

PLANNING COMMITTEE

MINUTES of the Planning Committee held on Monday 21 March 2022 at 6.30 pm at
Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Martin Seaton (Chair)
Councillor Kath Whittam
Councillor James Coldwell
Councillor Richard Livingstone
Councillor Damian O'Brien
Councillor Cleo Soanes
Councillor Dan Whitehead
Councillor Bill Williams

OFFICER Jon Gorst, Legal Services
SUPPORT: Colin Wilson, Head of Strategic Development
Gregory Weaver, Constitutional Team

1. APOLOGIES

There were none.

2. CONFIRMATION OF VOTING MEMBERS

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

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

The chair drew members' attention to the members' pack and the addendum report which had been circulated before the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Kath Whittam declared that the first item was in her ward and noted that she would not be speaking on the first item.

Councillor Bill Williams noted that both applications were in his ward however that he would be attending both with an open mind.

5. MINUTES

The minutes of the meeting which took place on the 22nd February 2022 was agreed.

6. 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 Planning Committee - Tuesday 22 February 2022 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.

6.1 DEED OF VARIATION TO A SECTION 106 AGREEMENT: CANADA WATER SITEX C AND E, SURREY QUAYS ROAD, LONDON, SE16 2XU

PROPOSAL:

Deed of Variation to the s106 legal agreement signed as part of application 12/AP/4126 (as amended under applications 17/AP/3694, 16/AP/0200, 15/AP/2821).

The planning officer presented the item to the committee.

The agent addressed the committee and answered questions by the committee.

Councillor Kath Whittam, in her role as ward councillor, gave a 3 minute presentation and answered some questions.

The Committee discussed the item and asked further questions of planning officers.

A motion to agree the recommendation in the report was moved, seconded, put to the vote and carried.

RESOLVED:

1. AGREE delegated authority to negotiate and complete a Deed of Variation to the legal agreement signed as part of planning consent 12/AP/4126 (as amended).
2. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

6.2 21/AP/2655 FOR: OUTLINE PLANNING APPLICATION & 21/AP/2610 FOR: OUTLINE PLANNING APPLICATION

Planning Application Number: 21/AP/2655 & 21/AP/2610

PROPOSAL

21/AP/2655: Outline planning permission (all matters reserved) for a commercial masterplan containing offices and other complementary town centre uses with no housing. The proposals involve the demolition of all buildings and structures and the comprehensive redevelopment of the site to provide three Development Plots (A1, A2 and B) which will contain three Buildings (A1, A2 and B) reaching maximum heights of 110m, 55.4m and 63.2m AOD respectively.

- *The proposed maximum floorspace is 145,780sq m GEA above ground, with basements extending to a maximum of 13,006sq m GEA.*
- *The proposed land uses are: offices (Class E), retail/professional services/food and drink (E), learning and non-residential institutions/local community (F1/F2), medical or health (E) and indoor sport, recreation or fitness (E).*

- *Works of hard and soft landscaping are proposed to create a series of new and improved public realm spaces within the site. This will include the replacement of some trees and the planting of additional new trees.*
- *New vehicular access points are proposed to be created from Surrey Quays Road and Canada Street, along with other incidental works.*

21/AP/2610: Outline planning permission (all matters reserved) for works of hard and soft landscaping to create a shared public realm space for use by pedestrians and vehicles. The proposals will retain and re-provide access for servicing vehicles to Porters Edge, and will improve the street through the provision of new trees and other planting, alongside new street furniture and surface finishes to enable the use of the space for play and recreation.

The planning officer presented the applications to the committee.

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

There were no ward councillors present and wishing to speak.

The committee discussed this application and asked further questions of planning officers.

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

A motion to agree the recommendations in the application was moved, seconded, put to the vote and declared carried.

1. That planning permission is GRANTED subject to conditions, referral to the Mayor of London and the applicant entering into an appropriate legal agreement; and
2. That environmental information be taken into account as required by Regulation 26(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended); and
3. That the Planning Committee in making their decision has due regard to the potential Equalities impacts that are outlined in this report; and

4. That following the issue of planning permission, the Director of Planning and Growth write to the Secretary of State notifying them of the Decision, pursuant to Regulation 30(1)(a) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017; and
5. That following issue of planning permission, the Director of Planning and Growth place a statement on the Statutory Register pursuant to Regulation 28(1) of the TCP (EIA) Regulations 2017, which contains the information required by Regulation 28 and, for the purposes of Regulation 28(1)(h) being the main reasons and considerations on which the Planning Committee's decision was based shall be set out in the report; and
6. That, in the event that the requirements of (1) are not met by 31st December 2022 that the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in Paragraph 504 of this report.
7. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

CHAIR:

DATED: