

Item No:	Classification: Open	Date: 20 January 2015	Meeting Name: Planning Sub-Committee B
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 Item 1 – Good Neighbours House, 38 Mary Datchelor Close SE5

3.2 Late observations

Comments have been received from the Environment Agency which confirm that the site is located within Flood Zones 2 and 3 and therefore a Flood Risk Assessment (FRA) would be required. However, upon reviewing the tidal River Thames breach modelling and the tidal River Thames upstream inundation modelling, the Environment Agency advise that the site lies outside the currently modelled areas at risk of residual flooding, assuming a breach in, or overtopping of, the flood defences at given locations. Accordingly, on this occasion, they will not insist on the provision of an FRA with respect to flood risk grounds within their direct remit.

A late representation has also been received from a neighbour in Sansom Street via the local MP, Harriet Harman. The letter raises concern at the standard of accommodation provided particularly given that children will be housed here also. It is argued that the Council is currently seeking to control HMO (Houses in Multiple Occupation) and yet is in effect supporting a large HMO with this proposal. It is further argued that the Council would not support this type of accommodation if proposed by a private provider.

Officers' response

- 3.3 Officers advise that the standard of accommodation has been carefully considered, taking into account that children will be housed here. For the reasons set out in the main report at paras. 27 to 33 it is considered that this temporary accommodation will be acceptable and will help to meet the acute housing needs of the proposed client group.

The recommendation therefore remains to grant planning permission subject to conditions.

3.4 Amendments to conditions recommended:

Officers would like to recommend the following two additional conditions

Within 2 months of occupation of the hostel use commencing details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented within 3 months of the date of that approval and thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

Reason

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

The plan numbers stated on the recommendation sheet are updated to include the following reference: 13146.SE57AX.301.REV.A in place of 13146.SE57AX.301. The updated plan shows the second floor and is now correctly labelled as such.

Condition 1 on the main recommendation (listing the approved plan nos.) is also updated to include the above plan (301 A) in place of (301).

3.5 Item 2 - 2 Darwin Street SE17

Correction to the officer report paragraph 9.

The site is not within the urban density zone (it is in the Central Activities Zone), it is within the Flood Risk Zone.

- 3.6 Comments have been sought from the Environment Agency which confirm that the site is located within Flood Zone 3 and therefore a Flood Risk Assessment (FRA) would be required. However, upon reviewing the tidal River Thames breach modelling and the tidal River Thames upstream inundation modelling, the Environment Agency advise that the site lies outside the currently modelled areas at risk of residual flooding, assuming a breach in, or overtopping of, the flood defences at given locations. Accordingly, on this occasion, they will not insist on the provision of an FRA with respect to flood risk grounds within their direct remit.
- 3.7 Correction to the drawing numbers as listed on the recommendation sheet As such, the applicant's drawing numbers as listed on the draft recommendation should now read 14010/006 –Grnd and 1st Floor; 14010/006 – 2nd Floor; 14010/008; 14010/009; 14010/005/2; 14010/005/3; 14010/005/4;14010/005 Rev C; 14010/003 Rev B; 14010/004 Rev B Design and Access Statement, Site Plan
- 3.8 Correction to the drawing nos. listed as the approved plans Condition 1 which should read as follows; 14010/005/2; 14010/005/3; 14010/005/4;14010/005 Rev C; 14010/003 Rev B; 14010/004 Rev B

3.9 Item 3 – 25 – 31 Penrose Street SE 17

- 3.10 A late letter has been received from the Walworth Society reiterating the concerns over the loss of the existing building and raising concerns around the removal of the bollards on Penrose Grove.
- 3.11 Officer comment
The concerns raised are dealt with in the body of the report.
- 3.12 A table clarifying the room sizes for the proposed houses is included for information. This demonstrates that the proposed houses provide a good standard of accommodation relative to the Council's standards (in the Residential Design Standards SPD 2011).

3.13 House 1 SPD Min Sq.m Actual Sq.m

	SPD Min	Sq.m	Actual Sq.m
Kitchen	8		8
Lounge/Dining room	18		17.2
Lounge	15		16
Bedroom	12		12.3
En-suite	-		2.5
Bedroom	12		12
Bedroom	12		12
Bathroom	3.5		3.5
Incl..storage sep w.c	-		
TOTAL	Average 85		90
House 2			
Kitchen /Dining room	11		16.75
Living	15		16.2
Study	-		8
Bedroom	12		12
Shower-room/WC	3.5		3.5

Bedroom	12	12.2
Bedroom	12	12
Bathroom	3.5	3.8
TOTAL	Average 85	88

<u>Houses 3 to 6</u>		
Kitchen /Dining room	11	12.7
Living	15	16
Bedroom 1	12	13
Bedroom 2	7	11.2
Bedroom 3	12	12.5
Ensuite	-	2.5
Bathroom	3.5	3.5
Sep W.C	-	3.5
Utility	-	9.4
TOTAL	Average 85	85

- 3.14 The following conditions are amended; condition 10 to refer to a 1:10 rather than 1:5 drawing. Condition 11 be deleted as the proposed construction along the boundary with 24 Penrose Street (the Doctor's Surgery) are independent of this adjacent building.

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

