

Item No: 6.	Classification: Open	Date: 02 February 2016	Meeting Name: Planning Committee
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		Surrey Docks	
From:		Director of Planning	

PURPOSE

1. To advise members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

RECOMMENDATION

2. That members note and consider the late observations, consultation responses and information received in respect this item in reaching their decision.

KEY ISSUES FOR CONSIDERATION

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

Item 6.1 – 15/AP/2217 for: Full Planning Permission – 24 – 28 Quebec Way, London SE16 7LF

- 3.1. Members attention is drawn to the following minor amendments to the officers report:

- 3.2. Amend paragraph 66 as follows:

There would be 10 wheelchair accessible units within the development which would equate to 10.6% provision, and ***the submission advises that*** all of the units would be lifetime homes compliant. ***The Council previously required all homes to be built to the Lifetime Homes Standard. This was a design standard which accommodates the changing needs of occupants throughout their lives. Many of the provisions from the Lifetime Homes and Secure by Design guides are incorporated within the amended Approved Document M (access and use of buildings (category M4(2)) of the Building Regulations. Condition 13 in the draft recommendation requires the social rented units to be wheelchair accessible and a further six units to be wheelchair adaptable in accordance with the Building Regulations.***

- 3.3. Amend paragraph 94 as follows:

The site has a PTAL of **3 4**, which indicates a moderate level of access to public transport...

- 3.4. Amend paragraph 113 as follows:

- Provision of fencing to screen the school's play areas from the new development ***(a contribution of £7,500 is proposed)***;

- A contribution towards tree planting (~~£3,00~~ **£3,000 per tree**)...

3.5. Amend paragraph 123 as follows:

...including private outdoor amenity space and would be designed to Lifetime Homes standards ~~standards~~ **comply with Building Regulations access standards.**

3.6. Conditions 3, 4 5 and 8

Amend the wording of these conditions to enable above ground demolition to take place before details have to be submitted to the Council for approval.

3.7. Condition 12:

Split the condition into two parts; a) Before any fit out works...b) Within 3 months of first occupation

Amend as follows: **...to achieve a minimum 'excellent' rating (unless the unit(s) is occupied for D class purposes in which case a 'very good' rating can be met) shall be submitted to....**

3.8. Amend condition 13 as follows:

~~Before the development hereby permitted is commenced~~ **Prior to the commencement of above grade works the applicant shall submit....**

Conclusion from the Director of Planning

3.9. The amendments and corrections set out above do not raise any new issues which would affect the recommendation, which remains that planning permission be granted subject to conditions and the completion of a s106 agreement.

REASON FOR URGENCY

4. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the planning 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 and would inconvenience all those who attend the meeting.

REASON FOR LATENESS

5. 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.

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