

Bermondsey Community Council Planning

Monday 16 April 2012

7.00 pm

Ground Floor Meeting Room G01B - 160 Tooley Street, London SE1 2QH

Membership

Councillor Linda Manchester (Chair)
Councillor Graham Neale (Vice-Chair)
Councillor Anood Al-Samerai
Councillor Michael Bukola
Councillor Denise Capstick
Councillor Mark Gettleson
Councillor Paul Kyriacou
Councillor Eliza Mann
Councillor Nick Stanton

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Acting Chief Executive

Date: Tuesday 3 April 2012



Order of Business

**Item
No.**

Title

- 1. INTRODUCTION AND WELCOME**
- 2. APOLOGIES**
- 3. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

The chair to advise whether they have agreed to any items of urgent business being admitted to the agenda.

Item No.

Title

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

Members are asked to declare any interest or dispensation and the nature of that interest or dispensation which they may have in any of the items under consideration at this meeting.

5. MINUTES (Pages 5 - 9)

To confirm as a correct record the minutes of the meeting held on 8 March 2012.

6. DEVELOPMENT MANAGEMENT ITEMS (Pages 10 - 15)

6.1. 82 TOWER BRIDGE ROAD, LONDON, SE1 4TP (Pages 16 - 28)

7. PLANNING POLICY AND AFFORDABLE HOUSING IN BERMONDSEY
(Pages 29 - 37)

Date: Tuesday 3 April 2012

INFORMATION FOR MEMBERS OF THE PUBLIC

CONTACT: Tim Murtagh, Constitutional Officer, Tel: 020 7525 7187 or email: tim.murtagh@southwark.gov.uk
Website: www.southwark.gov.uk

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DEPUTATIONS

Deputations provide the opportunity for a group of people who are resident or working in the borough to make a formal representation of their views at the meeting. Deputations have to be regarding an issue within the direct responsibility of the Council. For further information on deputations, please contact the Constitutional Officer.

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Bermondsey Community Council

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إذا كنت ترغب في الحصول على معلومات عن مجالس المجموعات المحلية وترجمتها إلى لغتك
الرجاء الإتصال برقم الهاتف: 020 7525 7420 أو زيارة المكتب في 160 Tooley Street
SE1 2TZ London

Somali:

U-Baahnaanshaha Luqadda

Haddii aad u baahan tahay macluumaadka ku saabsan Guddiyada Beelaha oo lagu tarjumay luqaddaada fadlan soo wac khadka taleefoonka 020 7525 7420 ama booqasho ugu tag hawladeennada ku sugan 160 Tooley Street, London SE1 2TZ

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Bengali:

ভাষার প্রয়োজন

আপনি যদি নিজের ভাষায় কমিউনিটি কাউন্সিল সম্পর্কে তথ্য পেতে চান তাহলে 020 7525 7420 নম্বরে ফোন করুন অথবা 160 Tooley Street, London SE1 2TZ ঠিকানায় গিয়ে অফিসারদের সাথে দেখা করুন।

Yoruba:

Awon Kosemani Fun Ede

Bi o ba nfe àlàyé kíkún l'ori awon Ìgbimò Àwùjo ti a se ayipada si ede abíníbí re, jowọ tẹ wa l'aago si ori nombá yi i : 020 7525 7420 tabi ki o yo ju si awon òṣiṣé ni ojúlé 160 Tooley Street , London SE1 2TZ

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Twi:

Kasaa ohohia,

se wopese wo hu nsem fa Community Councils ho a, sesa saakasa yie ko wo kuro kasa mu. wo be tumi afre saa ahoma torofo yie 020 7525 7420 anase ko sra inpanyinfo wo 160 Tooley Street, London SE1 2TZ

Planning at Community Council Meetings

This sheet will tell you about what happens at the meeting when the community council considers a planning application, a planning enforcement case or other planning proposals.

The community council must follow the same rules and procedures as the council's main planning committee.

The items are heard in the order printed on the agenda, but the chair may change the running order of the items.

At the start of each item, the council's planning officer will present the report about the planning application and answer points raised by Members of the committee. After this, the following people may speak on the application if they wish, but **not more than 3 minutes each**:

1. A representative (spokesperson) for the objectors - if there is more than one objector wishing to speak the time is then divided within the 3 minute time slot
2. The applicant or their agent
3. A representative for any supporters who live within 100 metres of the development site
4. A ward councillor from where the proposal is located.

The chair will ask the speakers to come forward to speak. Once the speaker's three minutes have elapsed, members of the committee may ask questions of them, relevant to the roles and functions of the community council.

Members of the committee will then debate the application and consider the recommendation.

Note

If there are several objectors or supporters, they have to identify a representative who will speak on their behalf. If more than one person wishes to speak, the 3 minute time allowance must be shared amongst those who wish to speak. Objectors may wish to meet with other objectors in the foyer of the hall prior to the start of the meeting to appoint a representative.

Speakers should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already on the report.

The arrangements at the meeting may be varied at the discretion of the Chair.



BERMONDSEY COMMUNITY COUNCIL - Planning -

MINUTES of the Bermondsey Community Council held on Thursday 8 March 2012 at 7.00 pm at Ground Floor Meeting Room G01B - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Linda Manchester (Chair)
Councillor Graham Neale (Vice-Chair)
Councillor Denise Capstick
Councillor Paul Kyriacou
Councillor Eliza Mann
Councillor Nick Stanton

**OFFICER
SUPPORT:** Alan Blissett, Principal Environmental Protection Officer
Nicky Bradbury, Senior Planning Lawyer
Vikki Lewis, Senior Planning Officer
Ronan O'Connor, Planning Officer
Tim Murtagh, Constitutional Officer

1. INTRODUCTION AND WELCOME

The chair welcomed members of the public, councillors and officers to the community council meeting.

2. APOLOGIES

There were apologies for absence from Councillors Anood Al-Samerai, Michael Bukola and Mark Gettleson.

3. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were none.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 16 February 2012 be agreed as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT ITEMS

6.1 ASK ITALIAN, 34 SHAD THAMES, LONDON, SE1 2YG

Report see pages 13 to 27 of the agenda.

PROPOSAL

Continued display of two illuminated menu boxes to front elevation externally illuminated projecting sign and an internally illuminated menu box to rear elevation.

The planning officer presented the report and councillors asked questions of the planning officer.

There were no statements from objectors or the applicant.

There were no statements from local supporters of the application living within 100 metres of the site or from ward councillors.

RESOLVED:

That application 11-AP-3507 be part approved and part refused as recommended in the report, and subject to the conditions set out in the report and the address of the adjacent listed building amended in the reason for refusal, as set out in the addendum.

6.2 SIMON THE TANNER, 231 LONG LANE, LONDON, SE1 4PR

Report see pages 28 to 41 of the agenda.

PROPOSAL

Installation of a 400mm x 400mm kitchen extract louvre to rear elevation of public house..

The planning officer presented the report and councillors asked questions of the planning officer.

There were no statements from objectors.

The applicant made a statement and councillors asked questions.

There were no statements from local supporters of the application living within 100 metres of the site or from ward councillors.

RESOLVED:

That application 11-AP-4005 be approved, subject to the conditions set out in the report.

6.3 SIMON THE TANNER, 231 LONG LANE, LONDON, SE1 4PR

Report see pages 42 to 54 of the agenda.

PROPOSAL

Installation of internal ducting to extract system and a 400mm x 400mm kitchen extract louvre to rear elevation of public house.

The planning officer presented the report and councillors asked questions of the planning officer.

There were no statements from objectors.

The applicant made a statement and councillors asked questions.

There were no statements from local supporters of the application living within 100 metres of the site or from ward councillors.

RESOLVED:

That application 11-AP-4006 be approved, subject to the conditions set out in the report.

6.4 88 BERMONDSEY STREET, LONDON, SE1 3UB

Report see pages 55 to 69 of the agenda.

PROPOSAL

Change of use of first and second floor of building from B1 (Office) to dual B1 (Office) non-residential language school (Use Class D1). Works include a roof level extension and outdoor roof top amenity area with balustrade.

The planning officer presented the report and councillors asked questions of the planning officer.

There were no statements from objectors.

The applicant's agent made a statement and councillors asked questions.

There were no statements from local supporters of the application living within 100 metres of the site or from ward councillors.

RESOLVED:

That application 11-AP-1845 be approved, subject to the conditions set out in the report and addendum.

Councillor Graham Neale left the meeting at this point.

Councillor Eliza Mann joined the meeting at this point.

6.5 5 TYERS GATE, LONDON, SE1 3HX

Report see pages 70 to 88 of the agenda.

PROPOSAL

Partial demolition of the existing building to create a part two-storey and part four-storey building to accommodate 2 residential units (2 x 2bed) at first, second and third floor levels. Partial change of use of existing studio/office unit (B1 Class) to form a self contained 2 storey mews house (C3 Class). The existing monopitch roof is to be removed and replaced with a double pitched roof. Creation of mezzanine floor between lower ground and upper ground floor level to accommodate B1 class floor space.

The planning officer presented the report and councillors asked questions of the planning officer.

There were no statements from objectors or the applicant.

The applicant made a statement and councillors asked questions.

There were no statements from local supporters of the application living within 100 metres of the site or from ward councillors.

RESOLVED:

That application 11-AP-2261 be approved, subject to the conditions set out in the report as well as the additional condition set out the addendum.

The meeting ended at 7.55pm.

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 16 April 2012	Meeting Name: Bermondsey Community Council
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Deputy Chief Executive	

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and Part 3H which describes the role and functions of community councils. These were agreed by the annual meeting of the council on 19 May 2010 and amended on 20 October 2010. The matters reserved to the planning committee and community councils exercising planning functions are described in parts 3F and 3H of the Southwark Council constitution. These functions were delegated to the planning committee.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate -
6. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
7. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.

8. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.
9. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
10. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the Council's case at appeal which may be substantial if the matter is dealt with at a public inquiry.
11. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
12. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
13. All legal/Counsel fees and costs as well as awards of costs against the council are borne by the regeneration and neighbourhood's budget.

Community impact statement

14. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

15. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the development & building control manager shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
16. A resolution to grant planning permission subject to legal agreement shall mean that the development & building control manager is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the Strategic Director of Communities, Law & Governance, and which is satisfactory to the development & building control manager. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the Strategic Director of Communities, Law & Governance. The planning permission will not be issued

unless such an agreement is completed.

17. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
18. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
19. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
20. Government policy on planning obligations is contained in the Office of the Deputy Prime Minister Circular 05/2005. Provisions of legal agreements must fairly and reasonably relate to the provisions of the development plan and to planning considerations affecting the land. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests. From 6 April 2010 the Community Infrastructure Levy regulations (CIL) have given these policy tests legal force.

Regulation 122 provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:

- a. necessary to make to the development acceptable in planning terms;
- b. directly related to the development; and
- c. fairly and reasonably related to the scale and kind to the development."

20. Government policy on planning obligations is contained in the Office of the Deputy Prime Minister Circular 05/2005. Provisions of legal agreements must fairly and reasonably relate to the provisions of the development plan and to planning considerations affecting the land. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.
21. The National Planning Policy Framework (NPPF) is intended to bring together Planning Policy Statements, Planning Policy Guidance Notes and some Circulars into a single consolidated document. It is a consultation document and therefore may be subject to potential amendment. It is capable of being a material consideration, although the weight to be given to it is a matter for the decision-maker. The current Planning Policy Statements, Guidance notes and Circulars remain in place until cancelled.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council Assembly Agenda June 27 2007 and Council Assembly Agenda January 30 2008	Constitutional Team Communities, Law & Governance 2 nd Floor 160 Tooley Street PO Box 64529 London SE1 5LX	Kenny Uzodike 020 7525 7236
Each planning committee item has a separate planning case file	Council Offices, 5th Floor 160 Tooley Street, London SE1 2TZ	The named case Officer as listed or Gary Rice 020 7525 5437

AUDIT TRAIL

Lead Officer	Deborah Collins, Strategic Director of Communities, Law & Governance	
Report Author	Nagla Stevens, Principal Planning Lawyer Kenny Uzodike, Constitutional Officer	
Version	Final	
Dated	7 February 2012	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Communities, Law & Governance	Yes	Yes
Deputy Chief Executive	No	No
Head of Development Management	No	No

ITEMS ON AGENDA OF THE BERMONDSEY CC
on Monday 16 April 2012

Appl. Type Full Planning Permission
Site 82 TOWER BRIDGE ROAD, LONDON, SE1 4TP

Reg. No. 11-AP-3808
TP No. TP/165-82
Ward Grange
Officer Victoria Lewis

Recommendation GRANT PERMISSION

Proposal

Change of use of ground floor from amusement arcade (Sui Generis) to financial and professional services (Class A2)

Item 6.1

82 TOWER BRIDGE ROAD, BERMONDSEY, LONDON, SE1 4TP

Ordnance Survey

Date 21/3/2012



Agenda Item 6.1

Item No.	Classification:	Date:	Meeting Name:
6.1	Open	16 April 2012	Bermondsey Community Council
Report title:	Development Management planning application: Application 11-AP-3808 for: Full Planning Permission Address: 82 TOWER BRIDGE ROAD, LONDON, SE1 4TP Proposal: Change of use of ground floor from amusement arcade (Sui Generis) to financial and professional services (Class A2)		
Ward(s) or groups affected:	Grange		
From:	Head of Development Management		
Application Start Date 21 November 2011		Application Expiry Date 16 January 2012	

RECOMMENDATION

- 1 That planning permission be granted.

BACKGROUND INFORMATION

Site location and description

- 2 The application is being reported to Community Council due to the number of objections received.
- 3 The application site is a mid-terrace property located on the eastern side of Tower Bridge Road. The ground floor of the building is a vacant amusement arcade (sui generis) and there is a maisonette on the upper floors. It is understood that the premises have been vacant for over a year.

The site forms part of protected shopping frontage 14, and is located within an air quality management area, the urban density zone, an archaeological priority zone, the Bermondsey Street Conservation Area and the Central Activities Zone.

Details of proposal

- 4 Planning permission is sought to change the use of the ground floor from an amusement arcade (sui generis) to financial and professional services (Use Class A2). The applicant wishes to use the premises as a money shop, offering services including cheque cashing, money transfer, foreign currency exchange, cash loans and pawnbroking.
- 5 On average, 100 daily transactions are anticipated. Friday is likely to be the busiest day with up to 250 transactions expected, or possibly up to 300 on the last Friday of every month. It is anticipated that there would be 3-4 full-time employees and 1-2

part-time employees, and the proposed opening hours are 09:00-18:00 Monday to Saturday.

- 6 No external alterations are proposed.

Planning history

- 7 There is no recent planning history for the site. Use of the ground floor as an amusement arcade at 82-84 Tower Bridge Road was granted in 1982 (reference: TP/165-82-FB).

Planning history of adjoining sites

84 Tower Bridge Road

- 8 03-AP-0049 - Change of use of ground floor from an amusement centre to a radio control mini-cab office. Planning permission was GRANTED in March 2003.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 9 The main issues to be considered in respect of this application are:
- a) land use;
 - b) amenity;
 - c) transport.

Planning policy

Core Strategy 2011

- 10 Strategic policy 1 - Sustainable development
 Strategic policy 2 - Sustainable transport
 Strategic policy 3 - Shopping, leisure and entertainment
 Strategic policy 10 - Jobs and businesses
 Strategic policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

- 11 1.9 - Change of use within protected shopping frontages
 3.2 - Protection of amenity
 3.14 - Designing out crime
 5.2 - Transport impacts
 5.6 - Car parking

London Plan 2011

- 12 Policy 2.12 Central Activities Zone – predominantly local activities
 Policy 4.7 Retail and town centre development
 Policy 6.13 Parking

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

The draft National Planning Policy Framework (NPPF) was published at the end of

- 13 July 2011 for consultation until 17 October 2011. The Government has set out its commitment to a planning system that does everything it can do to support sustainable economic growth. Local planning authorities are expected to plan positively for new development. All plans should be based on the presumption in favour of sustainable development and contain clear policies that will guide how the presumption will be applied locally.
- 14 The NPPF builds upon the Government's 'Plan for Growth' which was published in March 2011. The overall theme of this document is to support long term sustainable economic growth and job creation in the UK. This is set out as a clear and current Government objective (and accordingly should attract significant weight).

Land use considerations and principle of development

- 15 A number of local residents have raised objections regarding the type of service that the business would offer, with particular concerns that it would be used by vulnerable people or those on low incomes, who in turn would be charged very high rates of interest for the loans and services offered. Objectors consider that this would not benefit the community and could lead to crime and social unrest in the area if people are unable to pay back their loans and fall into further financial difficulties.
- 16 Concerns have also been raised that the proposal would be contrary to strategic policy 10 of the Core Strategy which seeks to increase the number of jobs in Southwark and create an environment in which businesses can thrive, including the protection of existing business space and supporting the provision of new business space.

- 17 The use of the premises, when it was occupied, was as an amusement arcade and this is not classified as a business or B class use. It is identified in the Town and Country Planning (Use Classes) Order (1987) as being a sui generis use, which means that it does not fall into any particular use class. As the existing use is not classed as a business use, the proposal would not conflict with strategic policy 10 of the Core Strategy. Furthermore, given that the existing use is not B class, saved policy 1.4 of the Southwark Plan which seeks to protect such uses does not apply. Saved policy 1.9 does not apply either, because this policy relates to changes of use within protected shopping frontages from Class A1 retail uses to other classes. As such, there are no policies to protect against the loss of the existing sui generis amusement arcade.

- 18 The provision of a new Class A2 use, which is defined as financial and professional services within the Use Classes Order, would be appropriate within this retail parade and these uses are a common feature of shopping streets. Financial and professional services include banks, building societies, estate agents and employment agencies. The proposal would return a vacant unit back into active use and would generate activity which would contribute to the vitality and viability of the parade, which the two vacant units at 82 and 84 Tower Bridge Road currently detract from. The concerns raised with regard to the type of businesses operated in terms of interest rates for loans are duly noted, but this is not a planning matter and cannot be taken into account. How such money lending uses are controlled is dealt with under separate financial regulatory legislation.

Whilst there is clearly a level of local concern about the proposed use, the matters raised are not material considerations. Members should assess this as an application for a financial and professional use, which, in terms of land use planning policy, is considered acceptable in this location.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

- 19 Saved policy 3.2 of the Southwark Plan seeks to ensure an adequate standard of amenity for existing and future occupiers.
- 20 The proposed use would operate between the hours of 09:00-18:00 Monday to Saturday and given the location of the site within an established shopping parade and fronting a busy main road, these hours are considered to be appropriate; a condition to secure these hours is recommended.
- 21 On its busiest day, the last Friday of every month, it is anticipated that there would be 300 customers to the premises, which would equate to approximately 33 customers per hour, although there could be peaks during lunch time hours, for example. Again, given the location of the site in a shopping parade and fronting a busy main road it is not considered that this level of activity would be harmful to the amenity of neighbouring occupiers, most notably the flat on the upper floors of the application site. Background noise levels and levels of activity in the area are already fairly high and it is not considered that the proposal would significantly add to this.
- 22 Concerns have been raised that the proposal could contribute to increased levels of crime and social unrest in the area, if people are unable to pay back their loans. Again whilst this is noted, the rates of interest charged is a matter for financial regulation and is not a planning matter. The premises would be fully staffed and would not be open beyond 18:00, and it is not considered that crime levels in the area would be increased as a result of the proposal.

Traffic issues

- 23 Saved policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in adverse highway conditions.
- 24 Concerns have been raised that the proposed development would result in an increased demand for parking in the area and would cause harm to highway safety, particularly given the proximity of the site to a bus stop on Tower Bridge Road.
- 25 The site has a public transport accessibility level (PTAL) of 4 (medium), reflecting a good level of public transport via busses along Tower Bridge Road. As with many of the shops in this area, it is considered likely that the proposal would have a fairly local catchment, with people travelling to and from the site either on foot or by public transport. As such, there are not considered to be any issues with regard to impact on parking or harm to highway safety. Only blue badge holders could park outside the site and any breach of this would be enforced by Transport for London as the highway authority. It is noted that the surrounding streets are within controlled parking zones.

Other matters

- 26 There are no other matters arising from the application.

Conclusion on planning issues

- 27 The existing use of the premises as an amusement arcade is sui generis, therefore there would be no loss of B class floorspace as a result of the proposal. The introduction of an A2 use into the premises would be appropriate given the location of the site within a protected shopping frontage. Concerns have been raised regarding the impact on vulnerable people as a result of rates of interest charged on loans and whilst this is noted, this is not a planning matter and would fall under financial regulation. No loss of amenity would occur and given that the use is likely to have a local catchment and the site is well located for public transport, no adverse impacts upon parking levels or highway safety are anticipated. In light of this it is

recommended that planning permission be granted.

Community impact statement

28 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a) The impact on local people is set out above.

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

29 11 representations have been received objecting to the application on the following grounds:

- The proposal would encourage people on low incomes to borrow money at high rates of interest;
- Damaging to local communities;
- It is the responsibility of the planning department to ensure that businesses in the area are beneficial to local residents;
- Possible increase in crime and social unrest;
- MPs are campaigning about this type of operation;
- Contrary to strategic policy 10 of the Core Strategy;
- Keeping the premises as B2 would allow some form of other business to use the premises - response - the existing use as an amusement arcade is Sui Generis not B2 (general industrial);
- The proposal would not serve the community, loans are available from Southwark Credit Union which has premises in Bermondsey;
- The area has independent retailers and a unique character and this could be harmed;
- Impact on parking and an adjacent bus stop;
- A main shopping street in Walthamstow has been blighted by outlets offering loans, concerns that the same could happen on Tower Bridge Road which is the only nearby street offering a wide variety of shops selling every day merchandise.

Human rights implications

30 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with

conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

- 31 This application has the legitimate aim of providing a financial and professional use. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

- 32 N/A.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/165-82 Application file: 11-AP-3808 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5410 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Victoria Lewis, Senior Planning Officer	
Version	Final	
Dated	9 March 2012	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Leisure	No	No
Date final report sent to Constitutional Team		2 April 2012

APPENDIX 1

Consultation undertaken

32 **Site notice date:** 28/11/2011

Press notice date: 19/01/2012

Case officer site visit date: 28/11/2011

Neighbour consultation letters sent: 01/12/2011

Internal services consulted:

Transport Planning

Statutory and non-statutory organisations consulted:

Transport for London

Neighbours and local groups consulted:

01/12/2011	78-80 TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	96A TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	98 TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	94 TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	70 TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	90A TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	86B TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	100 TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	72 TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	SECOND FLOOR FLAT 98 TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	FIRST FLOOR FLAT 98 TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	96 TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	74-76 TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	FIRST FLOOR AND SECOND FLOOR FLAT 102 TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	94A TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	96B TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	88A TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	102 TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	84A TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	86 TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	84 TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	90 TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	88 TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	66 TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	66A TOWER BRIDGE ROAD LONDON SE1 4TR
01/12/2011	92A TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	78B TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	76B TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	82A TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	80B TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	74B TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	66B TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	92 TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	72B TOWER BRIDGE ROAD LONDON SE1 4TP
01/12/2011	70B TOWER BRIDGE ROAD LONDON SE1 4TP

Re-consultation: Not required.

Consultation responses received

Internal services

Transport Planning

- 33 Given the increasing level of availability of services of this type, the catchment area is likely to be relatively small. Together with the reasonable level of public transport accessibility by local bus, it is considered unlikely that a high proportion of customers will arrive by car. Tower Bridge Road is subject to Red Route "no stopping" controls generally, enforced by Transport for London, with a bus stop and a parking/loading bay adjacent to the site. The parking/loading bay is available from 10am to 4pm (Monday to Saturday) for loading and for parking by disabled "blue badge" holders. While there may be some "fly parking" by customers in this bay, this cannot be considered to constitute a road safety hazard. Away from Tower Bridge Road the nearby streets are within Southwark's Controlled Parking Zones. There are shared use parking bays in Webb Street, Leroy Street and Alice Street which will provide a convenient paid-for parking facility for any customers who do drive, but the small numbers expected are unlikely to noticeably affect the availability residents' parking.

Statutory and non-statutory organisations

Transport for London

- 34 No response received at the time of writing.

Councillor Claire Hickson (Chaucer Ward)

- 35 Object to the application on the following grounds:
- 36 The use as a payday loan shop has changed on the website from B2/sui generis to just sui generis and clarification is sought as to why this is the case.
- 37 The Southwark Plan and Core Strategy stipulate that we should promote business use (B class), particularly in the north of the borough and for small, local businesses. The change to A2 use would be contrary to this;
- 38 Our general policies are to promote business use and support small local businesses (Core Strategy strategic policy 10).
- 39 Tower Bridge Road is home to a large number of small, independent businesses, we should protect this. The applicant is a national chain, and allowing more national chains could push small businesses out;
- 40 The proposal is contrary to the Core Strategy of reducing inequalities. MPs from all political parties have been campaigning against the practices of payday loan companies which apply huge interest rates, and this business has been criticised in Parliament for such practices.
- 41 Loss of amenity. The applicant states that an average of 100 transactions a day are anticipated with up to 250 on Fridays and 300 customers on the last Friday of the month. This raises the question of parking outside the premises, particularly near a large bus stop. Congestion on this part of Tower Bridge Road can already be very bad which causes problems for residents and those using the road. There are already problems with parking on this stretch of road which I am trying to resolve with officers.

(Note: There has been a query that the existing amusement arcade use was initially described as some sort of business activity. However, this has been investigated and the information relating to the application has consistently described the existing use as sui generis, which is correct).

Neighbours and local groups

42 11 Objections have been received from the following properties:

- The Jam Factory;
- 12 Devonshire House, Bath Terrace;
- 26 Reverdy Road;
- 8 Burwash House, Weston Street;
- 148 Cherry Garden Street;
- 28 Trocette Mansions;
- Trocette Mansions;
- 10 Bacon Grove;
- 3 Hestia House, City Walk;
- 2 objections with no address provided.

43 The grounds for objecting are as follows:

- The proposal would encourage people on low incomes to borrow money at high rates of interest;
- Proposal encourages irresponsible borrowing;
- Damaging to local communities;
- It is the responsibility of the planning department to ensure that businesses in the area are beneficial to local residents;
- Adverse social and community impact;
- Possible increase in crime and social unrest;
- MPs are campaigning about this type of operation;
- Contrary to strategic policy 10 of the Core Strategy;
- Keeping the premises as B2 would some form of other business to use the premises - response - the existing use as an amusement arcade is Sui Generis;
- The proposal would not serve the community, loans are available from Southwark Credit Union which has premises in Bermondsey;
- The area has independent retailers and a unique character and this could be harmed;
- Impact on parking and an adjacent bus stop;
- A main shopping street in Walthamstow has been blighted by outlets offering loans, concerns that the same could happen on Tower Bridge Road which is the only nearby street offering a wide variety of shops selling every day merchandise.

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Instant Cash Loans Ltd	Reg. Number	11-AP-3808
Application Type	Full Planning Permission	Case Number	TP/165-82
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Change of use of ground floor from amusement arcade (Sui Generis) to financial and professional services (Class A2)

At: 82 TOWER BRIDGE ROAD, LONDON, SE1 4TP

In accordance with application received on 14/11/2011

and Applicant's Drawing Nos. Site location plan, covering letter from Jenny Barker dated 10th November 2011.

Reasons for granting permission.

This planning application was considered with regard to various policies including, but not exclusively:

Strategic policies of the Core Strategy 2011

Strategic Policy 1 – Sustainable development: requires new developments to help meet the needs of a growing population in a way that respects the planet's resources and protects the environment.

Strategic Policy 2 – Sustainable transport: requires new developments to help create safe attractive, vibrant and healthy places for people to live and work by reducing congestion, traffic and pollution.

Strategic Policy 3 – Shopping, leisure and entertainment: requires new development to help maintain a network of successful town centres which have a wide range of shops, services and facilities to help meet the needs of Southwark's population.

Strategic Policy 10 – Jobs and businesses: States that development should contribute to an environment in which businesses can thrive, and where local people can benefit from opportunities which are generated by development.

Strategic Policy 13 – High environmental standards: Requires development to comply with the highest possible environmental standards, including in sustainability, flood risk, noise and light pollution and amenity problems.

Saved policies of the Southwark Plan 2007

3.2 Protection of Amenity (advises that permission would not be granted where it would cause a loss of amenity);

3.14 Designing Out Crime (requires developments to incorporate design measures that discourage crime)

5.2 Transport Impacts (states that permission will not be granted for developments that have an adverse affect on the transport network and that there is adequate provision for servicing, circulation and access;

5.6 Car Parking (states that all developments requiring car parking should minimise the number of spaces provided).

Policies of the London Plan 2011

Policy 2.12 Central Activities Zone – predominantly local activities

Policy 4.7 Retail and town centre development

Policy 6.13 Parking

Particular regard was had to impact upon amenity, but subject to a condition limiting opening hours and given the location of the site in a busy shopping parade, it was found that no loss of amenity would occur. The development is an acceptable use of land in this protected retail parade given that it does not displace a retail use, and would cause no harm to highway safety. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

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

Site location plan.

Reason:

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

- 3 The use hereby permitted shall not be carried on outside of the hours of 09:00-18:00 Mondays to Saturdays.

Reason

To protect the amenity of neighbouring residential premises from loss of amenity by reason of noise and disturbance, in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

Item No. 7.	Classification: Open	Date: 16 April 2012	Meeting Name: Bermondsey community council
Report title:		Planning policy and affordable housing in Bermondsey	
Ward(s) or groups affected:		All	
From:		Acting Director of Planning	

RECOMMENDATION

1. That Bermondsey community council note for information:
 - That the principle of a commuted sum had previously been agreed for a scheme at 122-148 Ivydale Road on the 2nd February 2010.
 - The list of sites within the council's development capacity assessment that lie within the Bermondsey community council area.
 - The Core Strategy and saved Southwark Plan policies on affordable housing.
 - The guidance in the Affordable Housing supplementary planning documents on affordable housing.
 - Guidance within the National Planning Policy Framework on investing section 106 funds in refurbishing existing housing stock.

BACKGROUND INFORMATION

2. A report was taken to Bermondsey community council on the 16 February 2012 regarding the "transfer of £1,137,500 from the Affordable Housing Fund to finance a scheme at 120-150 Ivydale Road". Bermondsey community council were asked to comment upon the proposal.
3. Planning Committee agreed the proposal on the 28 February 2012.
4. As part of the discussion on the Ivydale report at Bermondsey community council, members asked that a report to provide further information be presented at the next community council planning meeting.

KEY ISSUES FOR CONSIDERATION

5. The minutes of the 16 February meeting resolved that the report on Ivydale Road be noted and the following comments made. This report sets out the information asked for under each comment.

Resolution 1: The report contained no alternative housing schemes close to the development.

6. The principle of using commuted sums for a scheme at 122-148 Ivydale Road had already been agreed at the Planning Committee meeting of the 2nd February 2010. That report was not referred to the Bermondsey Community Council because there was no constitutional requirement to do so and officers did not decide to refer it to the Council at their own discretion. Planning Committee did not raise the issue of

whether there were alternative housing schemes close to the donor schemes on which the monies could have been spent. However it is likely that any affordable housing scheme in Bermondsey would require a considerably larger commuted sum.

Resolution 2: That the next Bermondsey community council planning meeting should receive a report on the regeneration investment programme that includes a copy of the housing development database and a list of sites within the Bermondsey community council area.

7. In the last three years, 610 affordable homes have been developed in the Bermondsey community council area and it is currently predicted that a further 763 affordable homes will be completed during the next three years, up to March 2015.
8. Appendix A sets out a list and map of sites within the Bermondsey community council area. The information is taken from the council's Development Capacity Assessment (DCA). The DCA is a tool that we created to estimate potential future housing capacity that may come forward across sites in the borough. It has been developed by the planning policy team and is regularly updated with information from different teams across the council, information from planning applications and through work on area planning documents.
9. The DCA is normally used as the starting point for a developer to find a site for off-site provision of affordable housing. However, it is important to emphasise that the DCA is simply an assessment of potential sites that may help us to deliver on our housing targets over the time period of the Core Strategy. It is not a definitive list of sites that will come forward. A site identified within the DCA will not necessarily come forward for housing.

Resolution 3: That the next Bermondsey community council planning meeting should include a report on how officers balance the core strategy affordable housing targets , the affordable housing SPD which seeks to promote mixed communities and the need to achieve a maximum return on investment

10. The Core Strategy (2011) sets out the vision for the borough and sets out policies on housing. Policy 5 sets a housing target for the borough of 24,450 net new homes between 2011 and 2026.
11. Core Strategy policy 6 sets an affordable housing target of 8,558 net affordable housing units between 2011 and 2026. The policy requires a minimum of 35% affordable housing on developments of 10 or more units. Within some wards of the borough the policy requires a minimum of 35% private housing. This includes South Bermondsey ward.
12. The Saved Southwark Plan (2007) policy 4.4 sets out the required mix of social rented housing and intermediate housing within the affordable housing. For the Bermondsey community council area the policy is a split of 70% social rented and 30% intermediate.
13. The Affordable Housing supplementary planning documents (SPDs) (adopted 2008, draft 2011) set out further guidance on how we can meet our Sustainable Community Strategy (Southwark 2016)'s and Core Strategy's key objective of making the borough a better place for people. The guidance in the SPD helps us to provide more and better homes to meet the needs of the community.

14. Planning officers use the policies and guidance in these documents, as well as policies in the London Plan (2011) and other supplementary planning documents and area action plans to make decisions on planning applications.

Resolution 4: That the next Bermondsey community council planning meeting should receive an explanation of the process by which it is determined that off-site opportunities are not available under the “sequential test.”

15. The Core Strategy sets out that we require as much affordable housing on developments of 10 or more units as is financially viable.
16. The Affordable Housing SPDs provide further guidance on where affordable housing should be provided. The guidance requires developers to follow a sequential approach to make sure that we get as much affordable housing as possible. This is in accordance with the sequential approach required by current national and regional policy.
17. The 2011 draft SPD sets out the sequential approach and that it applies to all types of development, including small schemes and student housing schemes.
 1. All housing, including affordable housing should be located on the development site.
 2. In exceptional circumstances we may allow the affordable housing to be provided off-site. In these circumstances we require that affordable housing is provided in another site or sites in the local area of the proposed development.
 3. In exceptional circumstances we may allow a pooled contribution in lieu of on-site or off-site affordable housing. In these circumstances we require a payment towards providing affordable housing instead of the affordable housing being built as part of the proposed development.
18. The draft SPD sets out detailed guidance on off-site provision. It sets out that:
 - Where we accept that the best option for the affordable housing is to be built off-site, we will require the affordable housing to be built on another site near the development.
 - We require applicants to have secured planning permission for the required amount of off-site affordable housing before any occupation of market housing.
 - We require the off-site affordable housing to be built and ready for occupation at the same time as the on-site market housing.
 - The off-site affordable housing must be additional to what would have come forward through a standard development on that site.
19. We require developers to submit a financial appraisal to demonstrate why the affordable housing cannot be delivered on the development site. This is reviewed by a valuer. We also require developers to submit a report justifying their approach and the sites that they have looked at for off-site affordable housing provision. Our development management team review this information to make a decision as to whether the developer has suitably justified why the affordable housing cannot be delivered off-site, before considering a commuted sum in lieu of on-site or off-site affordable housing.

Resolution 5: That discussions should take place about the possibility of investing section 106 funds in refurbishing existing housing stock in light of the draft National Planning Policy Framework.

20. Under previous national policy (Planning Policy Statement 3) and current regional policy (the London Plan), developers are required to follow the sequential test. Where it can be suitably justified that a commuted sum could be provided in lieu of on-site or off-site affordable housing, the policies require the commuted sum to be used to fund *new* affordable housing.
21. All commuted sums received by the council go into the council's Affordable Housing Fund. The council uses the money to help deliver new affordable housing, with Planning Committee agreeing the release of the money into specific schemes.
22. The government published the National Planning Policy Framework (NPPF) on 27 March 2012. Paragraph 50 of the NPPF changes the existing approach by setting out that local authorities may use financial contributions to improve or make more effective use of the existing housing stock. This means that commuted sums could be used to refurbish existing housing stock as well as deliver new affordable housing. This will only affect new developments and therefore new contributions. It will not change the remit of expenditure for existing agreements, only new agreements, as the individual agreements specify the policy at the time they were signed and preclude using the funds for existing units.
23. Although the NPPF applies from the date of publication, paragraph 214 states that "For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with the Framework." This allows the GLA to continue to apply the policies in the recently adopted London Plan which specify that commuted sums must be spent on new affordable housing for the next 12 months. This may preclude the council from spending contributions on existing housing until this has been clarified or the 12 months end.
24. Furthermore, the GLA recently consulted on an Early Minor Alteration to the London Plan, setting out within policy 3.12 that "cash in lieu contributions should be ring fenced to secure additional affordable housing". The council have submitted a response to this consultation asking the Mayor to relook at this section of the early alteration.

BACKGROUND DOCUMENTS

Background paper	Held at	Contact
Core strategy April 2011 www.southwark.gov.uk/downloads/download/2648/documents_for_core_strategy_adoption	Deputy Chief Executive's Department 5 th Floor 160 Tooley Street London SE1 2QH	Alison Squires 0207 525 5471
Saved Southwark Plan 2007 www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan		
Affordable Housing supplementary planning document 2008 www.southwark.gov.uk/ahspd		
Draft Affordable Housing supplementary planning document 2011 www.southwark.gov.uk/ahspd		

APPENDICES

Appendix	Title
Appendix A	The Development Capacity Assessment (DCA) for Bermondsey community council area: List and map of sites.

AUDIT TRAIL

Lead Officer	Simon Bevan, Acting Director of Planning	
Report Author	Alison Squires, Team Leader Planning Policy	
Version	Final	
Dated	30 March 2012	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Departmental Finance Manager	No	Yes
Cabinet Member	Yes	No
Date report sent to Constitutional Team		2 April 2012

Appendix A

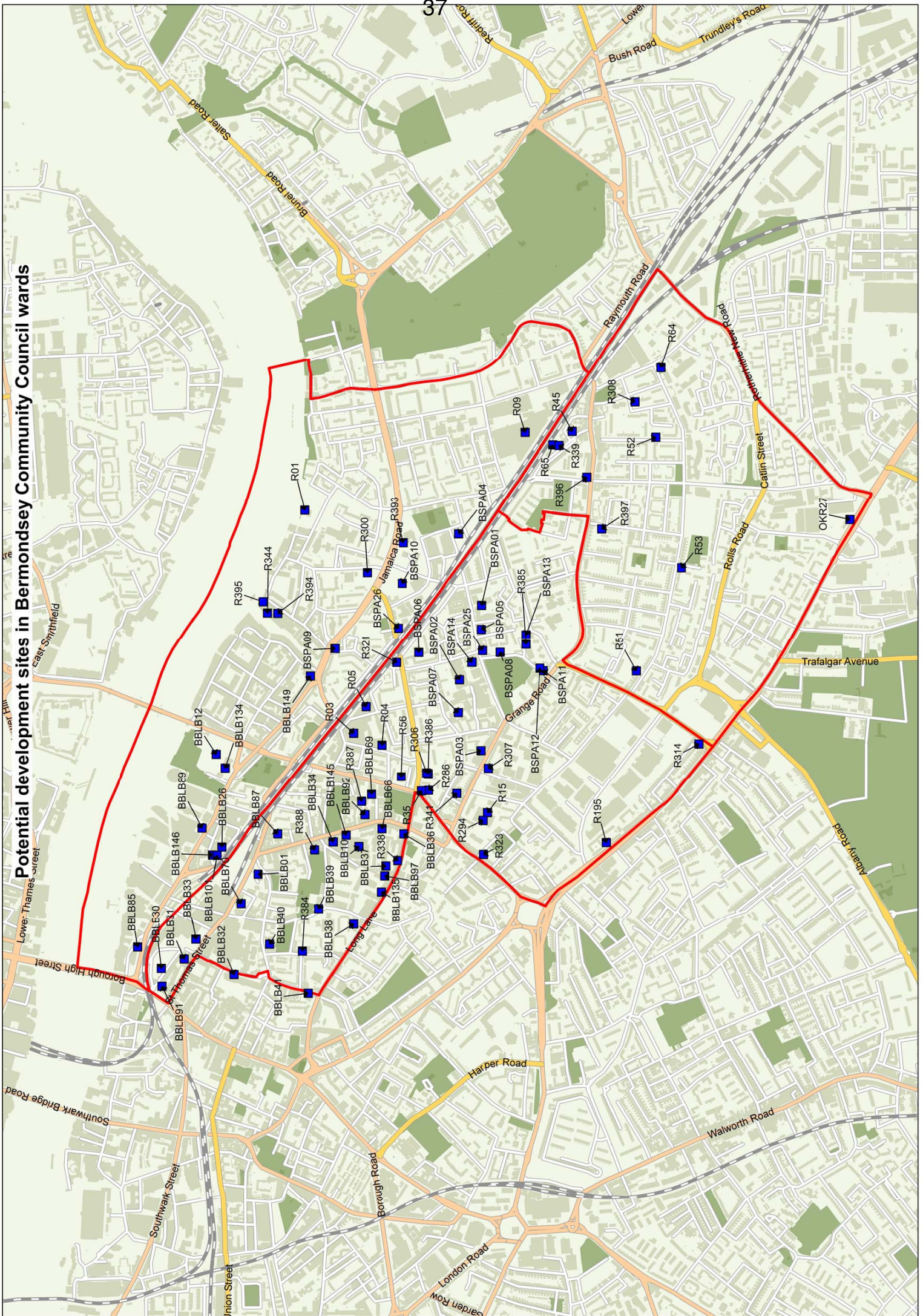
DCA sites in Grange, Riverside and South Bermondsey wards – by site reference number as at March 2012

SITE INFORMATION			RESIDENTIAL CAPACITY ESTIMATES			
Site Ref No.	Site Name/address	Ward	Social rented	Intermediate	Market	TOTAL
BBLB01	3 Houses (Project 310 bounded 1-7 Fielding Street, 8-17 Vinegar Yard and 8-20 Snowfields)	Grange	61	27	162	250
BBLB10	Recall Site- site unclear 142-154 Bermondsey St.)	Grange	19	18	69	106
BBLB101	116 - 118 Tooley Street	Riverside	0	0	0	0
BBLB12	Coach park adjacent to Lambeth College and College Annexe Tower Bridge Road, SE1 (PottersField)	Riverside	0	0	356	356
BBLB134	Part of Lambeth College & Adjacent Site	Riverside	32	14	0	46
BBLB135	199 Long Lane, SE1 4PD	Grange	0	0	7	7
BBLB145	142 Bermondsey Street SE1 3TX	Grange	0	0	3	3
BBLB146	Warehouse adjacent to 14-16 & 17-24 Magdalen Street	Riverside	0	0	2	2
BBLB149	285-287 Tooley Street	Riverside	0	0	1	1
BBLB26	7 Holyrood street	Riverside	0	0	11	11
BBLB30	New London Bridge House	Grange	7	3	0	10
BBLB31	21 St Thomas Street & Fielden House, 22-42 London Bridge Street	Grange	3	2	10	15
BBLB32	Guys Hospital	Grange	0	0	0	0
BBLB33	The Shard / London Bridge Tower	Grange	0	0	19	19
BBLB34	5-9 Morocco Street & 4-10 Lamb Walk	Grange	3	2	8	13
BBLB36	214 Bermondsey Street, 241-255 Long Lane, SE1 4PR	Grange	0	0	8	8
BBLB37	Carpark, rear of 237 Long Lane, Blue Lion Place	Grange	0	0	9	9
BBLB38	Valentine and Orson, 171 Long Lane	Grange	1	0	2	3
BBLB39	106 Weston Street & Neighbourhood Housing Office, 2 Leathermarket Street	Grange	0	0	9	9
BBLB40	National Carpark, Snowsfields	Grange	3	2	9	14
BBLB41	Porlock Hall and 81-98 Long Lane	Grange	6	2	14	22
BBLB66	184-192 Bermondsey Street	Grange	0	0	0	0
BBLB69	153-157 Tower Bridge Road, SE1 3LW	Grange	0	0	0	0
BBLB70	Capital House 40 - 46 Weston Street and 60-68 St Thomas Street	Grange	0	0	0	0
BBLB85	Colechurch House, 1 London Bridge Walk	Grange	0	0	0	0
BBLB87	Chapter House, 18-20 Crucifix Lane	Grange	0	0	6	6
BBLB89	139 Tooley Street	Riverside	0	0	0	0
BBLB91	4 London Bridge Street	Grange	4	1	9	14
BBLB92	The Colour House, 159 Bermondsey Street (ex175b)	Grange	3	1	7	11
BBLB97	Dundee Court Units 1, 3, 4 & 6, 217 Long Lane	Grange	0	0	4	4
BSPA01	SITE O 122 - 124 Spa Road (Land bounded by Dunlop Place, Spa Road And Rouel St) 22P	Grange	40	0	117	157
BSPA02	Site C5 and One Stop Shop	Grange	44	24	137	205

SITE INFORMATION			RESIDENTIAL CAPACITY ESTIMATES			
Site Ref No.	Site Name/address	Ward	Social rented	Intermediate	Market	TOTAL
BSPA03	170-176 Grange Road, SE1 3BN	Grange	10	0	23	33
BSPA04	SITE L 150 Spa Road (Bermondsey Spa Site part of site 16P)	Riverside	9	0	24	33
BSPA05	PHASE 1 SITE G 50 Spa Road (SITE 21P) and PHASE 2 SITE G 50 Spa Road (SITE 21P) 82-118 Spa Road, SE16 3QT	Grange	24	0	0	24
BSPA05a	PHASE 2 SITE G 50 Spa Road (SITE 21P) 82-118 Spa Road, SE16 3QT	Grange	24	0	24	48
BSPA06	Neckinger Estate (15P)	Grange	0	0	0	0
BSPA07	Site C Mabel Goldwyn House and other LBS sites	Grange	39	17	104	160
BSPA08	SITE B Land between 1 and 45 Alscot Road (26P)	Grange	4	2	0	6
BSPA09	12 Jamaica Road, Bermondsey	Grange	0	0	0	0
BSPA10	SITES F, S and U Bermondsey Spa Regeneration (Phases 3 and 4) 11P, 12P, 13P	Riverside	131	101	87	319
BSPA11	Land at corner of Alscot Road and Grange Road	Grange	0	0	11	11
BSPA12	91-97 Alscot Road	Grange	0	0	14	14
BSPA13	SITE C Larnaca Works, Grange Walk (part of 20P)	Grange	18	0	72	90
BSPA14	Site C Westleigh and Oyez sites Spa Road	Grange	39	17	104	160
BSPA25	78 Spa Road (queens Arms P.H)	Grange	0	0	7	7
BSPA26	Neckinger Mills, 164 Abbey Street	Riverside	0	0	2	2
OKR27	551 Old Kent Road	South Bermondsey	0	0	5	5
R01	CHAMBERS WHARF	Grange	119	61	416	596
R03	Century House, 82-84 Tanner Street and 62 Riley Road, SE1 3PH	Grange	41	15	98	154
R04	TOWER WORKSHOPS	Grange	18	8	49	75
R05	41 Maltby St, London, SE1 3PA	Grange	0	23	67	90
R09	TOWER BRIDGE BUSINESS COMPLEX, 100 Clement's Rd, London, Greater London SE16 4DU	Grange	263	113	696	1072
R15	12-22 Pages walk + Marshall House	Grange	23	10	62	95
R195	145 Old Kent Road	Grange	0	0	8	8
R286	19 Long Walk (White Bear P.H)	Grange	0	0	8	8
R294	6 Pages Walk	Grange	30	13	77	120
R300	Felton Hall, George Row	Riverside	7	0	15	22
R306	Former Children's Home, Abbey Street	Grange	23	0	0	23
R307	Lena Fox House, Crimscott Street and Grange road	Grange	8	9	33	50
R308	16-20 Roseberry Street	South Bermondsey	18	9	0	27
R314	102 Dunton Road	Grange	0	0	2	2
R321	161-171 Abbey Street	Grange	0	0	9	9
R323	The Hartley, 64 Tower Bridge Road	Grange	0	0	5	5
R338	Simon the Tanner PH, 231 Long Lane	Grange	0	0	2	2
R339	31 Blue Anchor Lane	South Bermondsey	0	0	3	3
R341	The Studio, 5a Griggs Place	Grange	0	0	1	1

SITE INFORMATION			RESIDENTIAL CAPACITY ESTIMATES			
Site Ref No.	Site Name/address	Ward	Social rented	Intermediate	Market	TOTAL
R344	New Concordia Wharf, Mill Street	Riverside	0	0	2	2
R35	Land bounded by Tower Bridge Road, Abbey Street & Long Walk, (known as the island site) London SE1 3UN	Grange	13	0	0	13
R384	The Britannia, 44 Kipling Street, SE1 3RU	Grange	0	0	3	3
R385	63 Alscot Road, SE1 3AW	Grange	3	4	16	23
R386	70 Abbey Street, SE1 3NJ	Grange	23	0	0	23
R387	11 Bell Yard Mews	Grange	0	0	1	1
R388	5 Tyers Gate, SE1 3HX	Grange	0	0	2	2
R393	St James Church Of England School, Marine St	Riverside	0	0	0	0
R394	New Concordia Wharf, Mill Street, SE1 2BB	Riverside	0	0	1	1
R395	Ground floor and part of first floor, 1 China Wharf, 29 Mill Street, SE1 2BQ	Riverside	0	0	3	3
R396	193 Southwark Park Road, SE16 3TU	South Bermondsey	0	0	0	0
R397	Sap School, Monnow Rd, SE1 5RN	South Bermondsey	0	0	0	21
R45	41-47 Blue Anchor Lane/ 9-13 Bombay Street	South Bermondsey	21	0	0	21
R51	8 Lynton Rd	South Bermondsey	14	0	0	14
R52	St Georges Tavern, 63 Camilla Road	South Bermondsey	0	6	0	6
R53	142 Lynton Road, SE1 5RB	South Bermondsey	0	0	9	9
R56	Whitstable Day Nursery, Stevens Street, SE1 3BX	Grange	17	8	0	25
R64	78 Galleywall Rd (Manor Tavern P.H), SE16 3PB	South Bermondsey	10	0	0	10
R65	17-29 Bombay Street/ Blue Anchor Lane	South Bermondsey	0	0	5	5
TOTAL			1647	878	3788	6313

Potential development sites in Bermondsey Community Council wards



Potential development sites in Bermondsey Community Council wards

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MUNICIPAL YEAR 2011-12**

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