

Item No: 7.	Classification: Open	Date: 11 September 2017	Meeting Name: Planning Sub-Committee B
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		Camberwell Green and Rotherhithe	
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 7.1 – Application 17/AP/0945 for: Full Planning Permission – 230 FARMERS ROAD, LONDON, SE5 0TW

- 3.1. The application below was not included in the planning history for the agenda:

13/AP/2514. Address: 222 FARMERS ROAD, LONDON, SE5 0TW.

Description: Remove existing roof structure and replace it with a raised flat roof and installation of spray booth, associated exhaust flue and plant on roof. Elevational changes to provide new folding doors to front elevation and alterations to openings to the rear elevation. Granted on 08/10/2017.

- 3.2. A revised Plan titled Proposed Ground Floor Plan has been received showing cycle parking. The spaces proposed comply with the standards in the London Plan. It is recommended that two conditions are amended.
- 3.3. Condition 1 (approved plans) be amended to reference the new plan 17-02-110 has been amended to incorporate cycle parking. The plan associated to the application would be (PROPOSED Ground Floor Plan 17-02-110d)
- 3.4. Condition 3 (cycle parking) requiring details to be submitted be amended to require the cycle parking shown on the amended plan to be provided before the use of the new floorspace starts and retained thereafter.. This would result in the condition requiring details of cycle parking to be provided to be removed and a compliance condition attached.

Item 7.2 – Application 17/AP/1255 for: Council’s Own Development – Reg 3 – Rotherhithe Civic Centre, Albion Street, London SE16 7BS

3.5. An additional representation against the scheme has been received (on 8 September 2017), reinforcing previous objections raised by the same consultees. Specifically, the objections noted are;

- a) The site must be maximised for housing;
- b) The site must provide 100% council homes at council rents;
- c) The site could provide at least 50 units;
- d) No square / open space is required between the proposed building and the Finnish Church.

3.6. This representation also included a copy of Southwark’s NO_x pollution data adjacent to the tunnel approach. NO_x measurements are for all oxides of Nitrogen while the air quality objective references the NO₂ as the significant gas affecting health. The air quality assessment submitted shows that the annual mean concentration for residents would be below the national objective for 2018. Further, the report shows that the development would be air quality neutral as required by the London Plan and not increase air pollution in the area.

Period	Month	Start of period	End of period	Duration (weeks)	SDT61	SDT62	SDT63	SDT64
1	J	06/01/2016	03/02/2016	4				
2	F	03/02/2016	02/03/2016	4				
3	M	02/03/2016	30/03/2016	4				
4	A	30/03/2016	27/04/2016	4				
5	M	27/04/2016	25/05/2016	5				
6	J	25/05/2016	29/06/2016	4				
7	J	29/06/2016	27/07/2016	4				
8	A	27/07/2016	24/08/2016	5				
9	S	24/08/2016	29/09/2016	4	47.53	84.36	120.56	69.63
10	O	29/09/2016	26/10/2016	5	48.24	76.30	113.37	70.29
11	N	26/10/2016	30/11/2016	5	62.25	78.34	120.97	77.10
12	D	30/11/2016	04/01/2017	4	49.66	59.50	87.89	58.70
				Average	51.92	74.63	110.70	68.93
				Bias Corrected =0.87	45.17	64.92	96.31	59.97
1	J	04/01/2017	01/02/2017	4	64.59	93.14	132.33	90.39
2	F	01/02/2017	01/03/2017	4	44.46	67.28	87.66	61.03
3	M	01/03/2017	29/03/2017	4	47.91	82.24	105.18	62.34
4	A	29/03/2017	26/04/2017	4	39.65	69.51	108.71	64.79
5	M	26/04/2017	31/05/2017	5	40.61	79.44	88.24	70.69

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 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