

## Planning Committee

MINUTES of the Planning Committee (reconvened from 25 September 2019) held on Monday 30 September 2019 at 6.30 pm at Ground Floor Meeting Room G02C - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Martin Seaton (Chair)  
Councillor Kath Whittam (Vice-Chair)  
Councillor Barrie Hargrove  
Councillor Adele Morris  
Councillor Margy Newens  
Councillor Damian O'Brien  
Councillor Catherine Rose  
Councillor Cleo Soanes

**OTHER MEMBERS PRESENT:** Councillor Stephanie Cryan  
Councillor Nick Johnson  
Councillor Jane Salmon  
Councillor Dan Whitehead  
Councillor Bill Williams

**OFFICER SUPPORT:** Simon Bevan (Director of Planning)  
Jon Gorst (Legal Officer)  
Yvonne Lewis (Development Management)  
Michael Tsoukaris (Design and Conservation)  
Michael Glasgow (Development Management)  
Victoria Crosby (Development Management)  
Sally Crew (Transport Policy)  
Anthony Lee (BNPP)  
Danny Calver (TfL)  
Gerald Gohler (Constitutional Officer)

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

The chair explained that this was a reconvened meeting that had started on 25 September 2019, and announced that the following additional documents had been circulated prior to the restart of the meeting:

- Addendum report No. 2 relating to item 5.1
- Appendix 1 (recommendations).

## **5.1 LAND BOUNDED BY LOWER ROAD, REDRIFF ROAD, QUEBEC WAY AND SURREY QUAYS ROAD AND SITE AT ROBERTS CLOSE, SE16**

**Planning application number: 18/AP/1604**

### **PROPOSAL**

*Hybrid application seeking detailed planning permission for Phase 1 and outline planning permission for future phases, comprising:*

*Outline planning permission (all matters reserved) for the demolition of all existing structures and redevelopment to include a number of tall buildings (up to 138m AOD) and up to 656,200sqm (GEA) of floorspace comprising the following mix of uses: retail (Use Classes A1-A5), workspace (B1), hotel (C1), residential (C3), assisted living (C2), student accommodation, leisure (including a cinema) (D2), community facilities (including health and education uses) (D1), public toilets, nightclub, flexible events space, an energy centre, an interim and permanent petrol filling station, a primary electricity substation, a secondary entrance for Surrey Quays Rail Station, a Park Pavilion, landscaping including open spaces and public realm, works to the Canada Water Dock, car parking, means of access, associated infrastructure and highways works and demolition or retention with alterations of the Press Hall and Spine Building of the Printworks; and*

*Detailed planning permission for the following Plots in Phase 1:*

- *Plot A1 (south of Surrey Quays Road and west of Deal Porters Way) to provide uses comprising retail (A1-A5), workspace (B1) and 186 residential units (C3) in a 6 and 34 storey building (129.4m AOD), plus a basement;*
- *Plot A2 (east of Lower Road and west of Canada Water Dock) to provide a leisure centre (D2), retail (A1-A5), and workspace (B1) in a 4,5 and 6 storey building plus a basement.*
- *Plot K1 (east of Roberts Close) to provide 79 residential units (C3) in a 5 and 6 storey building.*
- *Interim Petrol Filling Station (north of Redriff Road and east of Lower Road) to provide an 8-pump petrol filling station with kiosk, canopy and forecourt area.*

*Each plot with associated car parking, cycle parking, landscaping, public realm, plant and other relevant works.*

The meeting heard an update by a planning officer regarding new information received prior to this reconvened meeting, and drew the committee's attention to Appendix 1 which had been circulated.

Members of the committee then continued asking questions of the objectors.

The applicant and their representatives addressed the meeting and responded to questions from members of the committee.

At 8.55pm the meeting adjourned for a comfort break and resumed at 9.10pm.

Supporters of the application who live within 250 metres of the development site addressed the committee, and answered questions put by members of the committee.

Councillors Stephanie Cryan, Nick Johnson, Jane Salmon, Dan Whitehead and Bill Williams addressed the committee in their capacity as ward councillors, and responded to questions from members of the committee.

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

The planning committee took into account environmental information as required by Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended).

The planning committee had due regard to the potential equalities impacts outlined in Chapter 20 of the officer report.

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 (including Appendix 1) and addendum reports, referral to the Mayor of London, and the applicant entering into an appropriate legal agreement.
2. That following the issue of planning permission, the director of planning write to the Secretary of State notifying them of the decision, pursuant to Regulation 24(1)(a) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.
3. That following issue of planning permission, the director of planning place a statement on the Statutory Register pursuant to Regulation 24 of the TCP (EIA) Regulations 2011, which contains the information required by Regulation 21 and, for the purposes of Regulation 24(1)(c) being the main reasons and considerations on which the Planning Committee's decision was based shall be set out in the report.
4. That, in the event that the requirements of (a) are not met by 30 June 2020, the director of planning bring the application back to the planning committee to consider whether it is appropriate to extend this date.

The committee asked for all appropriate Reserved Matters applications related to this development to be brought back to planning committee for determination.

The meeting ended at 10.36 pm.

**CHAIR:**

**DATED:**