



Planning Committee (Major Applications) B

MINUTES of the OPEN section of the Planning Committee (Major Applications) B held on Wednesday 5 February 2025 at 6.30 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Richard Livingstone (Chair)
Councillor Kath Whittam
Councillor Cleo Soanes
Councillor Michael Situ

OFFICER SUPPORT: Colin Wilson, (Head of Strategic Development)
Dipesh Patel, (Group Manager - Major Applications and New Homes Team)
Michael Feeney, (Specialist Planning Lawyer)
Richard Earis, (Principal Environmental Protection Officer)
Gemma Usher, (Team Leader)
Matt Harris, (Team Leader, Design Conservation and Transport)
Gregory Weaver, (Constitutional Officer)

1. APOLOGIES

Apologies were received from Councillor Ketzia Harper and Emily Tester.

2. CONFIRMATION OF VOTING MEMBERS

All 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 member's attention to the members' pack and supplemental report which had been circulated before the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Whittam noted that Item 6.1 was in her ward but that she was attending with an independent clear mind.

5. MINUTES

RESOLVED:

That the minutes for the Planning Committee (Major Applications) B meeting held on the 10 December 2024 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.

6.1 24/AP/1880, SURREY QUAYS SHOPPING CENTRE

Planning Application Number: 24/AP/1880

Report: See pages 6-58 of the main agenda and pages 6-7 of the addendum.

PROPOSAL:

Change of use of existing retail unit to a cultural venue for a period of five years including:

- *Ground floor to include a food hall/leisure space and flexible events space, indoor farm, external terrace fronting the dock edge, back of house spaces, education and screening room*
- *First floor to include a covered external terrace fronting the boardwalk and separate room for other events or private hire, a new lift would be provided*
- *Roof to include associated plant*
- *Associated works comprise recladding of the facades with additional fenestration and access points, erection of external lighting and awnings, external alterations, landscaping and cycle parking on the southern dock edge.*
- *The proposed operating hours would be 06:00-01:00 Monday to Wednesday and 06:00-03:00 Thursday to Saturday and 08:00-23:00*

Sunday.

- *Total internal venue area is 4,901 sqm and total maximum capacity would be 2,000.*

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

Members put questions to the officers.

There were no objectors present.

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

There were no supporters present who lived within 100 metres of the development site and wished to speak.

There were no Ward Councillors present.

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:

1. That temporary planning permission be granted for five years subject to the recommended conditions and informatives.

6.2 24/AP/2585, 98-104 RODNEY ROAD SE17

Planning Application Number: 24/AP/2585

Report: See pages 59-145 of the main agenda and pages 7-9 of the addendum.

PROPOSAL:

Variation of conditions 1 (Approved plans) and 26 (Number of Bedrooms) of permission ref. 20/AP/2953 dated 14/06/2024 for 'Redevelopment of 98-104 Rodney Road for a 9 storey (plus basement) building for hotel rooms (Class C1), café, community use, retail use and associated cycle/disabled parking, plant and landscaping'. The proposed amendments include: changes to the internal layout to revise the hotel bedrooms, substituting a portion of en-suite double bedrooms with shared pod-style rooms with shared bathrooms; incorporation of a second escape stair, evacuation lift and firefighting lift; introduction of communal space at 8th floor for guest use; revised basement layout; revised façade materiality; removal of the lower level basement; revised cycle and refuse storage and substation at ground level and associated elevational changes and changes to servicing arrangements;

revised first floor layout of community use and hotel rooms with a reduction of community use area; revised road plant layout.

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

Members put questions to the officers.

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

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

There were no supporters present who lived within 100 metres of the development site and wished to speak.

There were no Ward Councillors in attendance.

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

Members asked for the following to be included:

- A condition for stays to be limited to no more than 30 days
- A clause in the s106 agreement for details of women only floors to be provided for agreement.

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 revised conditions to those on the June 2024 permission, and the completion of a deed of variation to the original section 106 legal agreement; and
2. In the event that the requirements of paragraph 1 above are not met by 4 May 2025, the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 172 of this report.

Meeting ended at 8.50 pm

CHAIR:

DATED: