

<b>Item No:</b>	<b>Classification:</b> Open	<b>Date:</b> 2 September 2014	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		<b>Addendum</b> Late observations, consultation responses, and further information.	
<b>Ward(s) or groups affected:</b>			
<b>From:</b>		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 **Item 7.1 – 5-9 Rockingham Street, SE1**

#### 3.2 Purpose

To advise Members of an additional internal consultation response; and to include a draft reason for refusal in the event that a resolution to grant permission is reached by Members but the S106 agreement is not completed by the 16<sup>th</sup> October, as set out in paragraphs 1 and 2 of the main report. The consultation response was received after the preparation of the main report.

#### 3.3 Additional Consultation Responses

The Elephant and Castle Regeneration Team support the proposal for a 13 storey mixed use scheme on the site of 5-9 Rockingham Street. They consider that the scheme creates a real opportunity to enhance the townscape of the area which will help facilitate the regeneration of the Enterprise Area as identified in the Enterprise Area SPD. The regeneration benefits of the scheme include:

- Redevelopment of an existing building which is of low architectural merit and provides a poor contribution to the local townscape.
- Replacement and re-provision of the existing restaurant use (with provisions to re-house the existing operator) in an attractive ground

floor frontage which will improve the appearance of the streetscene and create increased footfall and animation.

- Potential to improve the business opportunities for a local SME business in new and improved premises with additional residents living in 30 units above.
- New housing [including 34% affordable housing] which will help contribute towards meeting plan targets.
- Public realm improvements which will provide an improved environment for both pedestrians and cyclists with provisions for additional tree planting, cycle stands and paving. The public realm treatment will improve the quality of this part of the Enterprise Area which currently lacks character and coherence.
- A package of s106 contributions which will help improve local open spaces including Newington Gardens, and create employment and training opportunities through the construction programme.

### 3.4 Draft reason for refusal

Should the legal agreement not be completed by 16 October 2014 it is recommended that the application is refused for the following reason:

“In the absence of a signed Section 106 Agreement, there is no mechanism in place to avoid or mitigate the impact of the proposed development on affordable housing, public realm, public open space, sports facilities, education, health, affordable housing, the transport network, community facilities and employment and the proposal would therefore be contrary to Saved Policy 2.5 'Planning Obligations' of the Southwark Plan 2007 and Strategic Policy 14 – 'Implementation and delivery' of the Southwark Core Strategy 2011, the Southwark Supplementary Planning Document 'Section 106 Planning Obligations' 2007, and Policy 8.2 Planning obligations of the London Plan 2011.”

### 3.5 Recommendation

Taking into account the additional consultation response set out above, the recommendation remains that planning permission be granted subject to completion of a legal agreement and referral to the Mayor of London (GLA).

### 3.6 **Item 7-3 Site bounded by Grange Walk, Grange Yard and The Grange SE1**

### 3.7 Report clarification

Paragraph 12 states 6 visitor spaces are proposed. There are 16.

Paragraph 51 states that a rainscreen such as Eternit is proposed. Whilst such detail will be secured by condition, the applicant has confirmed that aluminium cladding will be used.

Paragraph 66 states 206 cycle spaces are proposed- there are 205.

### 3.8 Conditions

Conditions 4-6 (archaeology) are to read 'before any work hereby authorised begins (excluding demolition to slab-level)' If Members are minded to approve the application, this will enable the development to be completed and delivered

in a timely manner but will ensure that any archaeological remains are dealt with in the appropriate manner.

Condition 7 (surface water drainage) is to read 'before any work hereby authorised begins (excluding demolition). This is to enable the development to be completed and delivered in a timely manner, if approved.

The energy strategy information required by condition 8 (how demand for cooling will be minimised and information on the energy centre) has been addressed in a response to the GLA dated 22 August 2014. On the basis that this information may satisfy the purpose of the condition and the requirements of the GLA, there is potential this condition may be removed. If the GLA are satisfied with the information submitted, officers would recommend removal of the condition, with the condition remaining if the GLA require additional information.

Part (ii) of condition 15 (Code for Sustainable Homes) is to be amended to read '3 months following first occupation'. It can take a number of weeks, and sometimes months between practical completion and receipt of the final certification as required by part (ii). The amended wording would enable occupation without delays should the application be approved.

Consistent with recent schemes within the borough, the applicant is seeking to include a wheelchair unit marketing strategy within the s.106 agreement, whereby if it was demonstrated there was no demand for the units in the private tenure, they could be reverted to general needs market housing. As there is a reduction in the affordable housing requirement as a result of the wheelchair units being provided, any decrease in the number of wheelchair units should be compensated by a payment in lieu. This would be secured by the S106 agreement. As such condition 22 (wheelchair units) is re-worded as follows.

'Prior to the first occupation of any wheelchair accessible accommodation hereby approved, the fit out of the wheelchair accessible units will be undertaken in accordance with a marketing and implementation strategy for those units as agreed and approved in writing by the Local Planning Authority/

Reason

To ensure the wheelchair units approved are delivered to the relevant standard in accordance with Policy SP12 of the Core Strategy (2011) and saved Policy 4.4 of the Southwark Plan [2007].'

### 3.9 Number of objections

A total of 29 objections have been received, not 32 as stated in the Paragraph 177 and Appendix 2 of the officer's report. Three objections were counted twice.

## **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