

Planning Committee (Smaller Applications)

Tuesday 6 May 2025

7.00 pm

Ground Floor Meeting Rooms - 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.1

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TABLED ITEMS:

Addendum report and Members pack.

Meeting Name:	Planning Committee (Smaller Applications)
Date:	6 May 2025
Report title:	Addendum report
Ward(s) or groups affected:	Surrey Docks
Classification:	OPEN
Reason for lateness (if applicable):	Clarifications
From:	Director of Planning and Growth

PURPOSE

1. To advise members of clarifications, corrections, consultation responses and further information received in respect of the following items on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken into account in reaching the stated recommendation.

RECOMMENDATION

2. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

3. A further local representation has been received in respect of the following item on the main agenda:

ITEM 6.1: 23/AP/3273 for: Full Planning Application – South Dock Marina, Rope Street, London, SE16 7SZ

Further local representation received

4. A further local representation was sent to Members of the Planning Committee (Smaller Applications) on 1 May 2025 by the Southwark Law Century on behalf of the South Dock Marina Berth Holders Association. The three issues raised are as follows:
 - Boatyard business units
 - Ban on sleeping on boats in yard
 - Loss of community garden
5. Officers have already responded to some of these issues within the committee report. This addendum report provide clarification on the relevant paragraph of

the committee report and additional responses from the applicant on the concerns raised.

BOATYARD BUSINESS UNITS

- *Rates will be increasing by **three to four-fold**, with additional charges on top.*
 - *Proposed discounts are insufficient: a **75-80% discount** would be required to ensure no increase in fees. Some businesses will only get a discount for 2 years – needs to be secured in perpetuity.*
 - *Businesses who cannot afford the increase will not be supported with business relocation – only the cost of moving their container offsite – in breach of policy P33.*
 - *Increased rates mean increased costs passed on to berth holders, which may make it unviable for them to remain (or force them to avoid urgent repairs).*
 - *The ecological benefit of retaining containers and avoiding additional embodied carbon has not been assessed. Council Marina Team focus has been maximising return.*
 - ***There is no health and safety reason to remove the containers. The risk assessment documents do not identify any issues with containers.***
6. Officers have responded to the concerns regarding affordability of the new workshop space in paragraph 61-66 of the committee report. An Affordable Workspace Strategy would be secured in the S106 Legal Agreement.
 7. Officers have responded to the concerns regarding business relocation and the relocation of containers in paragraph 72 of the committee report. A Business Relocation Strategy would be secured in the S106 Legal Agreement.
 8. The re-use of existing buildings and structures on the site has been addressed in paragraph 190 of the committee report.
 9. A copy of the Health and Safety Report (dated February 2025) has been provided by the applicant and formed part of the new documents that were reconsulted on in February 2025.

BAN ON SLEEPING ON BOATS IN YARD

- *This will render berth holders **homeless** while boat is in yard – potentially for months.*
 - *No support or alternative accommodation is offered.*
 - *This is a **severe violation of their human rights** and fails to meet the equality duty.*
 - *Concerns can easily be resolved through health and safety measures and insurance.*
10. Officers have raised the concern regarding the ban on sleeping on boats in the boatyard with the project team. Their response is as follows:

“The council has a duty of care in relation to the safety of residents in the marina. Following serious incidents relating to people falling from their boats whilst in the boatyard for maintenance, the council took the decision to align with many other boatyards in not allowing this practice to continue. This was carried out in conjunction with several other health and safety measures, albeit as an urgent measure, therefore the opportunity for the provision of advance notice of the changes to berth holders was limited. However, the changes were addressed with the SDMBHA in the discussions related to the boatyard licences being introduced earlier in 2024”.

11. The ban on berth holders sleeping on boats does not form part of the planning application and is a separate arrangement between the Council as landowner and operator of the boatyard and berth holders who use the boatyard for repairs.

LOSS OF COMMUNITY GARDEN

- *Garden qualifies as Other Open Space – i.e. “private open space which is of benefit to the local community” – loss is breach of policy P57.*
 - *This is an essential outdoor space for berth holders who have small living space and no gardens. It also serves as an essential social function to bring the marina community*
 - *together.*
 - *Replacement café and events space is an insufficient replacement – replacement community garden is required.*
12. Officers have responded to the concern raised regarding the loss of the community garden in paragraphs 87-89 of the committee report.
 13. A further query has been raised by Ward Councillors regarding the loss of storage space within the boatyard site which is currently used by residential berth holders. It has been confirmed by the applicant that the same level of multi-storage will be retained on the site as currently provided and that there are currently discussions with berth holders regarding additional storage options. It is recommended that the details regarding the retention and re-provision of storage units on the site are secured in the Business Relocation Strategy to ensure that existing berth holders who rent storage space are supported during the refurbishment works.

Conclusion of the Director of Planning and Growth

14. Having considered the additional information, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report and completion of a S106 Legal Agreement.

REASON FOR URGENCY

15. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the Planning Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting.

REASON FOR LATENESS

16. The new information and corrections to the main reports and recommendations have been noted and/or received since the committee agenda was printed. They all relate to items on the agenda and members should be aware of the comments made.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Environment Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403

Welcome to Southwark Smaller Planning Committee

6 May 2025

MAIN ITEMS OF BUSINESS

Item 6.1 – 23/AP/3273

South Dock Marina
Rope Street ,London
SE16 7SZ

Item 6.2 - 24/AP/1532

Dulwich Sports Club
Giant Arches Road, London,
SE24 9HP

WITHDRAWN



Councillor Cleo Soanes (Chair)



Councillor Jane Salmon (Vice Chair)



Councillor Richard Livingstone



Councillor Sabina Emmanuel



Councillor Sam Dalton



Councillor Adam Hood



Councillor Sam Foster

Item

23/AP/3273

South Dock Marina, Rope Street, Southwark, SE16 7SZ

Refurbishment of South Dock Marina boatyard to include demolition and removal of all buildings and structures on site, renew services infrastructure, new electricity substation, underground drainage, and hard standings and provide new workshops, studios, toilets showers laundry and associated landscape. Construct new covered boat repair areas with associated gantry and staircase. Removal of the existing crane and replace with new crane, pontoon adjacent to the crane and associated public realm works to the crane area. Addition of new trees to the river walk.

Site location plan and aerial image

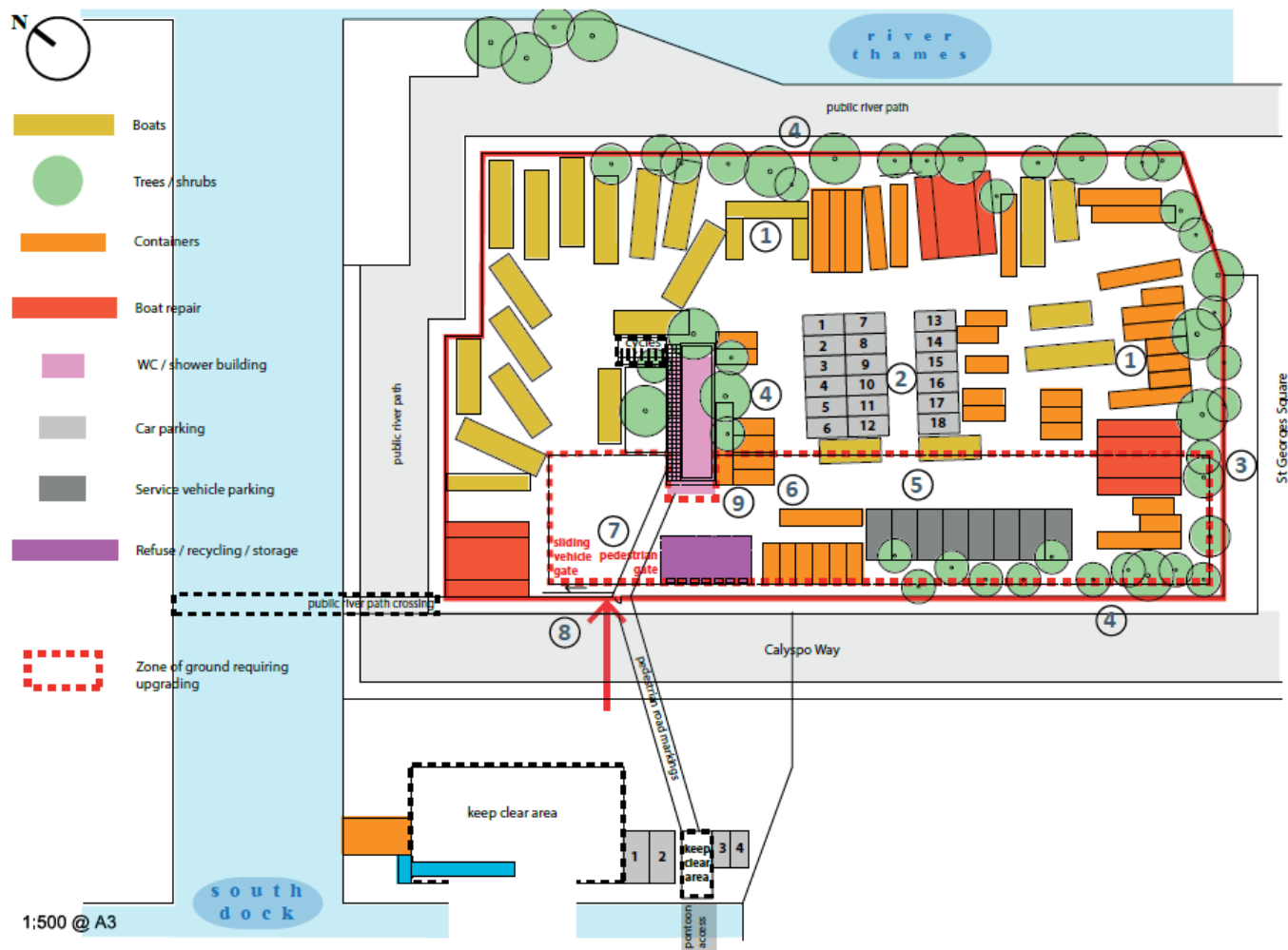


Existing boatyard photos



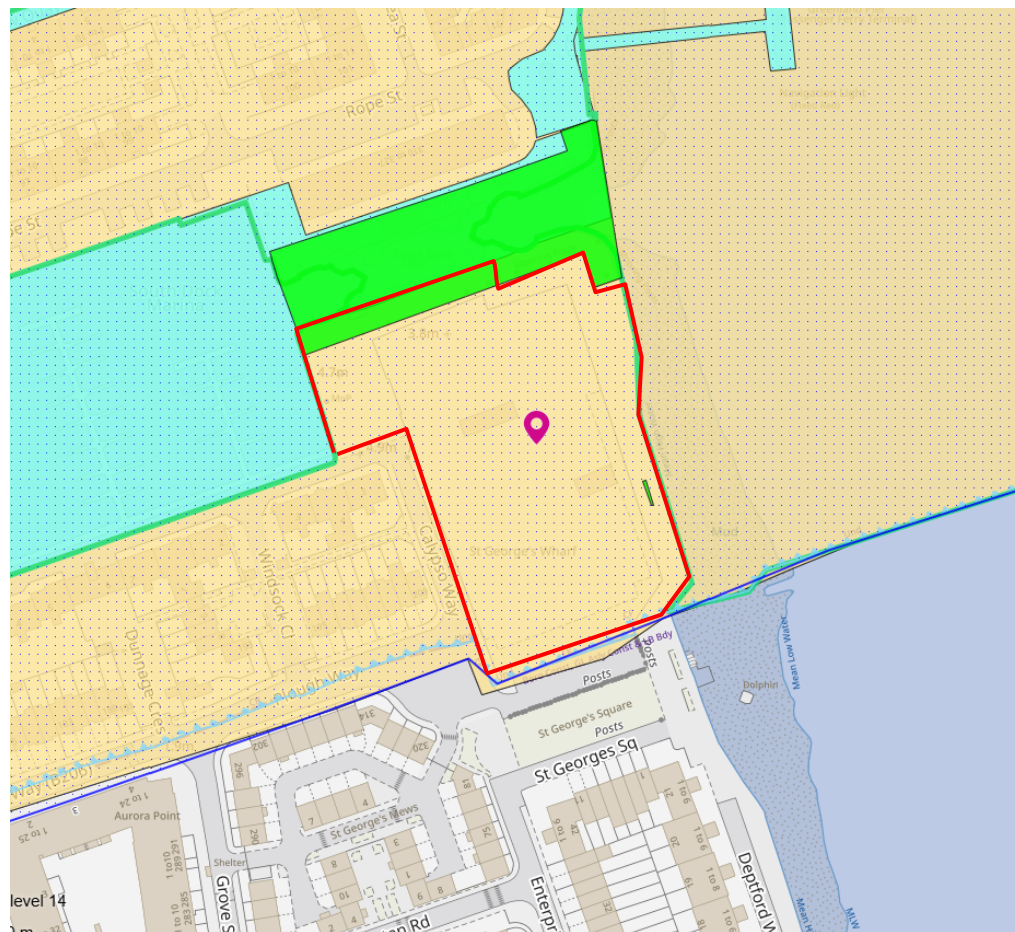
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Existing boatyard layout



Constraints and designations

- Rotherhithe Area Vision Boundary
- Rotherhithe and Surrey Docks Neighbourhood Plan Area
- North Southwark and Roman Roads Archaeological Priority Area
- Thames Policy Area
- Air Quality Management Area
- Canada Water Action Area
- Canada Water Opportunity Area
- Flood Zones 2 and 3



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Consultation responses

- 6 letters in support
- 127 letters of objection raising the following concerns:
 - Principle of development - misrepresents the project as a health and safety initiative
 - Design, scale and massing
 - Landscaping, loss of trees
 - Loss of communal garden/facilities
 - Transport, highways and access
 - Affordability of the new workspace
 - Lack of community engagement and consultation
 - Impact on the Thames path
 - Impact on residential berth holders
 - Impact on welfare facilities
 - Loss of storage facilities
 - Ban on sleeping on boats in the boatyard whilst repair works are being carried out
 - Legal issues with how the proposal has been designed and that attempts to comply with policies have been superficial
 - Failure to meet Best Value Duty
 - Equalities and human rights – the application fails to meet the standard required by the Public Sector Equalities Duty.

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Proposed site plan – Split of uses on site

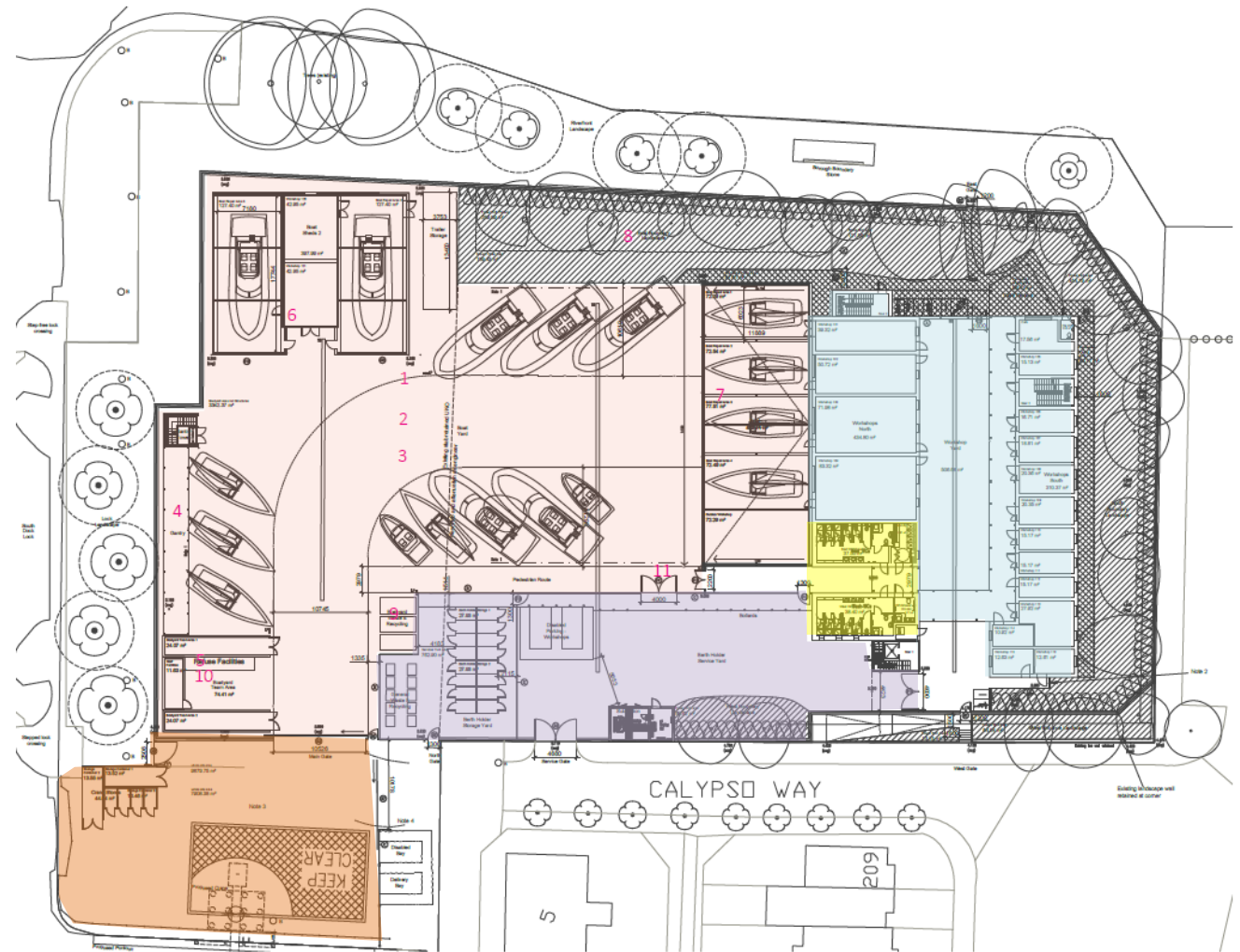
Boatyard

Workshop space

Welfare facilities

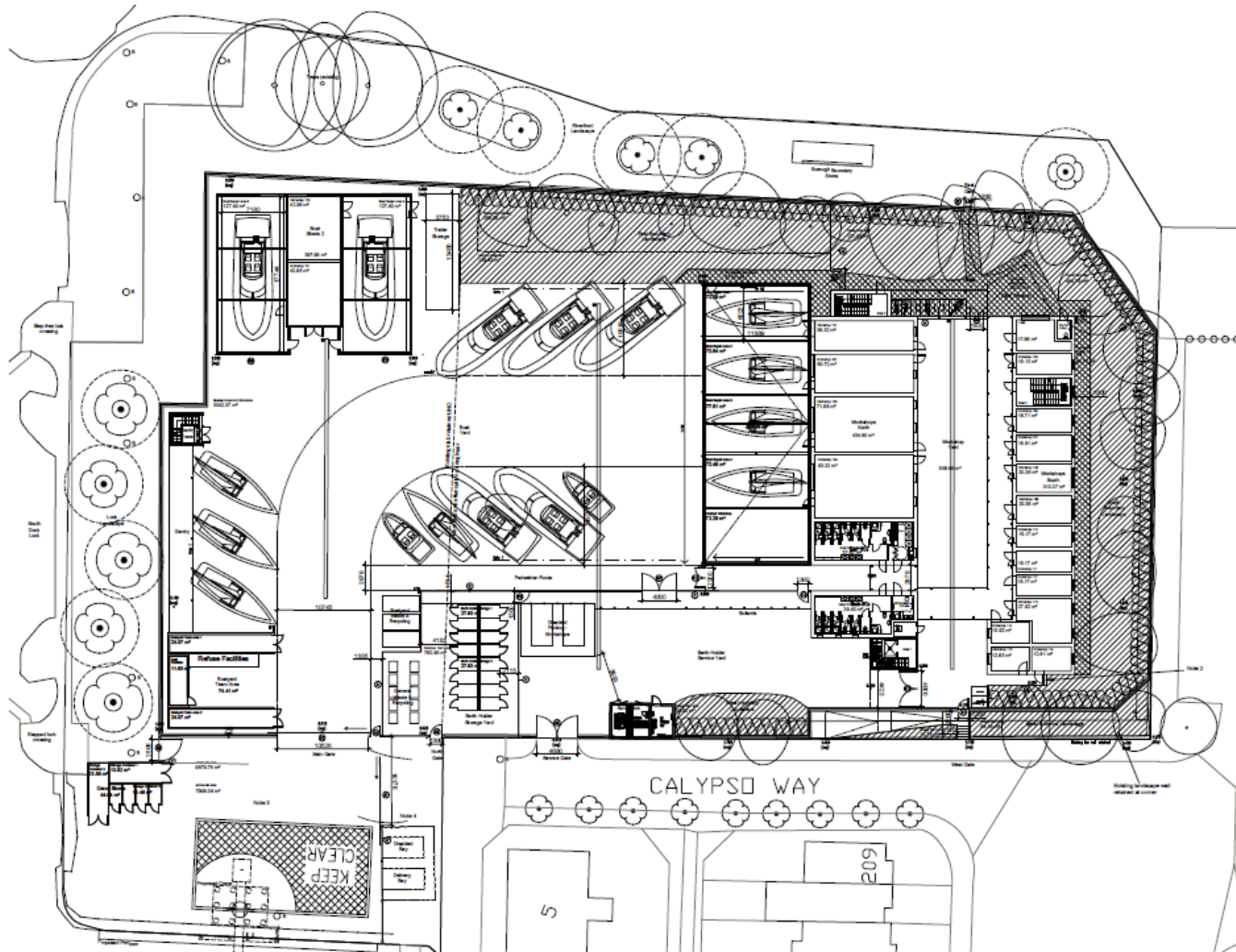
Service yard

Crane area

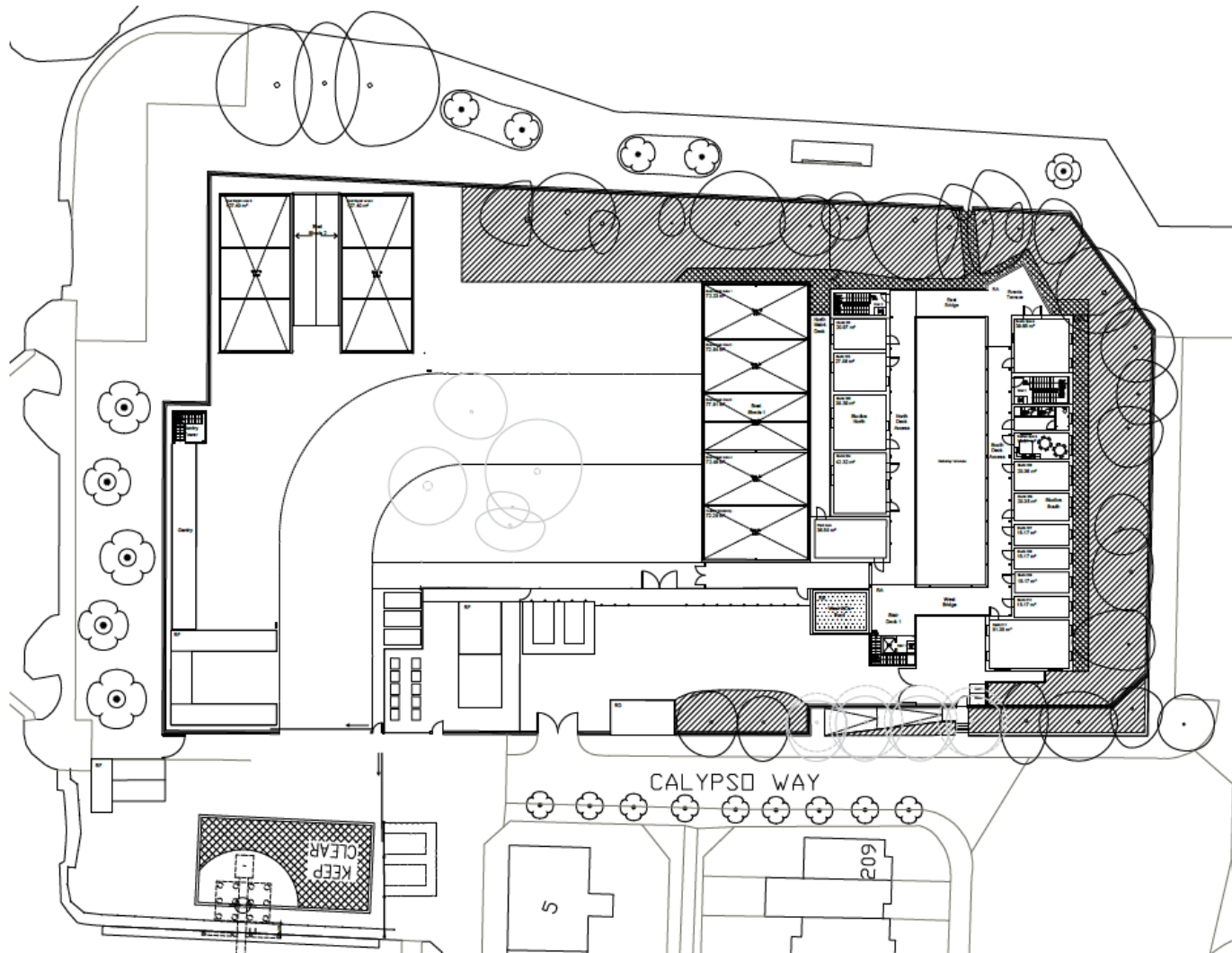


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Proposed ground floor plan

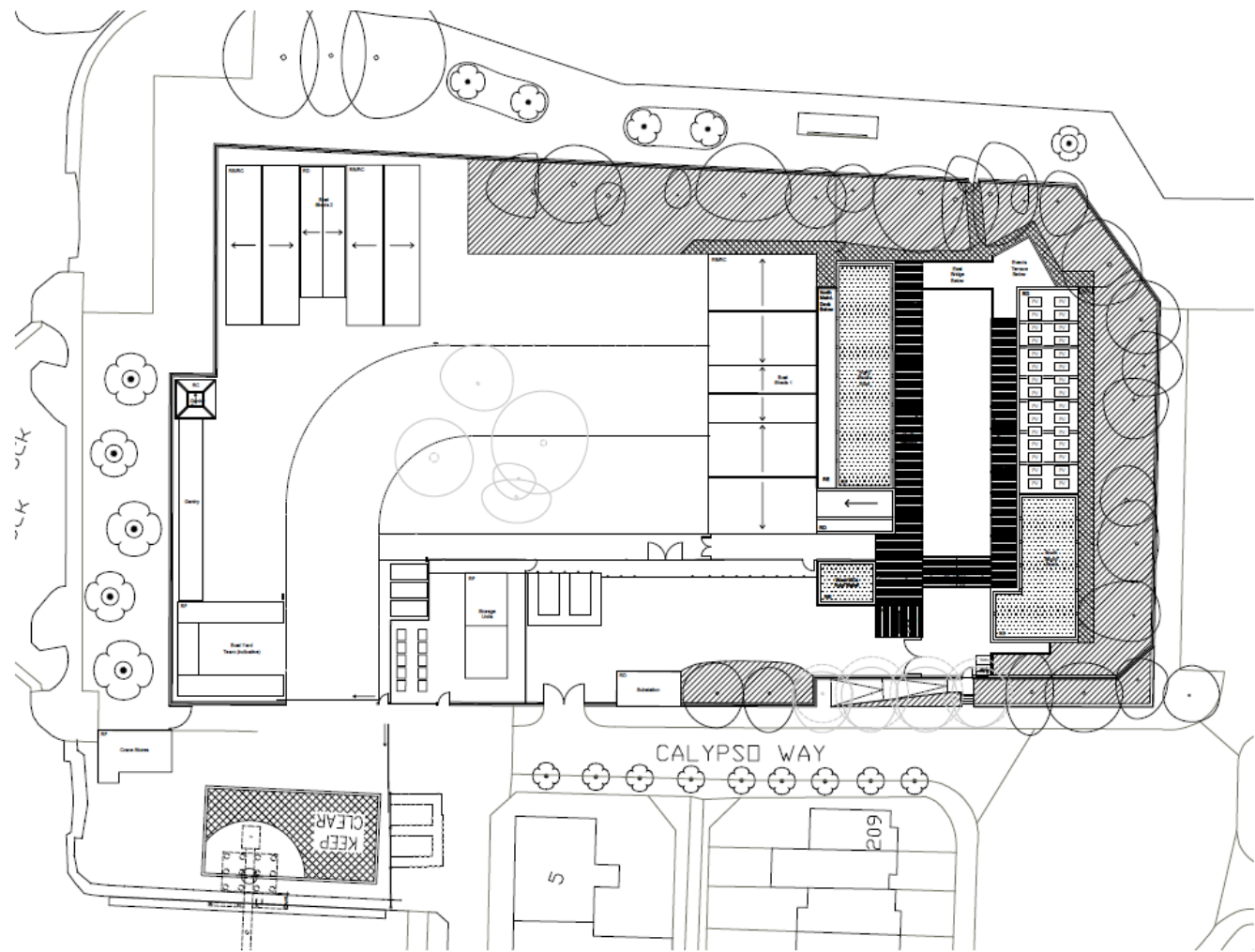


Proposed first floor plan

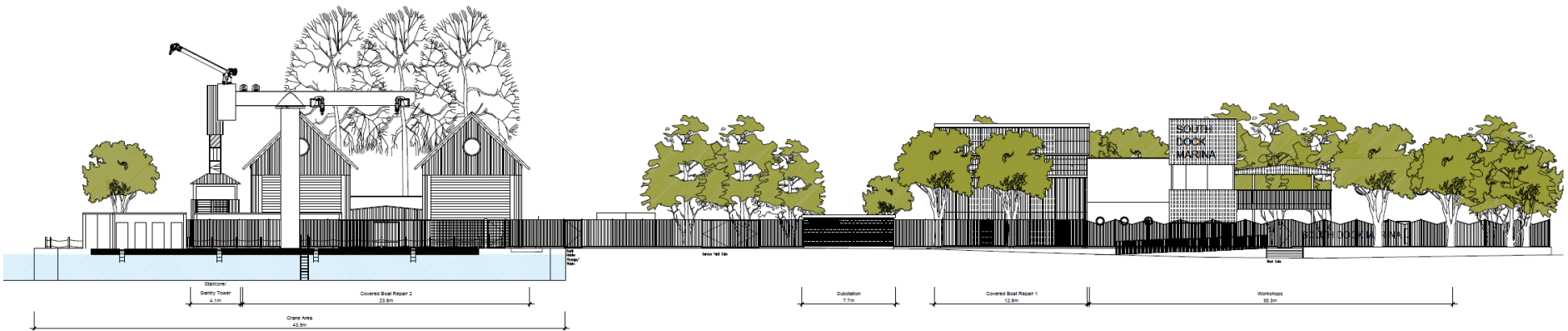


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Proposed roof plan



Proposed elevations



Western (Rope Street)



Eastern (Thames Path)

Proposed elevations



Northern Elevation



Southern elevation

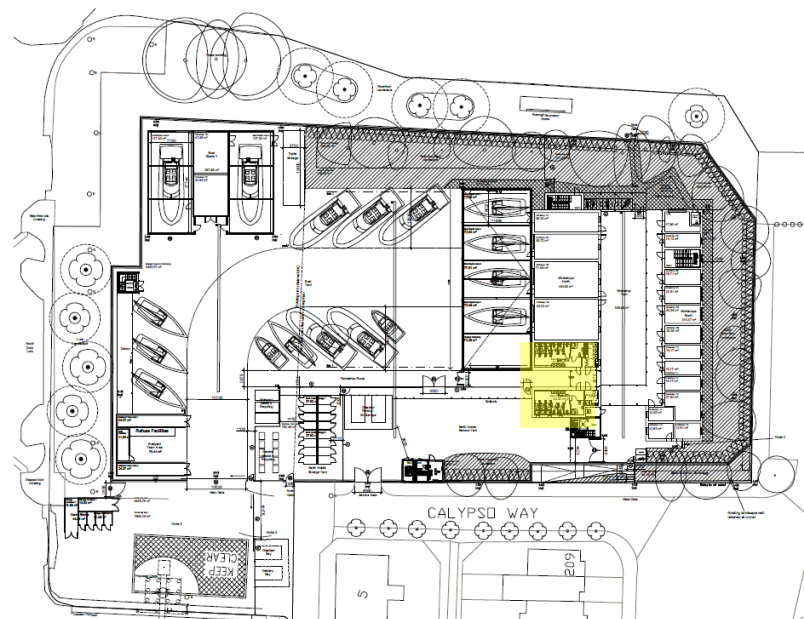
View of the site – South-West



Residential berth holder facilities



Existing facilities block



Proposed location of new facilities

	Male WC	Urinal	Male Shower	Male DDA inc shower	Female WC	Female shower	Female DDA inc shower	Unisex DDA	Washer	Dryer
Existing	3	3	3	0	3	3	0	0	2	2
Proposed	3	0	3	1	3	3	1	1	4	4

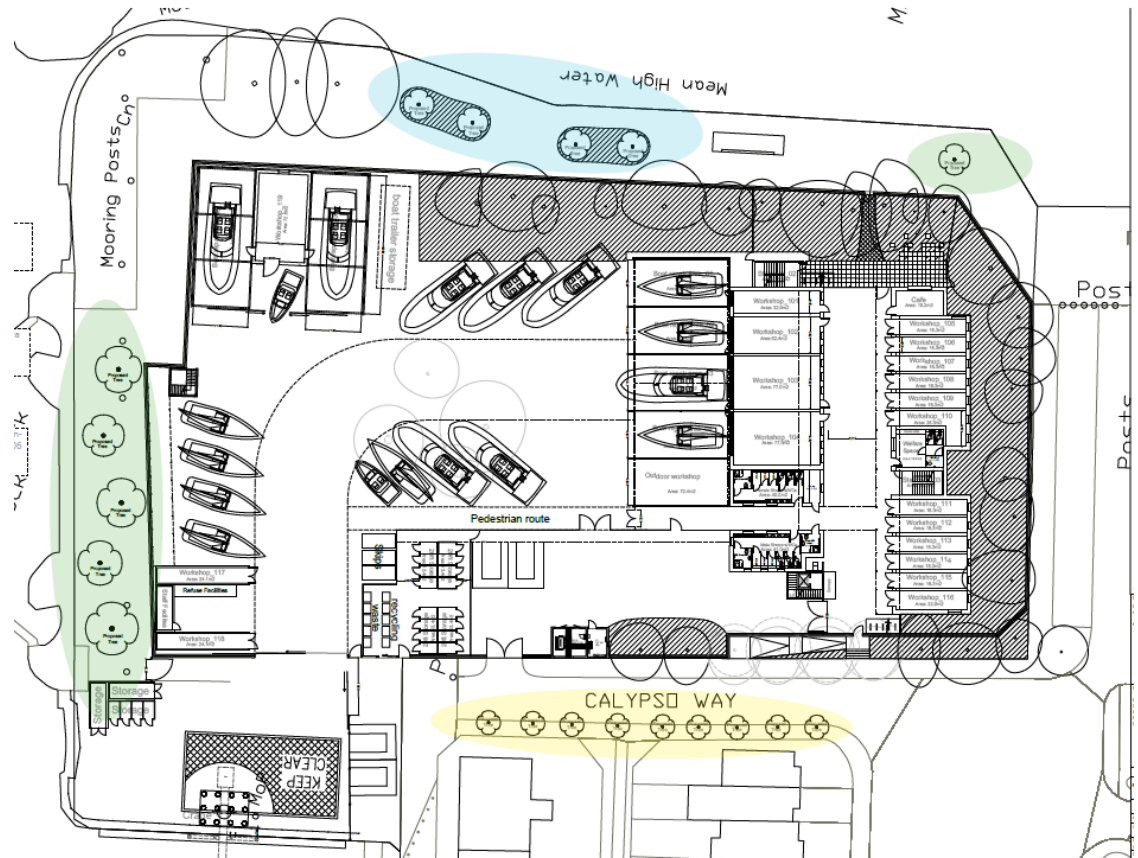
Ecology, biodiversity, landscaping and tree planting

- Removal of 8no trees (Cat B and C)
- 33no. new trees. 10 within application site 23 within wider vicinity
- Financial contribution £50,820 towards new tree planting
- UGF score 0.311

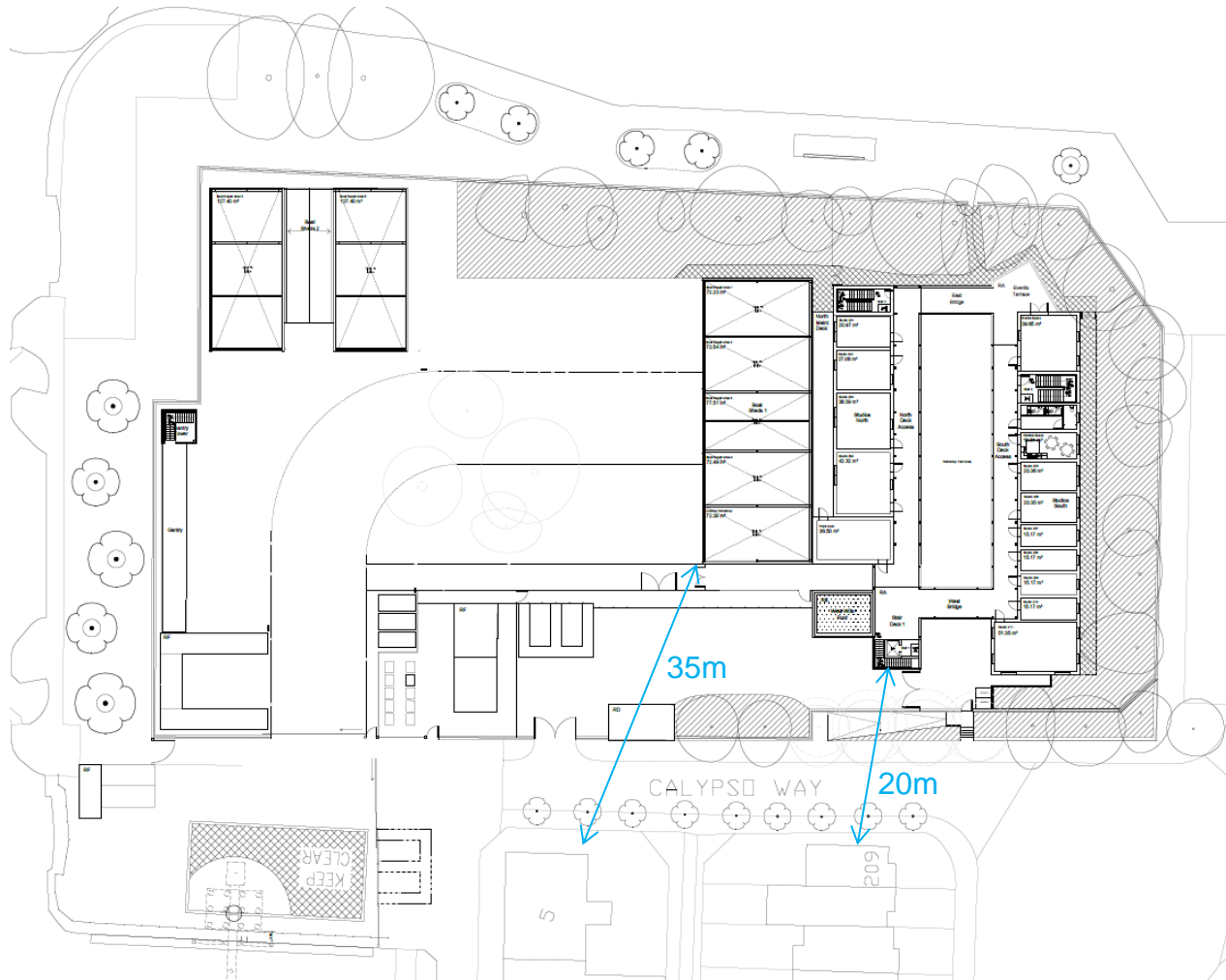
Green highlight refers to single trees proposed along the Thames Path

Blue highlight refers to grouped trees with new habitat areas under the trees

Yellow highlight refers to new street trees.



Relationship with nearby residential properties



Materials and design

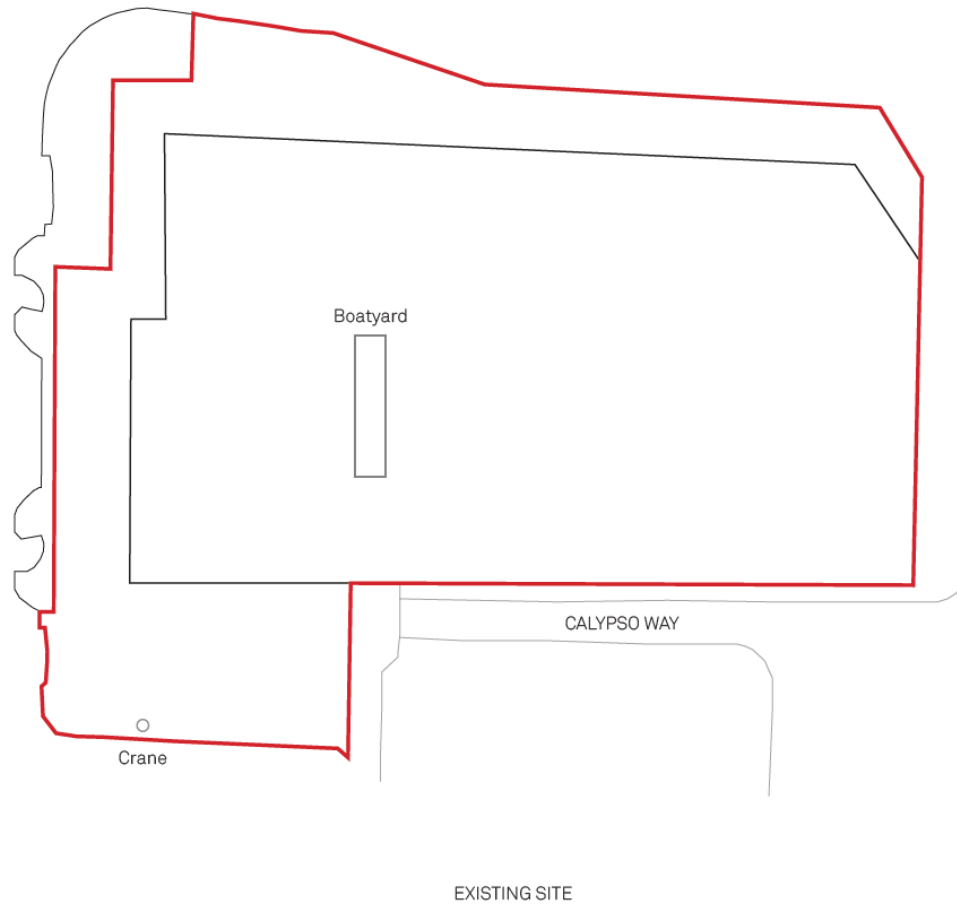


Boatyard sheds

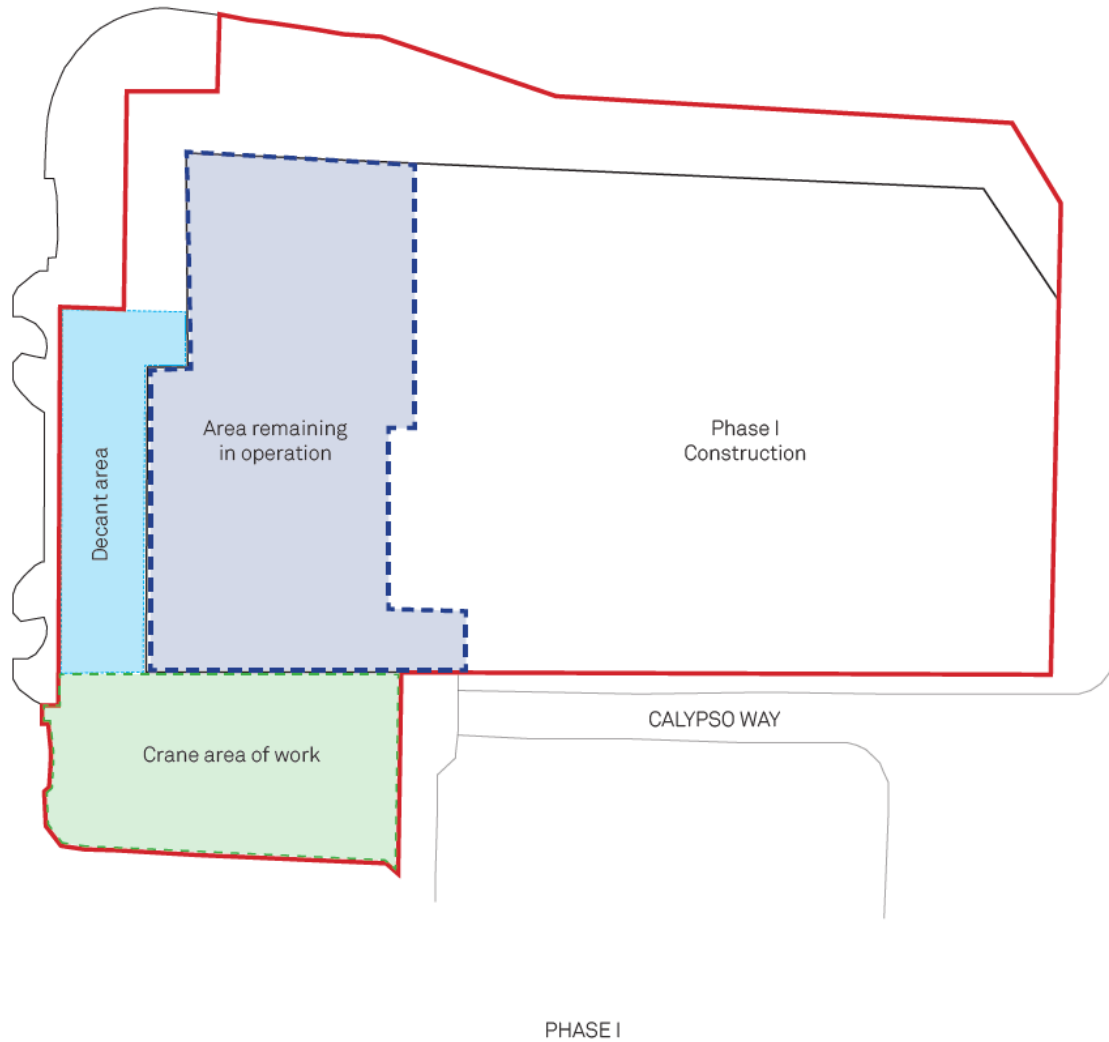


Modular workshop buildings

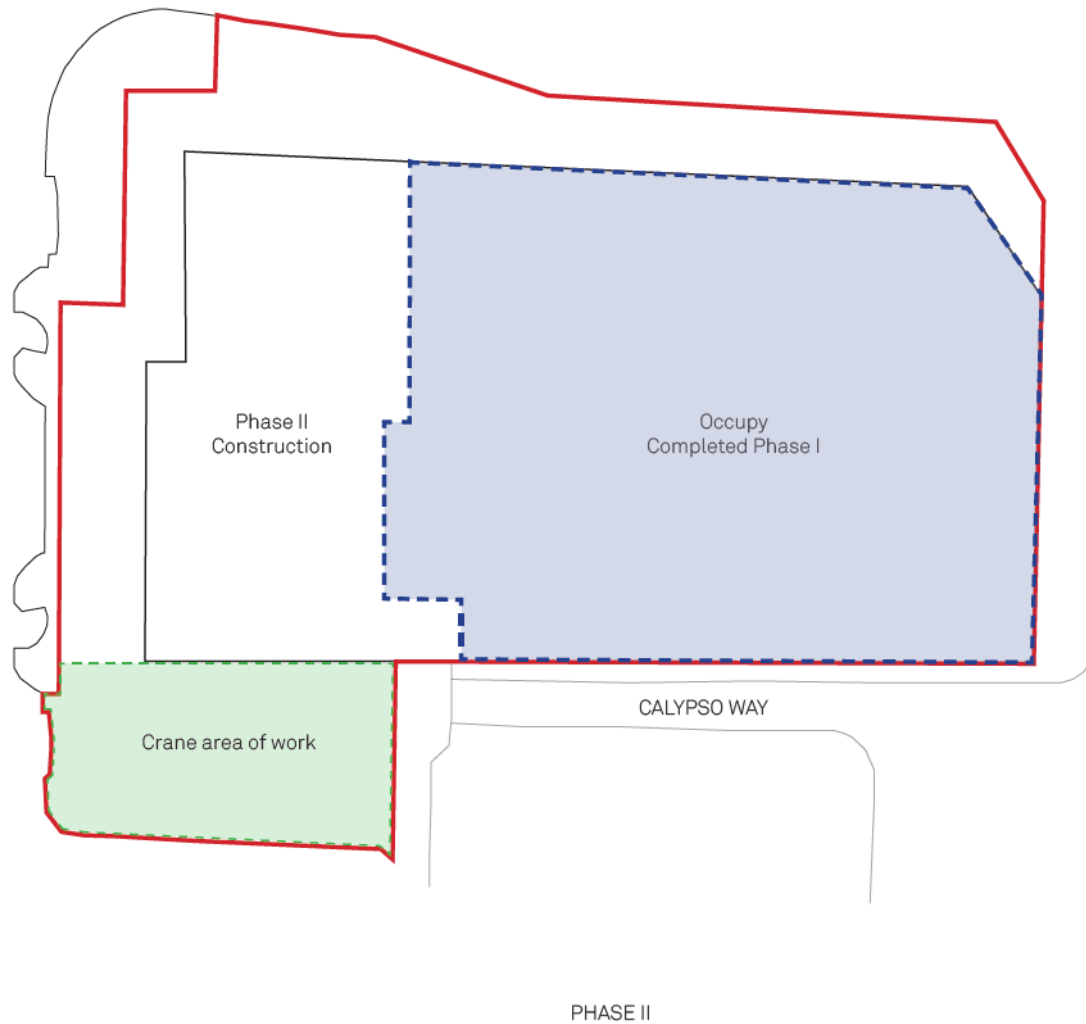
Phasing of Construction – Existing Site



Phasing of Construction – Phase 1



Phasing of Construction – Phase 2



Planning Obligations -

- Affordable Workspace strategy
- Business Relocation strategy
- Community Use Management Plan
- Tree planting financial contribution of £50,820.00
- Highways and Transport
 - Delivery and Service Management Plan
 - Section 278 Highways works
 - Revocation of parking permits
- Archaeological Monitoring contribution

Conclusion:

- Principle of development accords with the aims of the Southwark Plan and London Plan which seeks to increase provision of employment floorspace within Opportunity Areas.
- Does not increase size of boatyard site, does not impact the Thames Path which runs along the eastern and northern boundaries of the site and does not impact any access to the waterway.
- 80% of new workspace would be affordable, existing businesses would be given first right of refusal and stepped increase to full rent over a three year period.
- Improved welfare facilities for residential berth holders
- No objection on design or heritage grounds
- No adverse impact on the amenity of nearby residential properties
- Improved vehicular and pedestrian access
- 8no. Trees are required to be removed. 33no. New trees will be planted within the vicinity of the sit
- Improved greening and landscaping to achieve a UGF of 0.311
- Following completion of surveys to the flood defence and river wall the Environment Agency and Lead Local Flood Authority have confirmed that they have no objection to the development.

Recommendation that planning permission is granted subject to conditions and completion of a Section 106 Legal Agreement.