

# MINUTES OF THE STRATEGIC PLANNING COMMITTEE

Tuesday, 23 March 2021 at 7.30 pm

PRESENT: Councillors John Paschoud (Chair), Leo Gibbons (Vice-Chair), Kevin Bonavia, Andre Bourne, Suzannah Clarke, Aisling Gallagher, Olurotimi Ogunbadewa and James-J Walsh

ALSO PRESENT:

Apologies for absence were received from Councillor Liam Curran

## 1. Declarations of Interests

Councillor Walsh advised he had been contacted by a resident and he had responded. Councillor Walsh confirmed he did not have a personal interest in items 3 and 4 on the meeting's Agenda.

## 2. Minutes

RESOLVED that the minutes of the Strategic Planning Committee meetings held on 17 November 2020 and 16 December 2021 be agreed.

## 3. 164-196 Trundleys Road and 1-9 Sandford Street, SE8 5JE - ref: 106941

The Planning Officer, gave an illustrative presentation recommending the grant of planning permission for the demolition of existing buildings and redevelopment of the site for two new buildings comprising:

- flexible commercial floorspace (Use Class B1c/B2/B8) at ground and mezzanine floors and residential units (Use Class C3) above, with associated access and highway works, amenity areas, cycle, car parking and refuse/recycling stores at 164-196 Trundleys Road and 1-9 Sanford Street, SE8 5JE.

The Committee noted the report.

Following the Officers presentation, Members questions related to public transport and disabled parking.

The Officer advised Members that the application site currently straddled the PTAL 1 and 2 rating. However, the PTAL rating would be raised to PTAL 3, once the new over ground station at Surrey Canal Road opened.

The Officer confirmed there were 13 car spaces allocated to 19 disabled units. The Officer advised Members there had been more spaces proposed, but TfL had requested a reduction following consultation. The intention would be to encourage a shift from private car ownership. The Officer clarified the provisions as set out in the London Plan.

The Chair adjourned the meeting at 7.52pm, so that Members could observe a minutes silence to remember all those who had died during the coronavirus pandemic. The meeting reconvened at 8.06pm.

The applicant and agent addressed the Committee providing an illustrative presentation. The applicant noted the development was an 'employment led' scheme. Emphasis was placed on the consultation between the applicant and the local authority. The applicant explained the differences between the two applications, as had been outlined in the officer's report.

Following the presentation, Members queries were related to higher education partnerships, student accommodation, contracts, tenure, assurances, amenities, standards and transport provisions.

The agent advised the Committee that the applicant had been approached by the University of London.

The S106 agreement would include a 'nominations agreement', which would set out the strategy for letting student units.

The unit sizes were confirmed by the agent, who emphasized they were larger than the current regularly approved standard of 12 m<sup>2</sup>.

Members were assured there would be communal living space, work space and a green roof underneath the photovoltaics. Shared doors, lobbies and external space would also be conditioned in the S106 agreement. The agent advised Members there would be 'reasonable endeavour' clauses included in the S106 agreement to secure peppercorn of affordable and private units.

The Officer advised Members that it would be possible for the applicant and the local authority to agree that prior to approval, the local authority would retain control of how the concerns raised were mitigated.

The applicant advised Members that the contracts associated with student accommodation were flexible, which would be helpful to some students. The applicant confirmed that student accommodation would be allocated to students most in need and that measures to support this would be conditioned into the S106 agreement. It was confirmed to the Committee that during the summer period between terms, the units could be let for other purposes. The applicant emphasised that the average contract lasted 48 weeks and that the developer was only seeking approval for student accommodation, under the current application being considered.

Equal access to amenity space would be conditioned in the management plan.

The agent advised the Committee that once a university was confirmed in partnership, the university would be able to provide details of how it would manage student accommodation.

With regard to residential accommodation, the agent advised Members that the developer proposed to secure equal access to all amenity space, regardless of tenure.

The applicant advised Members they were unable to provide ratios to convey the number of amenities per unit. The applicant used their presentation to clarify the layout of the student accommodation portion of the scheme

The applicant advised Members using their presentation that student units were arranged in clusters of 5 – 8 rooms. Each cluster had its own kitchen and dining area. The applicant confirmed the internal community space of the development included: work spaces, art studios, games room, gym and laundry.

The applicant confirmed to the Committee that best practice was applied to the development, which was standard compliant.

The Chair advised the Committee that it would be possible for the future conditions applications to be resubmitted to Committee for determination.

The legal representative confirmed the advice provided by the Chair.

The Officer also agreed and confirmed that the condition 53, regarding communal spaces would be worded specifically to ensure all student amenities were communal.

The agent advised the Committee that the applicant had consulted with Transport for London (TfL). An agreement had been made that a financial contribution of £50,000 would be made to the cycling infrastructure. An additional £270,000 would be made toward improvement of the 225 bus route.

A local resident addressed the Committee with concerns regarding the applications for Item 3 and 4. The resident advised Members of resident's objections to the proposal due to the impact on: neighbouring properties, Folkstone Garden, parking, land use and housing. The resident also raised concerns with regard to design, scale, mass and density. The Committee were advised that residents felt there was no robust plan in place, to mitigate all the issues raised, relating to the development. The resident also stated there had been no consultation with the residents who lived at Sandford Walk, located next to the development.

Following the residents address, there were no questions from Members.

The Officer advised Members there had been a drop-in meeting arranged on the 20 January 2020. There had also been consultation with residents, which had been widely publicised in December 2020. The Officer stated residents and businesses confirmed the consultation had taken place. The Officer advised that the local authority had met and exceeded its statutory obligations.

The Officer confirmed there had been consultation with TfL and the highways department. Each application was assessed, as outlined in each officer report. The Officer reiterated the earlier advice provided, regarding the financial contributions agreed to the improvement of the cycling infrastructure and the 225 bus route.

The Chair noted the residents concern that members of the wider community had not been able to voice their concerns.

During the applications consideration, a Member raised concern regarding the lack of clarity regarding the adequate living space, noting the proposed laundry could entail just space for only one washing machine, serving a cluster of student units as described by the applicant.

The Committee considered the submissions made at the meeting, and

### **RESOLVED - unanimously**

That it be noted that the Committee agreed to:

**GRANT** planning permission for the demolition of existing buildings and redevelopment of the site for two new buildings comprising:

- flexible commercial floorspace (Use Class B1c/B2/B8) at ground and mezzanine floors and residential units (Use Class C3) above, with associated access and highway works, amenity areas, cycle, car parking

and refuse/recycling stores at 164-196 Trundleys Road and 1-9 Sanford Street, SE8 5JE.

Subject to conditions and informatives outlined in the report, GLA referral and completion of the s106 agreement and,

A requirement that officers should:

- Instruct Legal with regard to the S106 Agreement and
- Refer application to GLA for stage 2.

**4. 164-196 Trundleys Road and 1-9 Sandford Street, SE8 5JE - ref: 117966**

The Planning Officer, gave an illustrative presentation, which conveyed the differences between the applications for Item 3 and Item 4 applications, as outlined in the officer's report, recommending the grant of planning permission for.

- flexible commercial floorspace (Use Class B1c/B2/B8) at ground and mezzanine floors and residential units (Use Class C3) and purpose-built student accommodation bedspaces (Use Class Sui Generis) above, with associated access and highway works, amenity areas, cycle, car parking and refuse/recycling stores at 164-196 Trundleys Road and 1-9 Sanford Street, SE8 5JE.

The Committee noted the report

Following the Officers presentation, there were no questions from Members.

The Chair reminded Members that the application could be agreed on principle and the application with the agreed conditions could then be returned to Committee for approval.

At 9.26 pm, a Member advised they had lost connection during the consideration of Item 4. They confirmed it was for about 30 seconds and they had not missed anything. The Chair reiterated the information that had been relayed during that time. The Member was advised they would be allowed to participate in the vote that would follow.

The Committee considered the submissions made at the meeting, and

**RESOLVED – unanimously**

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associated access and highway works, amenity areas, cycle, car parking and refuse/recycling stores at 164-196 Trundleys Road and 1-9 Sanford Street, SE8 5JE.

Subject to conditions and informatives outlined in the report, GLA referral and completion of the s106 agreement and,

A requirement that officers should:

Amend the S106 Obligation as follows:

- Details of protocol for marketing and letting of the affordable student units that ensures the 'affordable housing student component' is safeguarded for the benefit of students from a less affluent socio-economic background and/or in line with the Access and participation Plans (or successors) of the nominating HE provider as registered with the Governments Office for Students.
- Condition 53 is to be amended to require details of all student communal areas (including kitchens lounges, laundrettes, study/ workspaces and outdoor spaces) to be approved by the local authority.
- When the applicant submits this condition, it is to be referred to SPC for a decision.
- Instruct Legal re: S106 Agreement and refer to GLA for stage 2

The meeting closed at 9.39 pm.