

Planning Committee (Major Applications) B

MINUTES of the Planning Committee (Major Applications) B held on Wednesday 13 September 2023 at 6.30 pm at Ground Floor Meeting Room G01 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Richard Livingstone (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Ellie Cumbo
Councillor Barrie Hargrove (Reserve)
Councillor Portia Mwangangye
Councillor Emily Tester

OFFICER SUPPORT: Colin Wilson (Head of Strategic Development)
Nagla Stevens (Deputy Head of Law)
Dipesh Patel (Manager Strategic Applications)
Michael Tsoukaris (Group Manager Design & Conservation)
Gemma Usher (Team Leader, Development Management)
Rob Davies (Transport Team Leader)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillors Sam Foster and Jon Hartley.

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

The following member declared an interest in item:

5.1 Canada Water Retail Park

Councillor Kath Whittam, non-pecuniary, as these applications are in her ward. She had, however, remained neutral.

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 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.

5.1 CANADA WATER RETAIL PARK

Planning Application Numbers: 23/AP/0562 • 23/AP/0564 • 23/AP/0565 • 23/AP/0566

Report: see pages 6 to 215 of the main agenda pack and pages 1 to 3 of the addendum report.

PROPOSAL:

Approval of Reserved Matters (access, appearance, landscaping, layout and scale) pursuant to Outline Planning Permission 21/AP/2655 for the comprehensive commercial development of the Canada Water Dockside Masterplan site together with approval of Reserved Matters (access, appearance, landscaping and layout) pursuant to the Outline Planning Permission 21/AP/2610 which proposed hard and soft landscaping to create a shared public realm space for use by pedestrians and vehicles on Maritime Street.

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

Members asked that officers bring back details of the improvements to the Albion pedestrian footbridge to the committee for approval.

There were no objectors wishing 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 then discussed the applications.

Four individual motions to grant each of the applications were moved, seconded, put to the vote and declared carried.

Application 23/AP/0562

RESOLVED:

1. That reserve matter application number 23/AP/0562, pertaining to Building A1 and pursuant to Outline Permission 21/AP/2655 relating to Units 1 and 4 Canada Water Retail Park, be approved subject to the additional conditions and informative as set out in the draft recommendations at the relevant Appendix 1 for this application.
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 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
4. 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
5. That the planning committee in making their decision has due regard to the potential equalities impacts that are outlined in this report.

Application 23/AP/0564

RESOLVED:

1. That reserve matter application number 23/AP/0564, pertaining to Building A2 and pursuant to Outline Permission 21/AP/2655 relating to Units 1 and 4 Canada Water Retail Park, be approved subject to the additional conditions and informative as set out in the draft recommendations at the relevant Appendix 1 for this application.
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 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
4. 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
5. That the planning committee in making their decision has due regard to the potential equalities impacts that are outlined in this report.

Application 23/AP/0565

RESOLVED:

1. That reserve matter application number 23/AP/0565, pertaining to the basement spanning Plots A1 and A2 and pursuant to Outline Permission 21/AP/2655 relating to Units 1 and 4 Canada Water Retail Park, be approved subject to the additional conditions and informative as set out in the draft recommendations at the relevant Appendix 1 for this application.
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 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

4. 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
5. That the planning committee in making their decision has due regard to the potential equalities impacts that are outlined in this report.

Application 23/AP/0566

RESOLVED:

1. That reserve matter application number 23/AP/0566, pertaining to hard and soft landscaping and pursuant to Outline Permission 21/AP/2610 relating to Maritime Street, be approved subject to the additional conditions and informative as set out in the draft recommendations at the relevant Appendix 1 for this application.
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 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
4. 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
5. That the planning committee in making their decision has due regard to the potential equalities impacts that are outlined in this report.

The meeting adjourned for a comfort break from 8:30pm to 8:38pm.

5.2 EASTERN EDGE OF CANADA DOCK ADJACENT TO CANADA WATER RETAIL PARK

Planning Application Number: 23/AP/0798

Report: see pages 216 to 320 of the main agenda pack and pages 3 and 4 of the addendum report.

PROPOSAL:

Works to improve and enhance the eastern edge of Canada Dock, including the creation of a public pedestrian promenade at ground level and lower level boardwalk with associated amenity space, soft landscaping, tree planting and associated works together with the relocation and refurbishment of the existing fishing pontoon and the creation of a new fishing pontoon.

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 scheme addressed the committee and responded to questions put by members of the committee.

There were no ward councillors wishing to speak on this item.

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 planning permission be granted subject to conditions, as set out in the draft recommendation at Appendix 1 of the report.
2. That the planning committee in making their decision has due regard to the potential equalities impacts that are outlined in this report.

The meeting ended at 9.17 pm.

CHAIR:

DATED: