

Item No: 6.	Classification: Open	Date: 2 May 2017	Meeting Name: Planning committee
Report title:		Addendum Late observations, consultation responses, and further information	
Ward(s) or groups affected:		Livesey	
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/4124 for: Council’s Own Development – Reg. 3 – Acorn Neighbourhood Office, 95A Meeting House Lane, London SE15 2TU

New/amended planning conditions

New: Construction method statement

- 3.1 Having considered consultation responses, the proximity of the site to other development sites and as a result of further discussion with colleagues in Highways Development Management, it is recommended that a further planning condition is imposed requiring the submission of a construction method statement. The condition would be worded as follows:

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide detail in relation to:

- *the parking of vehicles of site operatives and visitors;*
- *loading and unloading of plant and materials;*
- *hours of work and timings of construction related activities, including vehicular arrivals/exits from the site;*
- *storage of plant and materials used in constructing the development;*

- *the erection and maintenance of security hoarding including any decorative displays and facilities for public viewing, where appropriate;*
- *measures to control the emission of dust and dirt during construction, including wheel washing;*
- *a scheme for recycling/disposing of waste resulting from demolition and construction works.*

Reason:

To ensure that the development proceeds in a safe manner and that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution, nuisance or highways impact, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved policies 3.2 'Protection of amenity' and 5.2 'Transport impacts' of the Southwark Plan (2007), Policy 13 'The road network' of the Peckham and Nunhead Area Action Plan (2014) and the National Planning Policy Framework (2012).

Amended: Hard and soft landscaping

- 3.2 A minor amendment is proposed to confirm that details of any external lighting to be installed within the public realm should be included as part of any submission pursuant to this planning condition. Wording is added, as follows:

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, edge details, material samples of hard landscaping and details of any external lighting), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

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