

Planning Committee

Wednesday 30 October 2019

6.30 pm

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

Addendum

List of Contents

Item No.	Title	Page No.
6.	Development Management	
	Addendum report to item 6.1	1 - 6

Contact

Gerald Gohler on 020 7525 7420 or email: gerald.gohler@southwark.gov.uk
Webpage: <http://www.southwark.gov.uk>

Date: 29 October 2019

Item No: 6.1	Classification: Open	Date: 30 October 2019	Meeting Name: Planning Committee
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Chaucer 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

Item 6.1 – Application 18/AP/0657 for: Full Planning Application – LAND AT 19, 21 AND 23 HARPER ROAD, 325 BOROUGH HIGH STREET AND 1-5 AND 7-11 NEWINGTON CAUSEWAY, LONDON SE1 6AW

Corrections to case officer report

3. The following corrections are proposed to the Case Officer's report:
4. Paragraph 2, in relation to whether the legal agreement is not signed by 30/01/2020 – this should state paragraph 211 rather than 208.
5. Paragraph 18 – the applicant has advised that the previous application (16/AP/3174) was withdrawn on 22 March 2019.
6. Paragraphs 49 and 107 – this should state café/bar use for the rooftop unit rather than just bar.
7. Paragraph 59 – this should state the following in line with the comments provided by the Council's economic officers.
 - A total of £972,000 grant funding for local employment and education opportunities that The Collective will run for local people to access. This comprises:
 - 3 financial grants per annum of £9,250 for local Rockingham and Tabard estate students under the Southwark University Scholarship Scheme for the next 8 years.
 - 5 financial grants per annum of £10,000 will be given to seed new businesses within the accelerator programme for the next 15 years.

8. Paragraph 96 – Following the amendments to the scheme all residential apartments provide a minimum of 10sqm private outdoor amenity space.

Additional information

9. The applicants have advised that the Sandwich Shop were consulted as part of the extensive public consultation exercise. In addition, a meeting was also held with them on 18 October 2019. They are a sub-tenant of the Pharmacy so the Applicant has not been party to the commercial discussions. However, there is the potential for them to re-housed as part of the proposed scheme by either leasing space or providing catering facilities as part of the offices and community space.

10. Inclusion of following paragraphs as additional clause into the legal agreement into paragraph 210:

Prior to the occupation of the retail floorspace, an equivalent amount of floorspace to that currently occupied by the pharmacy will be marketed exclusively for pharmacy use for a period of 6 months, provided that (a) the existing pharmacy does not itself choose to return to the development or to relocate locally or (b) another licensed pharmacy does not set up within circa 500m radius of the site, and (c) the relevant licensing authority is willing to grant a pharmacy license to a suitable pharmacy operator in the new development.

“The sandwich shop will be provided with a first right of refusal to be relocated into the development. The applicant will use reasonable endeavours to reach an agreement regarding the future operation of their business prior to first occupation of the development.”

11. Paragraph 214 to 217 – The applicants have provided a more detailed overview of the public consultation that has been undertaken:

- Jan 2018 – First introduction letters and public exhibition for the mixed-use scheme, held over two days on 25th and 27th January
- October 2018 – First meeting with the Rockingham Estate TRA
- Dec 2018 – Second public exhibition on the mixed-use scheme
- Feb/March 2019 – meeting with local stakeholders, including a second meeting with the Rockingham Estate TRA and Southwark Playhouse
- March 2019 – Door knocking residents on the Rockingham Estate to learn of local priorities and needs, knocking on a total of 761 doors
- May 2019 – Third meeting with the Rockingham Estate TRA
- Summer 2019 – amends made to the scheme to reflect the feedback we have gained through this process
- June 2019 – Community focused workshop to explore local needs with residents and stakeholders in order to help shape the proposals, held on 12th June 2019
- August/September 2019 – further meeting with local stakeholders, including Hatch and Superarts.
- September 2019 – third public exhibition on the final proposals, held over two days on the 12th and 14th September
- September/October 2019 – a second round of door knocking on the Rockingham Estate, where 967 doors were knocked.
- September / October – CIP Partnership working agreed with local charities / social enterprises to use the community business incubator free of charge

and provide and support on-site services. The partners include: Khulisa, Open Age, Al Hasaniya, SuperArts, Pursuing Independent Paths, Link Up London, and PLP Labs x MTArt.

12. Paragraph 229 – the applicants have provided additional indicative drawings and diagrams illustrate the design features that have been incorporated to prevent direct overlooking of the police station and will be demonstrated through the case officer presentation. In summary these measures include the following measures:
- 1.8m high opaque panel to 5th floor library terrace.
 - 1.8m high opaque panel to hotel room window reveal.
 - 1.8m high opaque panel to hotel room balconies.
 - 1.8m high opaque panel to hotel room terrace.
 - The boundary of the publicly accessible first floor terrace is lined with a 1.8m brick plinth and balustrade.
 - Mature planting and a skylight to prevent the public from approaching the Southwark Police Station boundary.
13. However, it is considered prudent to ensure that further details are provided by way of condition. As such in addition to the details of means of enclosure condition (no.13) an additional condition is recommended with regards to screening as outlined in paragraph 26 of this addendum report.

Additional comments received

14. Since the publishing of the report, three letters of support have been received as well as two further letters of objection.
15. The letter from a local resident in support argues that the development would provide much needed employment as providing a community and employment hub which would benefit the community and would not impact on the nearby conservation area. Two further letters of support have been provided by two charities which argue that the proposal would provide a unique mix of accommodation, affordable workspaces, restaurant and community spaces which will include a new incubator programme, offering entrepreneurs and start-ups the chance to get a head start with their businesses. They also note that the proposal would provide a significant community and social benefit.
16. Two comments have been received from local charities and organisations Link Up London (an organisation which mobilises professional skills within communities, and works closely with Social Good Organisations, Individuals and Companies to connect communities and help them over their distinctive challenges together) and Pursuing Independent Paths (who support young people and adults with learning disabilities and autism to live the most active and independent life possible) and both offer support for the proposals and they are actively engaged in developing partnerships with applicants.
17. The two additional objections argue that the development provides inadequate service access and parking provision, as well as increased noise and air quality nuisance as a result of the increased traffic of the proposed development. They also argue that the proposal is overdevelopment and is too high, and thus out of keeping with the area.

18. A further comment has also been received by the Metropolitan Police which states that they do not believe that the security has been given sufficient consideration. They do however suggest changes to the boundary treatment condition (no.13) to require these details to be assessed in conjunction with the Metropolitan Police and Construction management plan condition (no.3) to include a clause requiring that no noisy works commence on site prior to the end of March 2020.

Officer response: Officers agree that it is reasonable to include the amendments to condition 13 to allow for consultation of any discharge of condition with the met police and wording is outlined within paragraph 19 below. However, in terms of the addition of the clause into the construction management plan, officers consider that this is not reasonable and relevant to require the inclusion of this within the condition. However, the reality would be that no significant works would commence until after this date due to the finalising of a legal agreement and the discharge of any pre-commencement conditions.

Amendments to Conditions and plan numbers

19. Some who are working or errors were made in the plan numbers identified in condition 2 and are highlighted. They should read the following:

2. Plans

The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

17027-07-003 - P1 – Site Plan Proposed

17027_01_07-097 P03 – Proposed Basement Floor Plan B02
 17027_01_07-098 P07 – Proposed Basement Floor Plan B01
 17027_01_07-099 P03 – Proposed Basement Floor Plan B02
 17027_01_07-100 **P07 – Proposed Ground Floor Plan**
 17027_01_101 P07 - Proposed First Floor Plan
 17027_01_102 P07 – Proposed Second Floor Plan
 17027_01_103 P07 – Proposed Third Floor Plan
 17027_01_104 P07 – Proposed Fourth Floor Plan
 17027_01_105 P07 – Proposed Fifth Floor Plan
 17027_01_106 P07 – Proposed Sixth Floor Plan
 17027_01_107 **P07 – Proposed Seventh Floor Plan**
 17027_01_108 **P06 – Proposed Eighth-Tenth-Twelfth Floor Plan**
 17027_01_109 **P06 – Proposed Ninth-Eleventh Eleventh Floor Plan**
 17027_01_112 **P05 – Proposed Twelfth Floor Plan**
 17027_01_113 P06 – Proposed Roof Plan
 17027_01_07-200 P04 – Proposed Borough High Street Elevation
 17027_01_07-201 **P05 – Harper Road Elevation**
 17027_01_07-202 P05 – Proposed North Elevation
 17027_01_07-300 P06 – Proposed Section AA
 17027_01_07-301 P05 – Proposed Section BB
 17027_01_07-302 P06 – Proposed Section CC
 17027_01_07-303 P05 – Proposed Section DD
 17027_01_07-304 **P06 – Proposed Section EE**
 17027_01_07-305 P01 – Proposed Section FF
 17027_01_07_400 P02 – Apartment Layout 1A - 4B5P
 17027_01_07_401 P02 – Apartment Layout 1B - 3B5P
 17027_01_07_402 P02 – Apartment Layout 2 - 1B2P

17027_01_07_403 P02 – Apartment Layout 3 - 2B4P (AFF-INT)
 17027_01_07_404 P02 – Apartment Layout 4 - 2B3PW
 17027_01_07_405 P02 – Apartment Layout 5 - 3B5P (MARKET)
 17027_01_07-500 P02 – Bay Study 01 Borough High Street
 17027_01_07-501 P02 – Bay Study 02 Borough High Street
 17027_01_07-502 P02 – Bay Study 03 Harper Road
 17027_01_07-503 P04 – Bay Study 04 Harper Road
 17027_01_07-504 P02 – Bay Study 05 Internal Courtyard

Reason:

For the avoidance of doubt and in the interests of proper planning.

13. Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries shall be submitted to and approved in writing by the Local Planning Authority, following consultation with the Metropolitan Police Service, and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In the interests of the adjoining Police Station and visual/residential amenity in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design), and 3.13 (Urban Design) of the Southwark Plan 2007.

Additional condition

‘Before any above grade work hereby authorised begins, details of measures to minimise overlooking of the adjacent police station shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.’

In the interests of visual and residential amenity in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design), and 3.13 (Urban Design) of the Southwark Plan 2007.

REASON FOR URGENCY

20. 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 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

21. The new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the 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	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403

OPEN**MUNICIPAL YEAR 2019-20****COMMITTEE:****PLANNING COMMITTEE****NOTE:**

Original held in Constitutional Team; all amendments/queries to Gerald Gohler/Everton Roberts, Constitutional Team, Tel: 020 7525 7420/7221

OPEN

COPIES		COPIES	
MEMBERS		PLANNING TEAM	
Councillor Martin Seaton (Chair)	1	Kevin Fenton	1
Councillor Kath Whittam (Vice-Chair)	1	Simon Bevan	1
Councillor Barrie Hargrove	1	Joyce Rowe-Jones	4
Councillor Adele Morris	1		
Councillor Margy Newens	1		
Councillor Damian O'Brien	1		
Councillor Catherine Rose	1	COMMUNITY SAFETY AND ENFORCEMENT TEAM	
Councillor Cleo Soanes	1	Sarah Newman	1
Electronic Copies (No paper)			
Councillor Eleanor Kerslake (Reserve)		COMMUNICATIONS TEAM	
Councillor Sarah King (Reserve)		Louise Neilan	1
Councillor Richard Livingstone (Reserve)			
Councillor James McAsh (Reserve)		LEGAL TEAM	
Councillor Hamish McCallum (Reserve)		Jonathan Gorst	1
Councillor Darren Merrill (Reserve)			
Councillor Jason Ochere (Reserve)		CONSTITUTIONAL TEAM	
Councillor Jane Salmon (Reserve)		Gerald Gohler/Everton Roberts	7
MEMBER OF PARLIAMENT (Paper and Electronic)		TOTAL PRINT RUN	25
Helen Hayes MP, House of Commons, London, SW1A 0AA	1		
		List Updated: 9 September 2019	