

<b>Item No:</b> 8.	<b>Classification:</b> Open	<b>Date:</b> 4 September 2017	<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>		Rotherhithe	
<b>From:</b>		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 8.1 – Application 17/AP/1234 for: Council’s Own Development Application – Rear of Albion Primary School, (Southern End) Albion Street, London SE16 7JD**

#### Additional consultation responses

- 3.1 Since completion of the officer report a further response has been received from a local residents and on behalf of the Mayflower Tenants and Residents Association raising the following points:
  - Satellite images show there would not be more open space and play space for the school, despite what a ward Councillor has previously stated.
  - Recent air quality results show very high NO2 air pollution. The construction of the new school has removed hedges and trees that mitigated the effects of pollution from the tunnel. Reducing the size of the playground and putting playspace on the roof close to the source of air pollution (40m away) disadvantages the pupils of the school, threatens their health and therefore the application should be refused. The much-needed playground should not be developed, children should not have to exercise, play or be taught on polluted rooftops but should have a sunny, open aspect playground. TfL does not monitor air outside around the tunnel and vents, and does not filter the polluted air vented from the tunnel.
  - Ask that the license for the school to use Southwark Park is chased up and granted.
  - Query why the consultation response from London Overground was published on the website so late.

### Officer response

- 3.2 The location of the new school building (now nearing completion on site) is not under consideration in this application. As set out in the officer report, the Canada Water AAP allocates the Albion Primary School site for education use as the “required land use” and with community use and residential use as “other acceptable land uses”; the new school development did not utilise the whole site and excluded the southern part which now forms the current application site. The proposed residential development accords with the AAP. The license for the school to use Southwark Park is not a planning matter. The comment London Overground claim to have sent in April was not logged against the application responses.

### Conclusion of the Director of Planning

- 3.3 The matters raised do not affect the conclusion of the officer report. The recommendation remains that planning permission should be granted following the completion of an appropriate legal agreement, and subject to the conditions set out in the report.

### **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**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403