

Item No: 7.	Classification: Open	Date: 7 November 2017	Meeting Name: Planning Committee
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		Cathedrals	
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/1959 for: Full Planning Application – 4-21 Rushworth Street, London SE1 0RB

Additional consultation responses

- 3.1 One further objection has been received raising concerns over loss of daylight and privacy and the inappropriate appearance of the building. The residents of Merrow and Ripley House have a community summer party and do not find it acceptable that the children would be watched. Construction works would be noisy and disrupting. The writer states that they will contact the local MP with these concerns.
- 3.2 One letter of support has been received from Bankside Residents Forum. They welcome the principle of regenerating the site and commend Taylor Wimpey for proposing a development which is in keeping with the surrounding area. Also request that there is regard given to the New Southwark Plan. In addition, their letter addresses the following points:
 - Consultation;
 - Loss of light and privacy;
 - Servicing issues;
 - Light pollution;
 - Construction management;
 - S106/CIL;
 - Increase in employment;

- Charitable partnerships; and
- Community liaison framework

The main objective of the letter is to ensure consultation and engagement into the S106 agreement with respect to engaging local people into jobs (during construction and in the end development) and consultation with respect to construction management and servicing. They recommend that a Community Liaison Framework is established to allow residents to follow the journey of the development until completion. They also request a S106/CIL contribution for work to promote local employment.

Amendments to condition

- 3.3 It is recommended that the reference to “patterned bricks” be removed from condition 7 as the new building may not include this feature.

Comments from the Director of Planning

- 3.4 The additional consultation responses have been noted. The main matters raised have already been considered and responded to in the main report.
- 3.5 In responding to Bankside Residents Forum request for S106/CIL monies, it should be noted that only Mayoral CIL and Crossrail payments are liable. The development would not be liable for Southwark CIL. However, the S106 would set out targets for supporting unemployed residents into the construction phase as well as jobs in the final development, or as an alternative the payment of a sum which the council would administer to fund training and employment programmes.
- 3.6 The recommendation remains that planning permission be granted with conditions, subject to the completion of a legal 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 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