

Planning Sub-Committee B

Wednesday 21 October 2020

7.00 pm

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

Please contact Constitutional.Team@southwark.gov.uk for a link or telephone dial-in instructions to join the online meeting

Supplemental Agenda No.3

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Item No: 7.2 & 7.3	Classification: Open	Date: 21 October 2020	Meeting Name: Planning Sub-Committee B
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		Nunhead and Queen's Road and North Bermondsey	
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 additional information below.

FACTORS FOR CONSIDERATION

3. Late information has been provided and is presented in respect of the following planning applications on the main agenda:
4. **Item 7.2 – Application 19/AP/5380 for: Full Planning Permission – 54 LUGARD ROAD, LONDON SE15 2TD**

Additional information:

5. The Housing Management Strategy shall be updated to include mental health support and safeguarding measures and details of how contact and support shall be maintained between future occupants and the support officers of Centrepont. This Strategy shall be enshrined in the legal agreement to be submitted prior to the occupation of the units in consultation with Council Officers, and compliance with the agreed document shall be maintained via the legal agreement.

Additional Condition

It is recommended that the following condition be imposed should members resolved to grant planning permission to ensure that any physical alterations to the development will require planning permission.

REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the units hereby consented without planning permission from the Local Authority;.

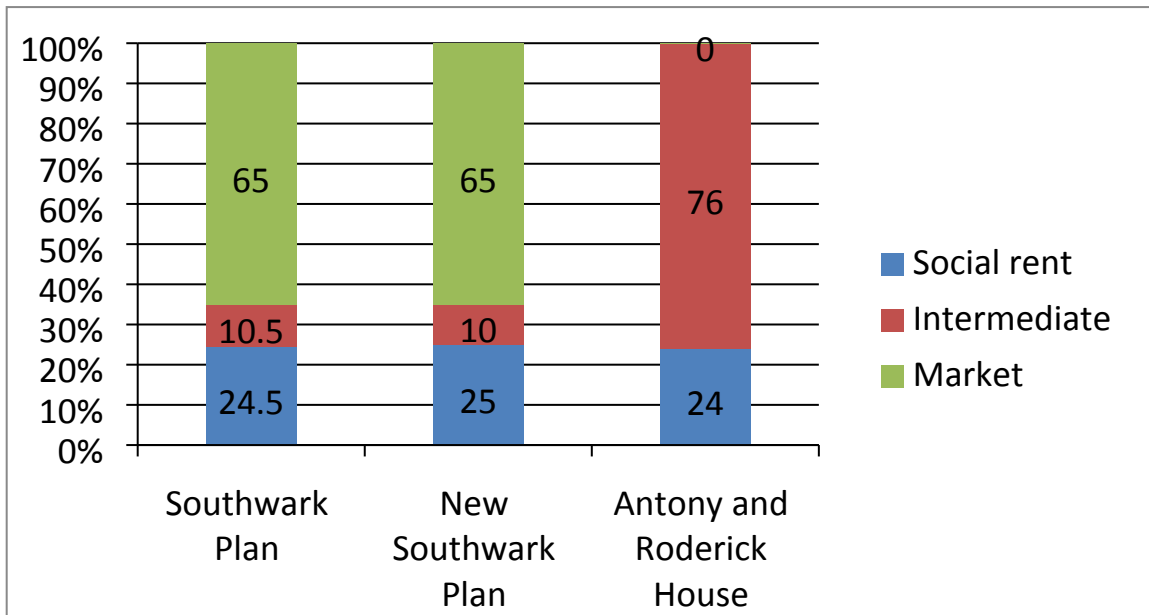
Reason:

To safeguard the character of the development and amenity of neighbours in accordance with Strategic Policy 13 - High environmental standards and Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity, 3.12 Quality in Design of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

6. **Item 7.3 – Application 18/AP/4195 for: Full Planning Permission – Antony House and Roderick House, Raymouth Road, London SE16 2DJ**

Affordable Housing

7. The offer provided by the applicant detailed in the officer report was for 15% to be social rent with the remaining 85% to be London Affordable Rent, a social housing product in the in the form of 2x2 bed dwellings and 2x1 bed dwellings. The applicant has increased this offer to provide an additional 2x2 bed dwellings bringing the total social rent offer to six dwellings or 16 habitable rooms. This equates to 24% of the housing proposed on the site being social rent with the remaining 76% being London Affordable Rent which is product with the most affordable rent after social rented homes.
8. The chart below shows the present requirements of affordable housing in the Southwark Plan 2007 (35% affordable split to 70% social rent and 30% intermediate), the proposed requirement in the New Southwark Plan and the proposal for Antony and Roderick House. The social rent proposal for the scheme is 0.5% below what is required by the existing policy, which when weighed against the fact that all of the remaining housing would be affordable with no market housing, is considered to be an acceptable proposal.



Additional contributions to be added to the s106

9. Paragraph 86 S106 Contributions. A contribution of £5,375 should be added to the table in respect of children's play space in addition to the increase in social rent housing detailed above will be included as planning obligations.

REASON FOR URGENCY

10. 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

11. 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 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403