

Planning Committee (Major Applications) A

MINUTES of the Planning Committee (Major Applications) A held on Tuesday 3 October 2023 at 6.30 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Richard Livingstone (Chair)
Councillor Ellie Cumbo (Reserve)
Councillor Nick Johnson
Councillor Sarah King
Councillor Reginald Popoola

OTHER MEMBERS PRESENT: Councillor Sunny Lambe

OFFICER SUPPORT: Colin Wilson (Head of Strategic Development)
Nagla Stevens (Deputy Head of Law)
Dipesh Patel (Manager, Strategic Applications)
Michael Tsoukaris (Group Manager, Design and Conservation)
Rob Davies (Team Leader, Design, Conservation and Transport)
Matt Harris (Team Leader, Design, Conservation and Transport)
Paul Ricketts (Team Leader, Planning)
Gemma Usher (Team Leader, Planning)
Rose Sharkey (Planning Officer)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillors Kath Whittam (Vice-Chair) and Cleo Soanes.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present above were confirmed as the voting members 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 addendum report which had been circulated before the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes for Planning Committee (Major Applications) A meeting held on the 18 July 2023 be approved as a correct record and signed by the chair.

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 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.

The chair announced that item 6.2 would be heard first.

6.2 CANADA WATER MASTERPLAN - LAND BOUNDED BY LOWER ROAD (WEST), REDRIFF ROAD (SOUTH), QUEBEC WAY (EAST), SURREY QUAYS ROAD AND CANADA WATER DOCK (NORTH) AND SITE AT ROBERTS

CLOSE, LONDON, SE16

Planning Application Number: 23/AP/0233

Report: see pages 245 to 334 of the main agenda pack and page 2 of the addendum report.

PROPOSAL: *Application for the approval of reserved matters (Access, Appearance, Landscaping, Layout and Scale) in relation to the development of a Park including public realm, dedicated play space and landscaping works and the development of a pavilion building and vent structure within Development Zone P, pursuant to hybrid planning permission ref. 18/AP/1604 dated 29 May 2020.*

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

Representatives of the objectors addressed the meeting and responded to questions from members of the committee.

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

A supporter of the application addressed the committee and responded to questions put by members of the committee.

There were no ward councillors who wished to address the committee.

The committee put further questions to officers and discussed the application.

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

RESOLVED:

1. That permission for the reserved matters application be granted subject to:
 - a. the conditions and informatives set out in the draft recommendation at Appendix 1 and in the addendum report
 - b. an additional landscaping condition which reflects the requirements of condition 74 of the OPP and additionally makes reference to heritage features, such as the docks and their legacy; 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 following the grant of the reserved matters application, 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

4. That following grant of the reserved matters application, 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
5. That the planning committee in making their decision has due regard to the potential equalities impacts that are outlined in this report.

Following this, the meeting adjourned for a comfort break from 7.40pm to 7.49pm.

6.1 ZONE G, CANADA WATER MASTERPLAN, SURREY QUAYS ROAD, LONDON SE16 7LL

Planning Application Number: 22/AP/2439

Report: see pages 12 to 244 of the main agenda pack and pages 1 and 2 of the addendum report.

PROPOSAL: *Details of all Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to hybrid planning permission reference 18/AP/1604 (dated 29 May 2020) in respect of Zone G of the Canada Water Masterplan comprising a comprehensive mixed-use development which includes residential accommodation in five buildings (Class C3) above a retail superstore (Class A1) and town centre car park and ancillary retail floorspace (Class A1-A5), together with disabled car parking, cycle parking, landscaping, public realm, plant and associated works.*

The committee heard the officer's introduction to the report. Members put questions to officers.

There were no objectors who wished to speak.

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

There were no supporters living within 100 metres of the development site, or ward councillors, who wished to speak.

The committee put further questions to officers and discussed the application.

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

declared carried.

RESOLVED:

1. That permission be granted for all reserved matters (Access, Appearance, Landscaping, Layout and Scale) relating to Development Zone G of hybrid planning permission 18/AP/1604 subject to the additional conditions and informatives as set out in the draft recommendations at Appendix 1 and in the addendum report; 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 following the grant of reserved matters 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
4. That following granting of the reserved matters application, 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
5. That the planning committee in making their decision has due regard to the potential equalities impacts that are outlined in this report.
6. That officers bring back the Section 106 agreement to this committee for approval.

Following this, the committee adjourned for a comfort break from 8.32pm to 8.37pm.

6.3 25 MANDELA WAY, LONDON SE1 5SS

Planning Application Number: 23/AP/0950

Report: see pages 1 to 90 of the supplemental agenda pack No.1 and pages 3 to 10 of the addendum report.

PROPOSAL: *Demolition of existing buildings and structures on the site and redevelopment to provide an up to four storey building to accommodate industrial and logistics (Use Class B2, B8 and Class E(g)) together with plant, landscaping,*

the formation of new accesses and alterations to existing accesses, associated vehicle and cycle parking and other associated works

The committee heard the officer's introduction to the report. Members put questions to officers.

There were no objectors wishing to speak.

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

A supporter of the development addressed the meeting.

Councillor Sunny Lambe addressed the committee in his capacity as a ward councillor and responded to questions from members of the committee.

The committee discussed the application.

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 conditions a set out in the report and addendum report, and the applicant entering into an appropriate legal agreement by no later than 2 April 2024, and that the director of planning and growth be granted delegated authority to agree the final wording of the s106 agreement and the planning conditions to cover all matters, detailed in this report and the Stage 2 response.
2. In the event that the requirements of (1.) are not met by 2 April 2024 then the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 191 of the report.

The meeting ended at 9.19 pm

CHAIR:

DATED: