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and</p> <p>b) The programme for post-investigation assessment and subsequent analysis, publication and dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.</p> <p>The WSI will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.</p> <p>Reason: To identify assets of archaeological significance and use this information to avoid harm or minimise it through appropriate mitigation in line with London Plan Policy HC1.</p>	Yes, removal of condition 7
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