



## **PLANNING COMMITTEE**

MINUTES of the Planning Committee held on Tuesday 18 January 2022 at 6.30 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

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<b>PRESENT:</b>	Councillor Martin Seaton (Chair) Councillor Damian O'Brien Councillor James Coldwell Councillor Richard Livingstone Councillor Cleo Soanes Councillor Kath Whittam Councillor Bill Williams Councillor Nick Johnson
<b>OFFICER SUPPORT:</b>	Sadia Hussain, Legal Services Gregory Weaver, Constitutional Team Colin Wilson, Head of Strategic Development

### **1. APOLOGIES**

Apologies were received from Councillor Dan Whitehead.

### **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 noted the addendum provided – 1) late observations with further information.

### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

Councillor Nick Johnson noted that an application being considered took

place in his ward.

Councillor Kath Whittam noted that applications 8.1 and 8.2 took place within her ward.

Councillor Bill Williams declared that applications 8.1 and 8.2 took place in their ward.

## **5. MINUTES**

The minutes of the meeting held on the 14<sup>th</sup> December 2021 were approved as a correct record of the meeting.

## **6. NOTE OF AWARDS FROM THE ELEPHANT AND CASTLE RELOCATION FUND**

The Chair moved a motion to defer item 6 to a later Planning Committee.

A motion to grant the deferment was moved, seconded, put to the vote and declared carried.

## **7. CONFIRMATION OF ARTICLE 4 DIRECTIONS RELATING TO DEMOLITION AND CHANGE OF USE FROM COMMERCIAL BUILDINGS TO RESIDENTIAL**

### **RESOLVED:**

1. Approves the confirmation of a non-immediate Article 4 Direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the GPDO') for changes of use from office use (Class E(g)(i)) to a dwellinghouse (Class C3) in the Central Activities Zone and railway arches in Southwark.
2. Approves the confirmation of an immediate Article 4 Direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the GPDO') for changes of use from Commercial, Business and Leisure (Class E - except offices) to a dwellinghouse (Class C3) in the Central Activities Zone and railway arches in Southwark.
3. Approves the confirmation of an immediate Article 4 Direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the

GPDO') for changes of use from Commercial, Business and Leisure (Class E) to a dwellinghouse (Class C3) in the following locations:

- Town centres including protected shopping frontages and Southwark Plan 2022 Site Allocations inside town centres
  - Protected shopping frontages
  - Southwark Plan 2022 Site Allocations outside of town centres
  - Southwark Plan 2022 proposed Strategic Protected Industrial Land
4. Approves the confirmation of a non-immediate Article 4 Direction to withdraw the permitted development rights granted by Schedule 2, Part 20, Class ZA (amended) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the GPDO') for demolition of commercial buildings and construction of new dwellinghouses in the following locations:
- Central Activities Zone
  - Town centres including protected shopping frontages and Southwark Plan 2022 Site Allocations inside town centres
  - Southwark Plan 2022 Site Allocations outside of town centres
  - Southwark Plan 2022 proposed Strategic Protected Industrial Land
5. Notes the equalities impact assessment of the proposed Article 4 Directions (Appendix A).
6. Notes the consultation report (Appendix B).
7. Delegates to the Director of Planning and Growth the arrangements for confirming the Article 4 Directions including compliance with the notification requirements under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

## **8. 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 attached items were 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 attached reports unless otherwise stated be agreed.

3. That where reasons for decisions or conditions were not included or not as included in the reports relating to an individual item, they be clearly specified and agreed.

#### **8.1 21/AP/3784 - 41-55 ROTHERHITHE OLD ROAD, LONDON**

Planning Application Number: 21/AP/3784

##### **PROPOSAL:**

*That the variation of the Section 106 agreement be agreed.*

The Committee considered the officer's introduction to the report.

Members of the committee asked questions of officers present.

The applicant's representatives addressed the committee and answered questions by the committee.

It was noted that the final decision, once available, be returned to Planning Committee.

A motion to grant the application was moved, seconded, put to the vote and declared carried:

##### **RESOLVED:**

1. That the variation of the Section 106 agreement be agreed,

#### **8.2 21/AP/3794 - THE DOCK AND LAND ADJACENT TO ZONE D, CANADA WATER MASTERPLAN SITE, LONDON SE16 7LL**

##### **PROPOSAL:**

*Application for the approval of reserved matters (Access, Appearance, Landscaping, Layout and Scale) in relation to Canada Dock and land adjacent to Zone D pursuant to outline planning permission ref. 18/AP/1604 dated 29th May 2020, relating to the re-development of Canada Dock, including the re-grading and re-planting of the SINC, construction of a new boardwalk, construction of steps and accessible slopes along the southern edge and associated public realm, informal play space and landscape improvements.*

The Committee heard the officer's introduction to the report.

Members of the committee asked questions of officers present. The applicant's representatives addressed the committee and answered questions by the committee.

The Chair noted the inclusion of an extra recommendation, which was submitted in the addendum.

A motion to grant the application was moved, seconded, put to the vote and declared carried:

**RESOLVED:**

1. That planning permission be granted subject to the additional conditions and informative as set out in the draft recommendation at Appendix 1.
2. It should be noted that this Reserved Matters Application is bound by the S106 legal agreement and conditions attached to the Outline Planning Permission 18/AP/1604.
3. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

**CHAIR:**

**DATED:**