

Item No: 6.	Classification: Open	Date: 6 December 2016	Meeting Name: Planning Committee
Report title:		Addendum Late observations, consultation responses, and further information	
Ward(s) or groups affected:		Faraday	
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 of each 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:

Item 6.1 – Application 16/AP/2800 for: Approval of Reserved Matters – Aylesbury Plot 18 within land bounded by Thurlow Street to the east, Dawes Street to west, Inville Road to the south and Plot 9 (A/B) of The Aylesbury Regeneration to the north, London SE17

Additional representations received

- 3.1 Since the completion of the case officer report 14 additional objections have been received raising the following points
- 3.2 In relation to traffic and amenity concerns:
 - The proposals will turn the surrounding streets into rat-runs, increase pollution, traffic and disturbance whilst reducing safety and changing the character of the area
 - The Liverpool Grove Conservation Area is uncommonly quiet, safe and pollution free. Opening up the Dawes Street/Merrow Street junction and creating a new road north of the Plot 18 site will massively increase traffic flows through all of the roads of the Conservation Area.
 - Increased traffic will negatively impact air quality, noise pollution levels, and most importantly road safety.

- Greater levels of permeability for vehicular traffic is not supported by the local community.
- The existing road layout fosters a sense of community across the Liverpool Grove Conservation Area. It supports quiet, peaceful, residential streets and the unique nature of the Liverpool Grove Conservation Area (something that the Aylesbury regeneration and many other regeneration programmes across the UK are looking to emulate).

Officer response

The points outlined above have already been dealt with in full in the committee report and as such raise no new issues. The Outline permission envisaged a network of new streets which integrated the former estate with the surrounding area, to create a more seamless neighbourhood. The new streets will carry traffic, but will be designed to discourage through traffic with narrow carriageways, off-set junctions and features such as raised tables at junctions.

3.3 In relation to affordable housing:

- The development will result in the loss of council housing and will not re-provide all social rented housing.

Officer response

The affordable housing provision for the wider Aylesbury area was established as part of the outline planning permission. Under the section 106 agreement on the outline planning permission a requirement to provide at least 4790 affordable habitable rooms or at least 50% of habitable rooms as affordable (whichever is the greater) was secured in order to ensure that there would be no net loss of affordable housing (when measured in habitable rooms). The Plot 18 proposal is providing 51.3% affordable housing by habitable room and as such offers a significant positive contribution to the overall affordable housing provision of the Aylesbury Regeneration. This is in compliance with the outline planning permission.

3.4 In relation to design, massing and scale:

- The view out of the Conservation Area from Aylesbury Road will be permanently blocked by the proposals for Plot 18.
- The proposals are wilfully destructive, and are planned against, rather than with, the urban grain.
- The green space and existing trees will be destroyed.
- Objector raises questions about the independence and thoroughness of the Design Review Panel scrutiny of the proposals.

Officer response

The Southwark Design Review Panel conforms with the published guidance for such panels especially that it remains independent, expert, multidisciplinary and accountable. The Southwark DRP is made up of a number of leading practitioners in the built environment with a particular interest in Southwark and every Panel Member is required to sign the Southwark DRP Terms of Reference (ToR) and Code of Conduct. This requires all panel members to conform with the Nolan Principles of public life including, to declare any prejudicial conflicts of interest and withdraw from a review if there is such a conflict, and to refuse to work on a project that they have reviewed for at least two years.

- 3.5 Tibbalds LLP, like many of the practices represented on the DRP, have provided consultant services for the council from time to time. They were commissioned to provide urban design training for council planners in 2010. This was a specific piece of consultancy work and completely unrelated to the work of the Southwark DRP. Under its ToR the Southwark DRP is an advisory panel to the Planning Committee; it provides its advice completely free of charge; and the view of the Panel is not that of a single Panel Member but that combined view of the reviewing panel. In that context it was considered that there was no prejudicial conflict of interests when Plot 18 was reviewed by a Panel that included Hillary Satchwell of Tibbalds.
- 3.6 The location, and maximum height and massing of the buildings was established as part of the outline planning permission. The reserved matters application seeks to agree the detailed design of the buildings. Their scale and location is in full compliance with the outline planning permission. The view from the Liverpool Grove Conservation Area currently includes a number of the large Aylesbury blocks including Chiltern, Wendover and Taplow. In the views down Aylesbury Road and Merrow Street, Wendover is prominent at the end of the street; from the adjacent Wooler Street, Taplow is a dominant feature. The new buildings, constructed in brick and with a more stepped and layered profile, will sit comfortably in the views at the end Aylesbury and Merrow Streets, and although the view changes this is not considered harmful, and would preserve the wider setting of the conservation area.

Conclusion of the Director of Planning

- 3.7 Having taken these additional representations into account, the recommendation remains that reserved matters be approved subject to the conditions shown on the draft decision notice.

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 new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the committee 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

APPENDICES

No.	Title
None.	