

Planning Committee

Wednesday 7 February 2018

6.00 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

Supplemental Agenda No. 1

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Date: 7 February 2018

Item No: 5.1, 5.2, 5.3 and 5.4	Classification: Open	Date: 7 February 2018	Meeting Name: Planning Committee
Report title:		Addendum Late observations, consultation responses, and further information	
Ward(s) or groups affected:		Rotherhithe and Grange ward	
From:		Director of Planning	

PURPOSE

1. To advise members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

RECOMMENDATION

2. That members note and consider the late observations, consultation responses and information received in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

3. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

Item 5.1 – Application 17/AP/0527 for: Council’s Own Development – Maydew House, Abbeyfield Estate, Abbeyfield Road London SE16

Correction on the existing and proposed habitable rooms

4. Table 1 in paragraph 67 has been updated as follows (with the amended figures underlined) as row for Thaxted Court and Damory House has been corrected. This affects the resulting existing totals and tenure split by habitable room, by increasing the number and percentage of social rent habitable rooms, and reducing the number and percentage of private habitable rooms:

Table 1

Existing tenure	Social rent habitable rooms (units)	Intermediate rent habitable rooms (units)	Private habitable rooms (units)	Total
Maydew House existing	432 (144)	0 (0)	0 (0)	432 (144)
Bede Centre existing	0 (0)	0 (0)	0 (0)	0 (0)
Thaxted Court and Damory House	<u>90</u> (38)	0 (0)	<u>66</u> (21)	156 (59)

existing				
Total habitable rooms (units)	<u>522</u> (182)	0 (0)	<u>66</u> (21)	588 (203)
Percentage of total habitable rooms (units) across all 3 schemes	<u>87.8%</u> (89.7%)	0 (0) (0%)	<u>11.2%</u> (10.3%)	100%

5. Table 2 in paragraph 68 has been updated as follows (updated figures underlined) as the row for Thaxted Court and Damory House has been corrected. This affects the resulting proposed totals and tenure split by habitable room, by increasing the number and percentage of social rent habitable rooms, and reducing the number and percentage of private habitable rooms:

Table 2

Proposed tenure	Social rent habitable rooms (units)	Intermediate rent habitable rooms (units)	Private habitable rooms (units)	Total
Maydew House proposed	336 (112)	0 (0)	156 (56)	492 (168)
Bede Centre proposed	195 (57)	85 (30)	0 (0)	280 (87)
Thaxted Court and Damory House proposed	<u>181</u> (66)	0 (0)	<u>66</u> (21)	247 (87)
Total habitable rooms (units)	<u>712</u> (235)	85 (30)	<u>222</u> (77)	1019 (342)
Percentage of total habitable rooms (units) across all 3 schemes	<u>69.9%</u> (68.7%)	8.3% (8.8%)	<u>21.8%</u> (22.5%)	100%

6. Additional comment: A matter of detail was raised by the Highways team in relation to the width of the footway along Abbeyfield Road being narrow where trees are proposed. This can be addressed through the landscaping condition, and through the separate discussions with the Highways team on the highway works.

CIL

7. The CIL estimates set out in paragraph 156 of the report had been calculated in 2017, and are updated to take account of the 2018 indexation as follows:

- Mayoral CIL (pre-relief grant) = £103,753
- Southwark CIL (pre-relief grant) = £234,011.

Item 5.2 – Application 17/AP/2908 for: Council’s Own Development – Bede Centre, Abbeyfield Road, London SE16 2BS

8. Correction: Table 1 at paragraph 68 and Table 2 at paragraph 69 should be corrected as set out above in Item 5.1.
9. Additional comment: A matter of detail was raised by the Highways team in relation to a section of pavement next to Thaxted Court which is shown to be removed in the submitted drawing. This can addressed through the landscaping condition.

CIL

10. The CIL estimates set out in paragraph 132 of the report had been calculated in 2017, and are updated to take account of the 2018 indexation as follows:
 - Mayoral CIL (pre-relief) = £390,401
 - Southwark CIL (pre-relief) = £1,936,627.

Item 5.3 – Application 17/AP/2562 for: Council’s Own Development – Damory House and Thaxted Court, Abbeyfield Road, London SE16 2BU

11. Clarification: The site location plan on page 106 of the agenda does not include the Thaxted Court red line, but this is included on page 108.
12. Correction: Table 1 at paragraph 35 and Table 2 at paragraph 36 should be corrected as set out above in Item 5.1.

CIL

13. The CIL estimates set out in paragraph 191 of the report had been calculated in 2017, and are updated to take account of the 2018 indexation as follows:
 - Mayoral CIL (pre-relief) = £115,003
 - Southwark CIL (pre-relief) = £570,485.

Item 5.4 – Application 17/AP/3170 for: Full Planning Application – 18 – 19 Crimscott Street, London SE1 5TE

14. In paragraph 40 of the Case Officer’s report it is stated that the revised draft Old Kent Road AAP identifies capacity for 20,000 new homes and 5,000 new jobs. This should read 10,000 new jobs.
15. Paragraph 133 of the Case Officer’s report sets out the Mayoral and Southwark CIL payments that would be due in relation to this application. As the report was written in December 2017, these figures did not take account of 2018 indexation. A new calculation has now been completed in light of this indexation and the revised CIL figures are as follows:
 - Mayoral CIL: £272,991
 - Southwark CIL: £1,007,666

16. As stated in paragraph 92 of the case officer’s report, the daylight and sunlight report submitted in support of this application states that four windows in Twist House would

have failed the VSC test as a result of the construction of the commercial building approved on this site in 2016. This is incorrect; six windows in Twist House would have failed this test as a result of the previously consented scheme.

REASON FOR URGENCY

4. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the planning sub-committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting

REASON FOR LATENESS

5. The new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the sub-committee agenda was printed. They all relate to an item on the agenda and members should be aware of the objections and comments made.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403