

Planning Committee

MINUTES of the Planning Committee held on Wednesday 25 September 2019 at 6.30 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Martin Seaton (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Barrie Hargrove
Councillor Adele Morris
Councillor Margy Newens
Councillor Damian O'Brien
Councillor Catherine Rose
Councillor Cleo Soanes

OFFICER SUPPORT: Simon Bevan (Director of Planning)
Jon Gorst (Legal Officer)
Yvonne Lewis (Development Management)
Michael Tsoukaris (Design and Conservation)
Michael Glasgow (Development Management)
Victoria Crosby (Development Management)
Sally Crew (Transport Policy)
Anthony Lee (BNPP)
Anne Crane (TfL)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were none.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers which were circulated at the meeting:

- Addendum report relating to item 5.1
- Members' pack relating to item 5.1.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

None were declared.

5. 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 agenda 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 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.

5.1 LAND BOUNDED BY LOWER ROAD, REDRIFF ROAD, QUEBEC WAY AND SURREY QUAYS ROAD AND SITE AT ROBERTS CLOSE, SE16

Planning application number: 18/AP/1604

PROPOSAL

Hybrid application seeking detailed planning permission for Phase 1 and outline planning permission for future phases, comprising:

Outline planning permission (all matters reserved) for the demolition of all existing structures and redevelopment to include a number of tall buildings (up to 138m AOD) and up to 656,200sqm (GEA) of floorspace comprising the following mix of uses: retail (Use Classes A1-A5), workspace (B1), hotel (C1), residential (C3), assisted living (C2), student accommodation, leisure (including a cinema) (D2), community facilities (including health and education uses) (D1), public toilets, nightclub, flexible events space, an energy centre, an interim and permanent petrol filling station, a primary electricity substation, a secondary entrance for Surrey Quays Rail Station, a Park Pavilion, landscaping including open spaces and public realm, works to the Canada Water Dock, car parking, means of access, associated infrastructure and highways works and demolition or retention with alterations of the Press Hall and Spine Building of the Printworks; and

Detailed planning permission for the following Plots in Phase 1:

- *Plot A1 (south of Surrey Quays Road and west of Deal Porters Way) to provide uses comprising retail (A1-A5), workspace (B1) and 186 residential units (C3) in a 6 and 34 storey building (129.4m AOD), plus a basement;*
- *Plot A2 (east of Lower Road and west of Canada Water Dock) to provide a leisure*

centre (D2), retail (A1-A5), and workspace (B1) in a 4,5 and 6 storey building plus a basement.

- *Plot K1 (east of Roberts Close) to provide 79 residential units (C3) in a 5 and 6 storey building.*
- *Interim Petrol Filling Station (north of Redriff Road and east of Lower Road) to provide an 8-pump petrol filling station with kiosk, canopy and forecourt area.*

Each plot with associated car parking, cycle parking, landscaping, public realm, plant and other relevant works.

The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended).

The committee heard the officers' introduction to the report. Members of the committee asked questions of the officers.

Objectors to the application addressed the committee, and answered questions put by the committee.

At 9.03pm the meeting adjourned for a comfort break and resumed at 9.16pm, continuing with questions from councillors to the objectors.

At 10.05pm, the meeting resolved to adjourn and to reconvene at 6.30pm on Monday 30 September 2019.

CHAIR:

DATED: