



## **Planning Committee (Major Applications) A**

MINUTES of the Planning Committee (Major Applications) A held on Tuesday 29 April 2025 at 6.30 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2Q

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**PRESENT:** Councillor Richard Livingstone (Chair)  
Councillor Kath Whittam (Vice-Chair)  
Councillor Gavin Edwards  
Councillor Esme Hicks  
Councillor Nick Johnson  
Councillor Darren Merrill  
Councillor Reginald Popoola

**OFFICER** Colin Wilson (Assistant Director Strategic Development)  
**SUPPORT:** Claire Nevin (External Legal Counsel, FTB Chambers)  
Dipesh Patel (Head of Planning, Strategic Applications)  
Michael Tsoukaris (Manager Design and Conservation)  
Rob Davies (Team Leader, Transport Planning)  
Gemma Usher (Team Leader, Planning)  
Gerald Gohler (Constitutional Officer)

### **1. APOLOGIES**

There were none.

### **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 main agenda pack and supplemental agenda pack No.1, as well as the members' pack and addendum report which

constitute supplemental agenda pack No.2, all of which had been circulated before the meeting.

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

The following members declared an interest in item:

##### **7.1 Unit 1 And 4 Canada Water Retail Park Surrey Quays Road, London, SE16 2XU**

Councillor Kath Whittam, non-pecuniary, as the application was in her ward and she had had discussions with the applicant, but had not expressed an opinion.

##### **7.2. Unit 1 And 4 Canada Water Retail Park (formerly known as Canada Water Sites C And E) Surrey Quays Road, London, SE16 2XU (Deed of Variation to a s106 Agreement)**

Councillor Kath Whittam, non-pecuniary, as the application was in her ward and she had had discussions with the applicant, but had not expressed an opinion.

#### **5. MINUTES**

That the minutes for the Planning Committee (Major Applications) A meeting held on 26 March 2025 be approved as a correct record and signed by the chair.

#### **6. BOROUGH TRIANGLE (18-54 NEWINGTON CAUSEWAY, 69 BOROUGH ROAD, 82-83 BOROUGH ROAD, LONDON) - BUSINESS RELOCATION STRATEGY S106 OBLIGATION**

**Report:** see pages 1 To 11 of the supplemental agenda pack No.1 and pages 1 to 8 of the supplemental agenda pack No.2

The officer introduced the report and responded to questions put by members of the committee.

The chair explained that for an item such as this the committee would normally not hear contributions from members of the public, however, on this occasion he had decided to allow representatives of the traders affected by the business relocation strategy, and the applicant, to address the committee in two three-minute slots.

The spokespersons for the traders addressed the committee and responded to questions put by members of the committee concerning the content of the business relocation strategy.

The applicant's representatives addressed the committee and answered questions

put by members of the committee concerning the content of the business relocation strategy.

**RESOLVED:**

That the wording of the Business Relocation Strategy in the s106 legal agreement set out in Appendix A of the report and the addendum report be agreed, with the following further amendments:

- That rents at the temporary food market will be set at the same level as currently in Mercato, based on a percentage of monthly revenue, but with no minimum rent applied and fixed at that level for the duration of the trader's stay in the temporary market facility.
- That the temporary food market will be codesigned with traders in fortnightly meetings.
- That individual traders can join the regular meetings with the independent business advisor and applicant.
- That in five years' time, if any traders in the temporary facility cannot be supported in the newly-built food market facilities, these traders will receive payments from the business relocation fund (by means of a top-up fund paid for by the applicant, if the original business relocation monies have been used up) which are equivalent to those received by traders not relocating to the temporary structure (£12,500 per trader). These traders who cannot move from the temporary to the newly-built facilities will also be receiving relocation advice including potential new sites through the independent business advisor.
- That applications for spaces in the temporary market need to be received ten months before the closing date of the current market facilities, with notifications about the success of the application having to be communicated to applicants at the latest eight months before the closing date of the current market facilities.

**7. DEVELOPMENT MANAGEMENT**

The committee considered the report.

**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.

## **7.1 UNIT 1 AND 4 CANADA WATER RETAIL PARK SURREY QUAYS ROAD, LONDON, SE16 2XU**

**Planning Application Number:** 24/AP/3718

**Report:** see pages 11 to 292 of the agenda pack and pages 8 to 11 of the supplemental agenda pack No.2

### **PROPOSAL:**

*Demolition of all buildings and structures and the comprehensive redevelopment of the site to provide the following new development:*

- *Plot A, erection of two new commercial buildings (A1 and A2) to provide offices (Class E(g)) with retail/food and drink/professional services (E(a/b/c)) with a shared basement, servicing, parking and other ancillary accommodation.*
- *Plot B, erection of two new buildings to provide in Building B1, purpose-built student accommodation (sui generis) with community use (F2), in Building B2, residential (C3) with retail/food and drink (E(a/b)); with basements, servicing, parking and other ancillary accommodation*
- *Together with provision of cycle parking, Blue Badge Parking, works of hard and soft landscaping, replacement of trees and planting of new trees; new vehicular access points from Surrey Quays Road and Canada Street, along with other incidental works.*

The committee heard the officers' introduction to the report and addendum report. Members put questions to officers.

There were no spokespersons for the objectors present and 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 present and wishing to speak.

There were no ward councillors wishing to address the committee in their capacity as ward councillors.

Members of the committee put further questions to officers and discussed the application.

Councillors asked for the student management plan to also cover any potential issues arising externally within the vicinity of the site.

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

## **RESOLVED**

1. That planning permission be granted subject to conditions set out in the report and addendum report, referral to the Mayor of London and the applicant entering into an appropriate legal agreement; and
2. That the director of planning and growth be authorised under delegated authority to make any minor modifications to the proposed conditions arising out of detailed negotiations with the applicant, which may necessitate further modification and may include the variation, addition, or deletion of the conditions as drafted; and
3. 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
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 31 December 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 515 of this report; and
7. That the planning committee in making their decision has due regard to the potential Equalities impacts that are outlined in this report.

## **7.2 UNIT 1 AND 4 CANADA WATER RETAIL PARK (FORMERLY KNOWN AS CANADA WATER SITES C AND E) SURREY QUAYS ROAD, LONDON, SE16 2XU (DEED OF VARIATION TO A S106 AGREEMENT)**

**Planning Application Number:** 25/AP/0738 (Deed of Variation to a s106 Agreement)

**Report:** see pages 293 to 302 of the agenda pack and pages 11 and 12 of supplemental agenda pack No.2

### **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) and a further Deed of Variation dated 18 January 2023 in relation to amending payment triggers for the Additional Affordable Housing Payment.*

The committee heard the officers' introduction to the report and addendum report. Members put questions to officers.

There were no spokespersons for the objectors present and wishing to speak.

The applicant's representatives did not wish to make a statement to the committee, but offered to respond to questions put by members of the committee of which there were none.

There were no supporters living within 100 metres of the development site present and wishing to speak.

There were no ward councillors wishing to address the committee in their capacity as ward councillors.

Members of the committee put further questions to officers and discussed the application.

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

### **RESOLVED**

That the 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 by 17/AP/3694, 16/AP/0200, 15/AP/2821 and a further Deed of Variation dated 18 January 2023) to the director of planning and growth be

agreed.

The meeting ended at 8.42pm.

**CHAIR:**

**DATED:**