

Item No: 6	Classification: Open	Date: 4 June 2013	Meeting Name: Planning Committee
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:			
From:		Head of Development Management	

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 this item in reaching their decision.

FACTORS FOR CONSIDERATION

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

3.1 CROWN STREET (13-AP-0561)

3.2 Additional Consultation Responses

- 292/294 Crown Street

Objects to the development as it will destroy the livelihood of employees of the premises, due to relocation and associated costs. The scheme also represents an overdevelopment, density, lack of amenity space, traffic generation, extra noise, extra pollution, inappropriate design.

- 2 Livingstone House

The consultation has been deceiving and is not fit for purpose, and the objections to the development have not chance since previous objections raised.

- No Address

Any improvements are purely cosmetic, and there now appears to be radio masts or wind turbines on the roof of Block 2 which have not been consulted. The officer report was completed prior to the reconsultation period ending, and the application is void for failure to consult properly, therefore showing bias and prejudice. The application does not provide new public space as reported as the space has been

illegally fenced off. There are concerns regarding the public highway and density of the scheme

- A standard letter was submitted each from 7 local residents (from occupiers of Livingstone House and Gwen Morris House).

The objection to the scheme was made on the following grounds: overdevelopment; density; amenity space; extra traffic generation; accompanying noise report; accompanying extra pollution; inappropriate and incompatible design with immediate buildings; no affordable rented social housing; no council tenancy dwellings offered; natural daylight / sunlight restrictions

- An objection letter has also been submitted and signed by 31 occupiers from predominantly Livingstone House, with a couple also from Venice Court. This letter did not clarify grounds for objection.

3.3 Further Information

A Daylight and Sunlight report was submitted on 22 May 2013 (prepared by Gordon Ingrams Associates) which is in addition to the Daylight and Sunlight analysis prepared by CHP in respect to the proposed development of the site, which acts as a second opinion of the results of this previous assessment.

This second report concludes that reduced bulk and height of the scheme have made a noticeable improvement to the daylight results in relation to the adjoining occupiers. Furthermore, given that the site is currently an undeveloped brownfield site, neighbouring occupiers have enjoyed good light access of this site, and this distorts the results, as does the existing recessed windows of Livingstone House.

Overall, the proposed development would not have an unacceptable level of impact on the daylight and sunlight access of neighbouring occupiers.

3.4 Recommendation

Taking into account the additional information set out above, the recommendation remains that planning permission is granted subject to completion of a legal agreement.

3.5 Item 6.2: 399 Rotherhithe New Road

- ### **3.6**
- Additional consultation responses have been received, which have been summarised below.

In total, 11 supports, eight objections and two letters of comment and have been received.

3.7 Support letters

Ledbury Tenants and Residents Association: The school would be a great asset to the community and would regenerate the area.

Vice Chair of Governors, Southwark Free School, Ledbury Hall: There is a compelling need for the provision of new high quality education and this development will provide both an innovative and appropriate facility for Southwark Free School. The design provides an excellent school environment and brings further benefits in

the shape of supporting the expansion of the City of London Academy. The overall development will provide good value for money in terms of delivering urgently needed school places.

53 Skenfrith House, Ledbury Estate (two letters received): There are not enough school places and accordingly the new school would be a great asset to the regeneration of the area.

No address: Unfortunately there are currently many industrial type properties still within Southwark which have little place in an area so close to London Bridge and the Square Mile. The development proposed is exactly the type of growth and movement this area needs to carry it forward and appeal to further working professionals. The property currently has permission for a scrap metal yard which has no place in increasing the net value of property within Southwark.

The new homes, primary school and sixth form centre will only improve the image and security of Southwark.

No address: The new homes and school would be fantastic for the site.

3.8 One letter of comment

William Say and Company, 20 Verney Road: Further information required on construction traffic, construction dust, wind turbulence, foundation piling and impact on machinery operation. Information also required on ground water levels, surface water drainage and impact to existing parking conditions.

3.9 Bus services contribution

Further to paragraph 143 of the main report, Transport for London have now advised that they are seeking a total of £350,000 towards bus services, for an extra morning peak service to accommodate additional demand arising from the school and sixth form facilities.

3.10 Comments from the Head of Development Management

The matters raised by the consultation responses have already been considered and addressed in the main report and accordingly do not raise any new matters of substance.

The bus contribution sought from Transport for London should be noted.

After taking account of these additional matters, the recommendation remains that planning permission is refused subject to referral to the GLA.

3.11 **Item 6.3 Camberwell Library**

3.12 Additional Consultation Responses

Objections

- 21 Sansom Street

The proposed northern elevation may be vulnerable to damage and antisocial behaviour. The Council should confirm if the existing pedestrian route is to remain open during construction. There is lack of passive surveillance for the cycle spaces,

and a question regarding whether the new loading bay will block the car parking spaces.

- 7 Medlar Street

Disappointment that there is a plan to build a library on one of the few green and natural spaces within Camberwell.

- 3 Parade Mansions, Coldharbour Lane

Objects to the removal of the orchard as it removes this tiny bit of nature which fails to protect our environment and natural resources. This is contrary to policy. It destroys the public realm, removes the green corridor, and it removes woodland flora, fruit trees and habitat for animals including birds.

- Cinema for Camberwell Green / Village Hall

Object to the removal of the community orchard and support providing the library at an alternative location. Wish to secure the long term future of the site which should include a community arts centre / shared space venue. The proposal contravenes many policies including the protection of natural spaces, there has not been effective consultation, it destroys the public realm, removes a green corridor and fails to protect habitat.

Support

- SE5 7BH

Supports the application as it would provide much needed facilities for the local community, and considers that the fenced off area with the trees is just a dumping ground for rubbish.

3.13 Officer response:

The above issues are considered to be dealt with already within the main report, and Members are reminded that a construction management plan will oversee the construction process.

3.14 Further responses from statutory consultees

The Design Out Crime Officer (from Southwark Police Station) has confirmed that he has been involved with the development of this scheme regarding CCTV, and BREEAM accreditation. Supports the scheme.

3.15 Further Information

The Highways Department had previously raised the issue of lack of provision for access for cyclists to Camberwell Green through the site or surrounding streets. However, since the preparation of the Officer Report, there has been ongoing discussion between the applicant and the Highways Department, and the parties have now confirmed that provision will be made for a shared space for cyclists and pedestrians around the east and southern sides of the library, and discussions are ongoing around the details of the design and route.

Signs can be erected at either end of the diagonal route along the north western side of the library to discourage cyclists from using this route.

3.16 Recommendation

Taking into account the additional information set out above, the recommendation remains to grant planning permission with the conditions as listed in the main agenda.

REASON FOR LATENESS

4. The comments reported above have all been received since the agenda was printed. They all relate to an item on the agenda and Members should be aware of the objections and comments made.

REASON FOR URGENCY

5. 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 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/enforcements and would inconvenience all those who attend the meeting

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

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Kiran Chauhan, Fennel Mason	
Version	Final	
Dated	4 June 2013	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Strategic Director of finance and Corporate Services	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Community Services	No	No
Date final report sent to Constitutional Team		4 June 2013