

## Planning Sub-Committee A

Wednesday 8 July 2020

6.30 pm

Online/Virtual: Members of the public are welcome to attend the meeting.

Please contact [Constitutional.Team@southwark.gov.uk](mailto:Constitutional.Team@southwark.gov.uk) for a link or telephone dial-in instructions to join the online meeting

## Supplemental Agenda No.1

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| 7.       | <b>Development management items</b> | 1 - 18   |
|          | Addendum report and members' pack   |          |

|                                    |                                |  |  |
|------------------------------------|--------------------------------|--|--|
| <b>Item No:</b><br>7.              | <b>Classification:</b><br>Open | <b>Date:</b><br>8 July 2020  | <b>Meeting Name:</b><br>Planning Sub-Committee A |
| <b>Report title:</b>               |                                | <b>Addendum</b><br>Late observations, consultation responses, and further information. |  |
| <b>Ward(s) or groups affected:</b> |                                | Peckham Rye  |  |
| <b>From:</b>                       |                                | 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.

## KEY ISSUES 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 7.1 – Application 19/AP/0480 for: Full Planning Permission – DEVELOPMENT LAND BETWEEN 59 AND 61 RYE HILL PARK, LONDON, SE15**

#### Update to paragraph 40

4. Paragraph 40 updated to:  
The site is currently subject to a Woodland TPO, this preservation order extends to all trees within the site. The proposal would see the loss of 15 mature (i.e. over 30 years old)-to-early mature (i.e. 15-29 years old) trees, and an estimated 200 small saplings above 5cm DBH (diameter at breast height). The current amenity value of the existing trees is low, given the inaccessible nature of the site, and the small size of the numerous small saplings on site. The proposed scheme would offer an enhanced woodland area, and result in a net biodiversity gain (in conjunction with the wildflower meadow to be provided off-site). 15 trees are proposed as being planted on site,. The proposal has been reviewed by the council's urban forestry team which have recommended a replacement CAVAT (Capital Asset Value for Amenity Trees) value of £1,448.00 to cover the loss of the canopy cover which would not be replaced by the proposed tree planting. This would be secured via the legal agreement.

#### New condition to be added:

5. *Prior to above grade works commencing, full details of all proposed standard or semi-mature tree planting totalling 268cm girth shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and*

*confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.*

*If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.*

*To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2019 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.*

Additional information:

6. The total proposed public open space that would be secured as part of the S106 agreement would be 608sq.m. which is 58% of the site's area of 1043sq.m.

**REASON FOR URGENCY**

7. 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**

8. 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  | Chief Executive's Department<br>160 Tooley Street<br>London<br>SE1 2QH | Planning enquiries<br>Telephone:<br>020 7525 5403 |

## Welcome to Southwark Planning Sub-Committee A

08 JULY 2020

### Welcome to Southwark Planning Sub Committee A

**Item 7.1 – 19AP0480**  
**Development land between**  
**59 and 61 Rye Hill Park, London,**  
**SE15**



Southwark Free Wi-Fi password  
**Fr33Wifi!**



Kath Whittam (Chair)



Councillor Jane Salmon (Vice-Chair)



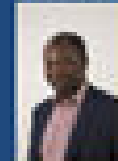
Councillor Peter Babudu



Councillor Sunil Chopra



Councillor David Noakes



Councillor Martin Seaton



Councillor Leanne Werner

## Item 7.1 -19/AP/0480

### DEVELOPMENT LAND BETWEEN 59 AND 61, RYE HILL PARK, LONDON SE15

Redevelopment of vacant site to provide enhanced public open space and the construction of a 6 storey building to provide up to 10 affordable dwellings (4 x social rents, 6 x shared ownership)

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## Site location plan





## AERIAL VIEWS



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## EXISTING SITE



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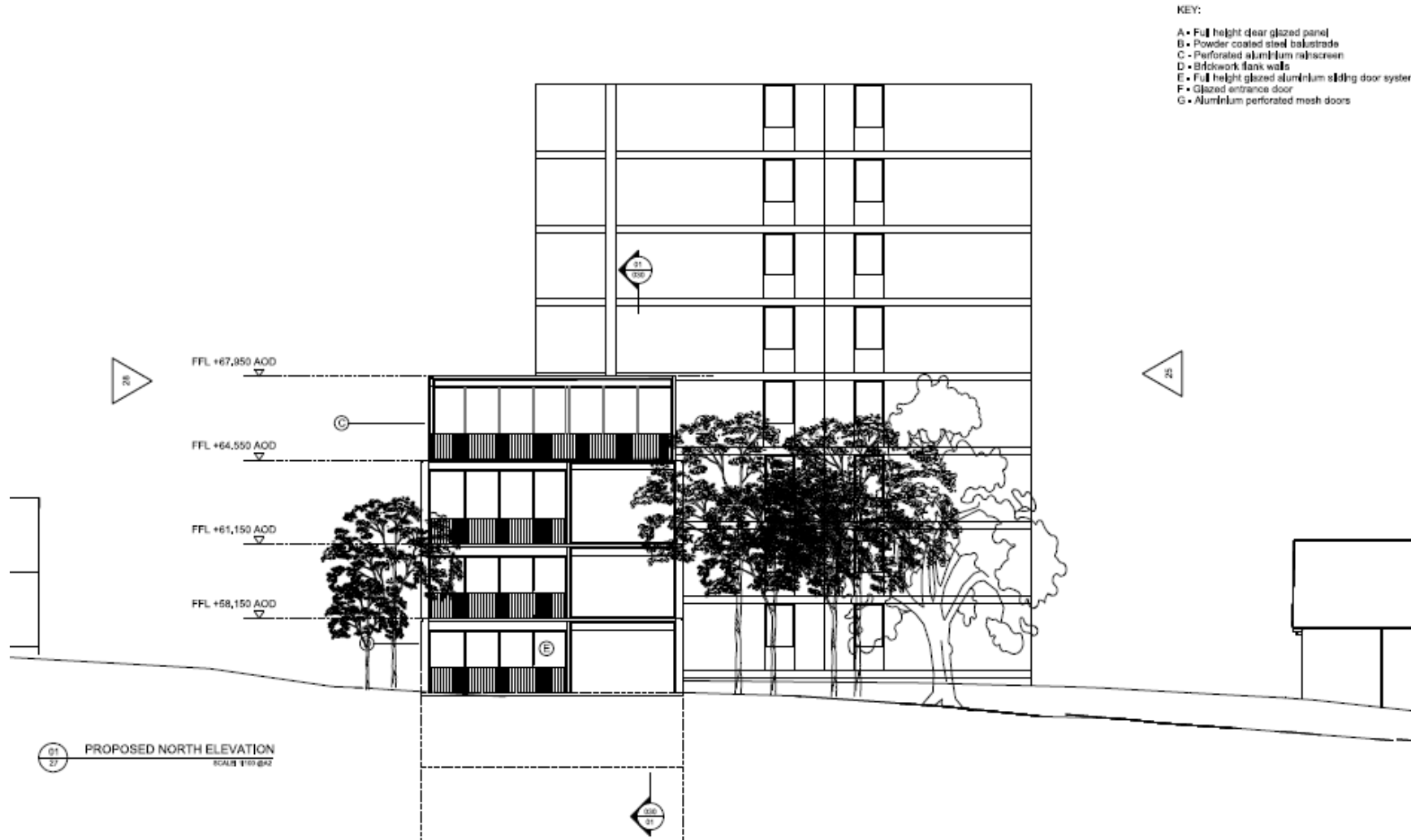


# PROPOSED SOUTH ELEVATION PLAN

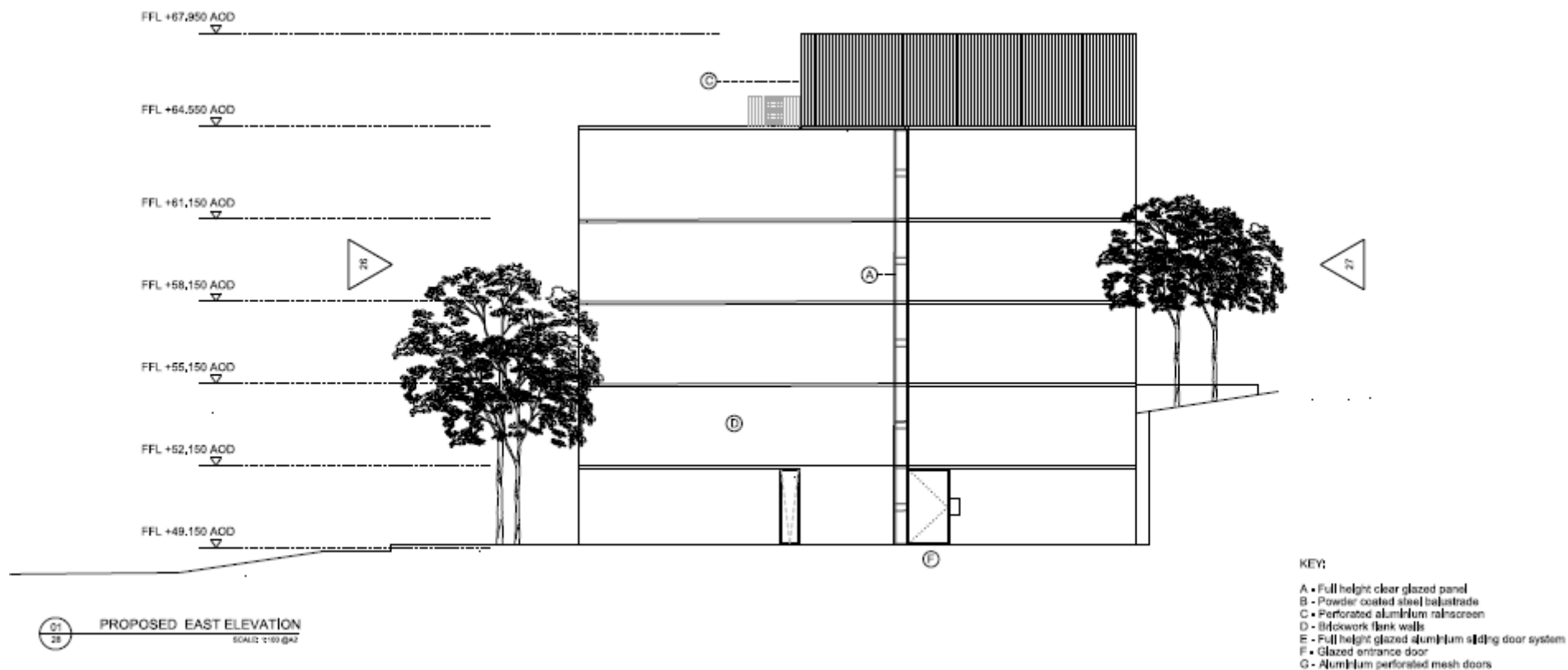


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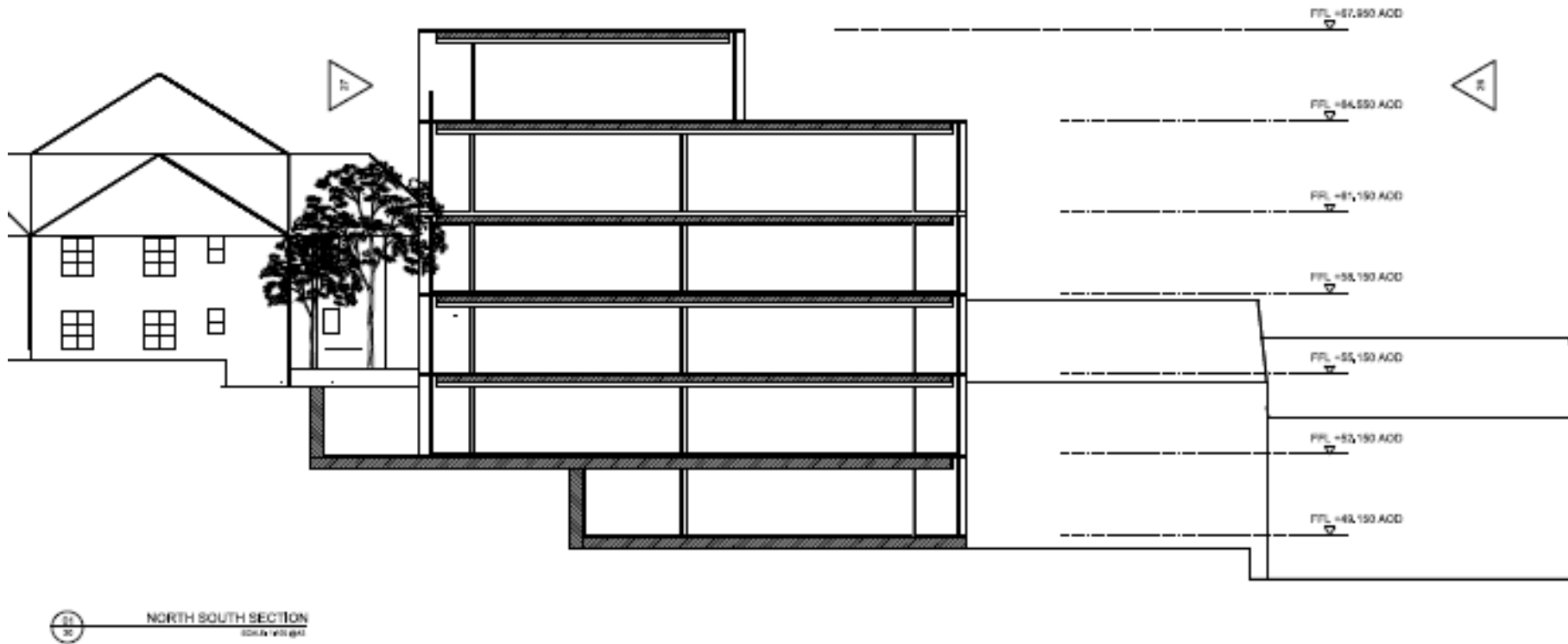
# PROPOSED NORTH ELEVATION PLAN



## PROPOSED EAST ELEVATION PLAN

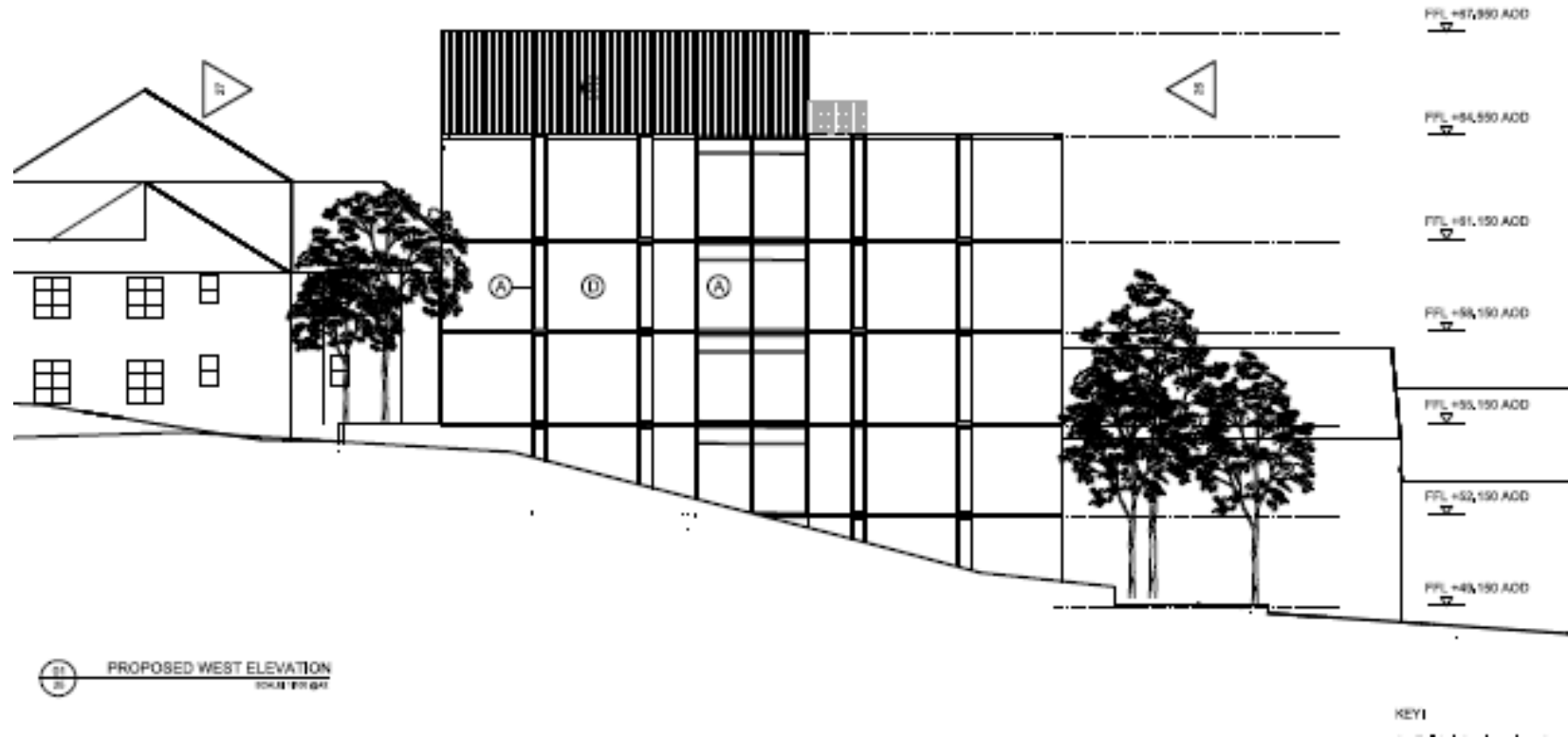


## NORTH SOUTH SECTION PLAN

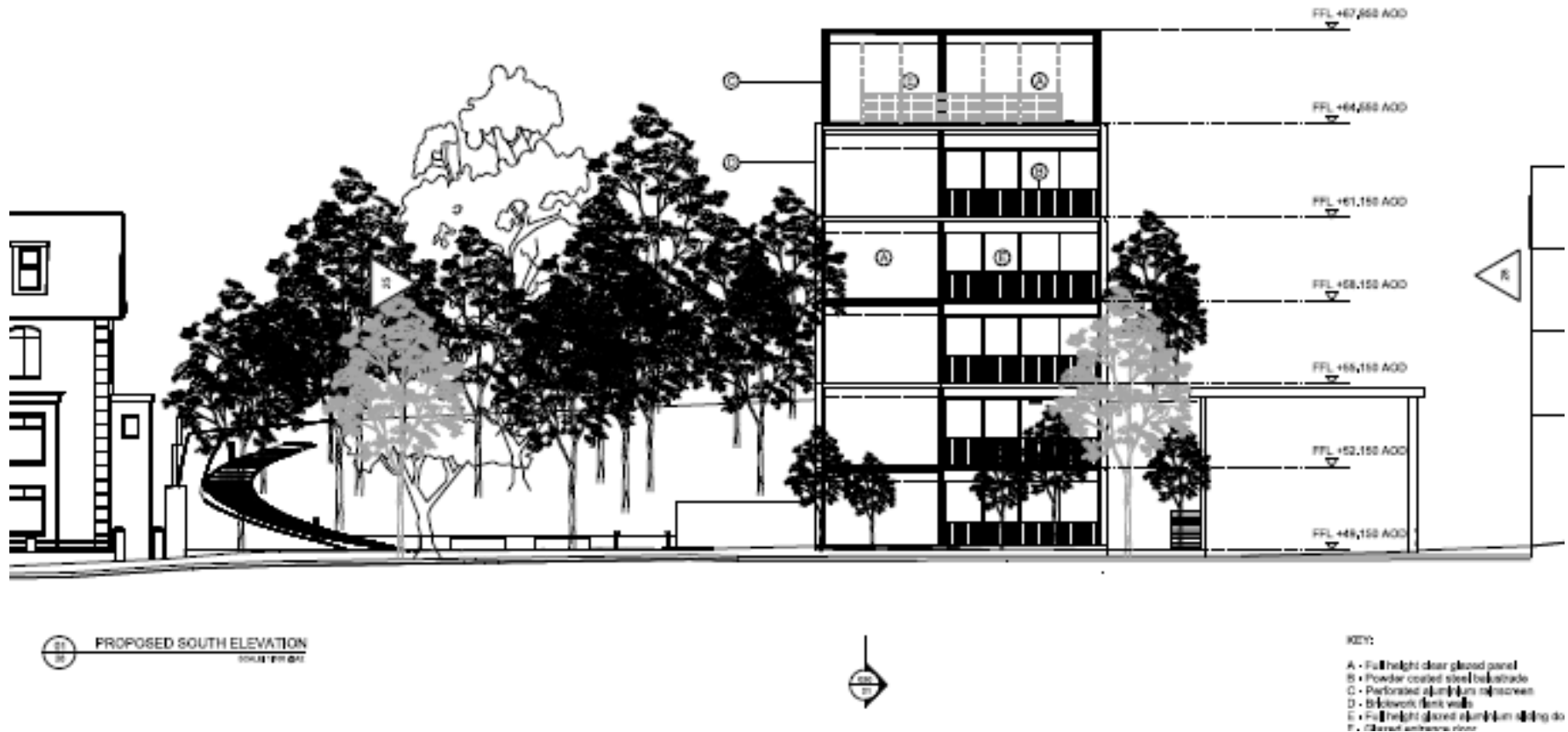


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## PROPOSED WEST ELEVATION PLAN

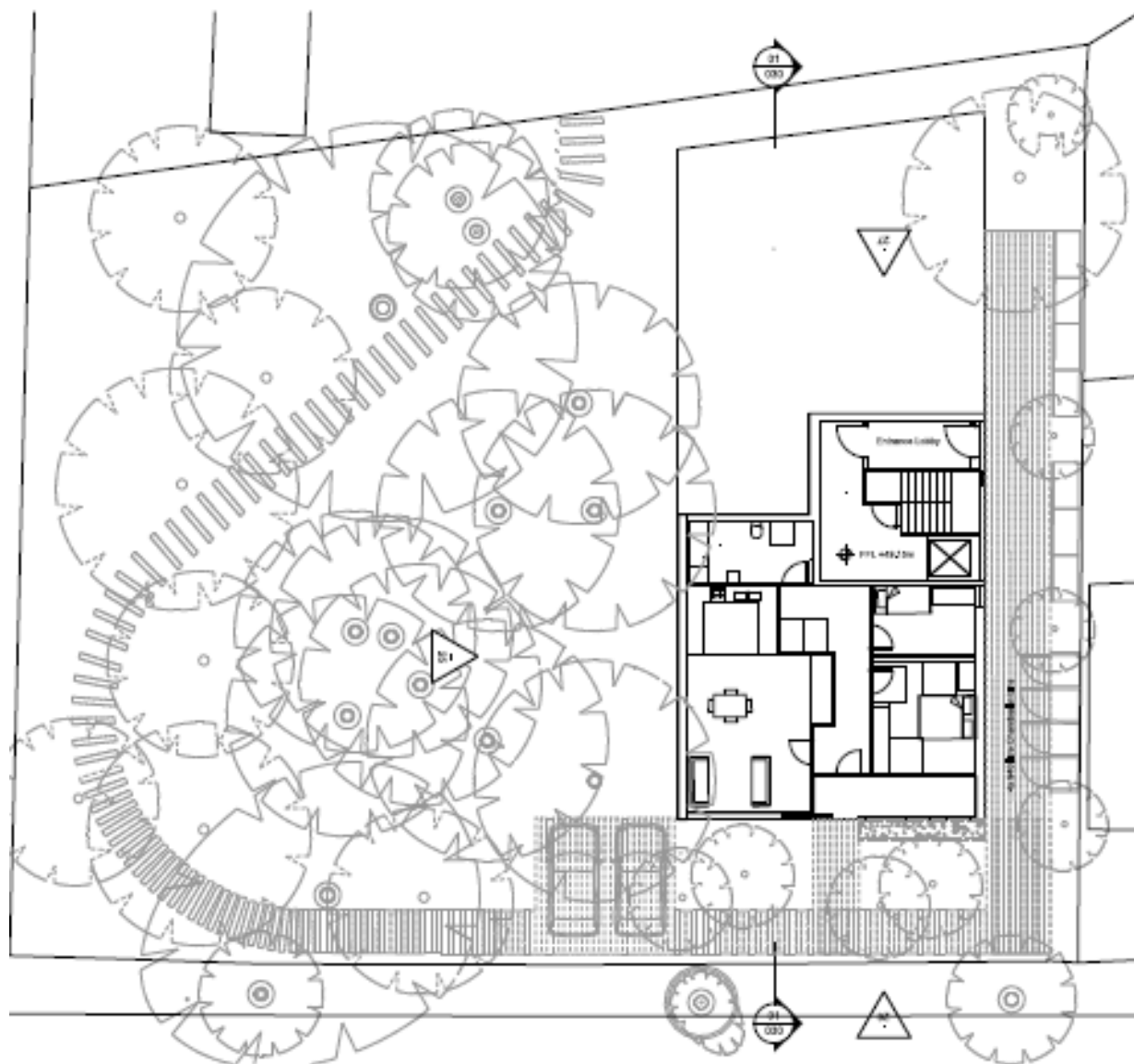


## PROPOSED SOUTH ELEVATION PLAN

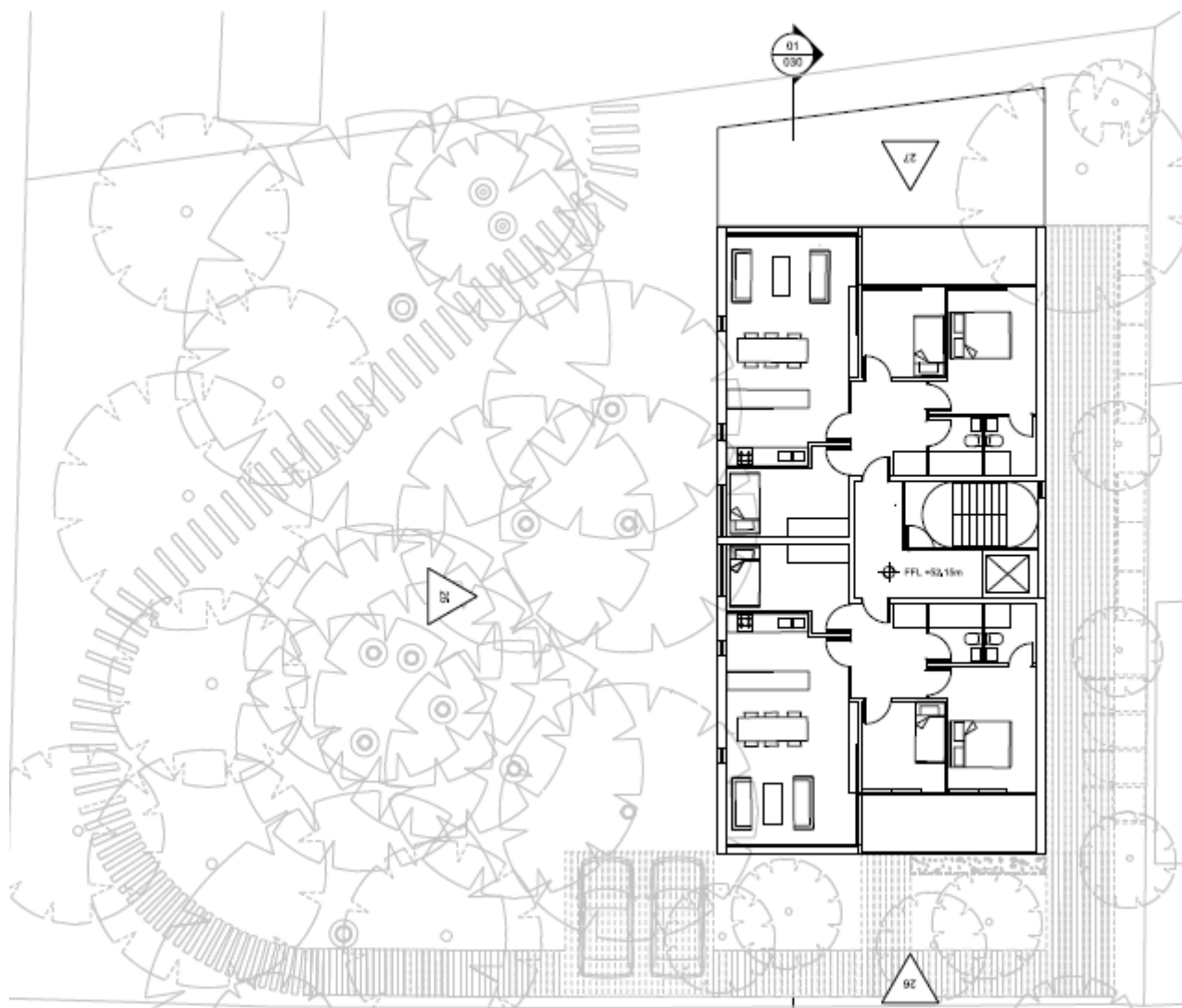




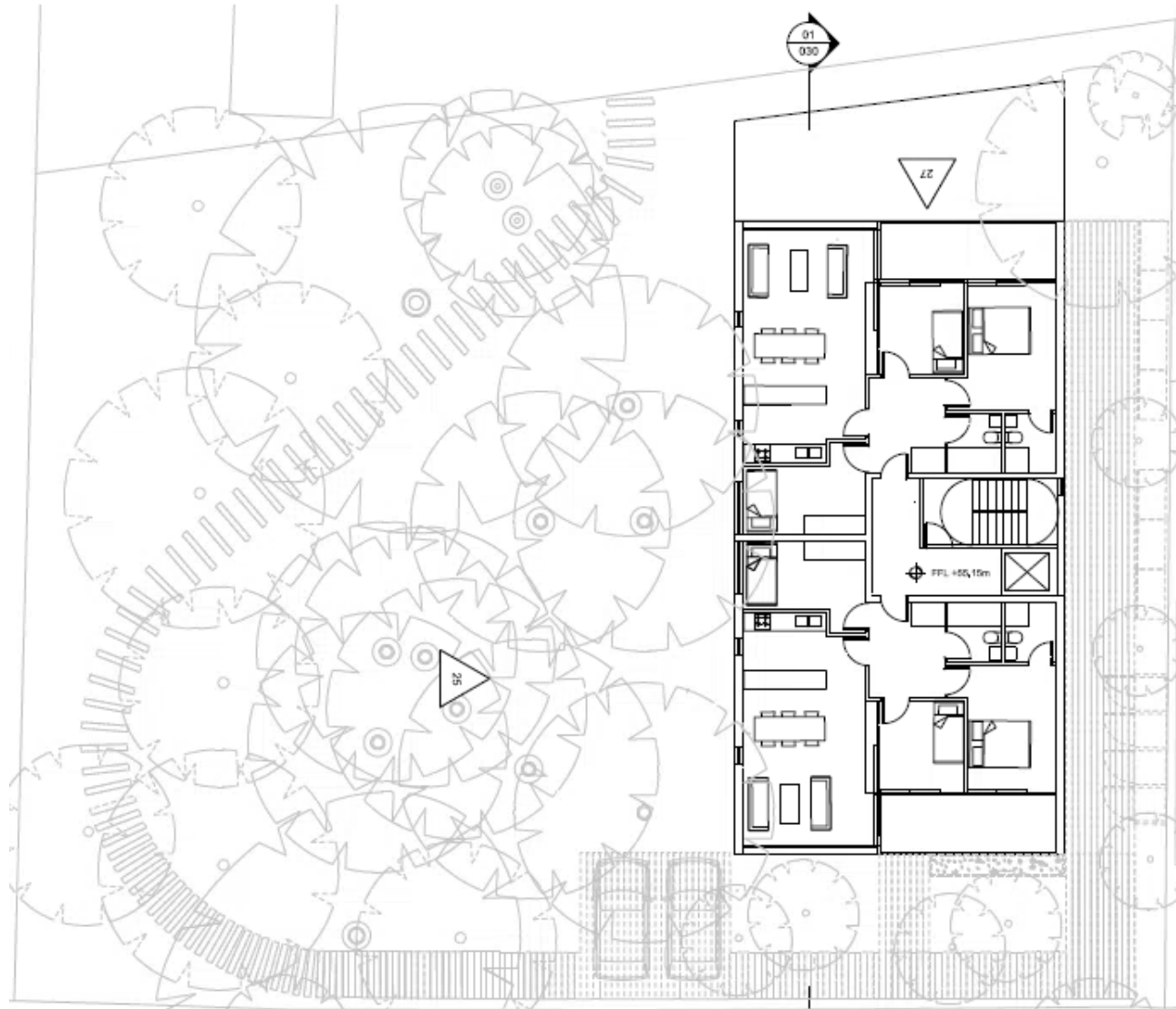
## LOWER GROUND FLOOR PLAN



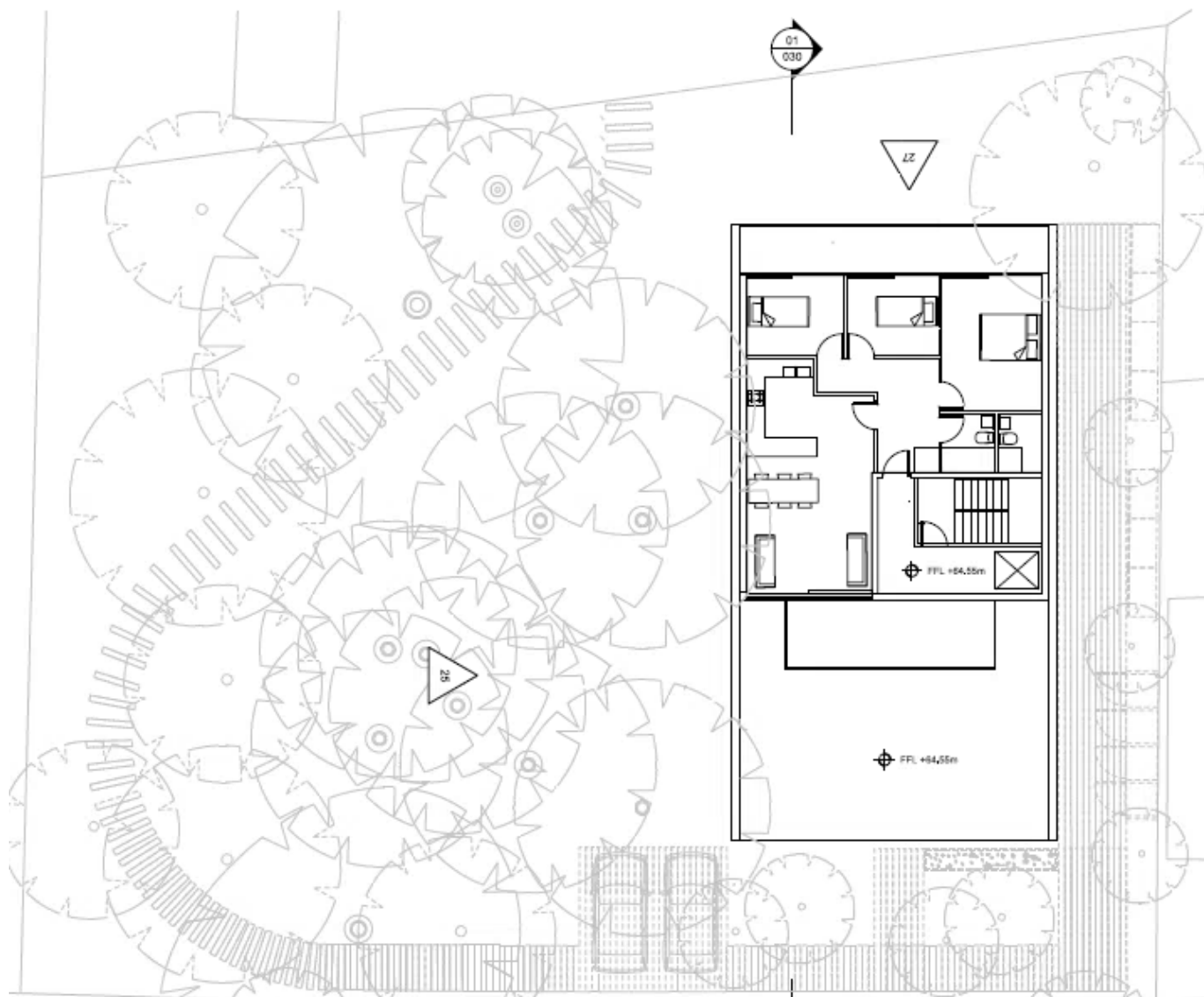
## UPPER GROUND FLOOR - PLAN



## LEVELS 1-3 PLANS



## LEVEL FOUR - PLAN



## PROPOSED ROOF PLAN

