

Item No: 7.	Classification: Open	Date: 13 December 2017	Meeting Name: Planning Sub-Committee B
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		The Lane	
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 16/AP/2051 for: Full Planning Application – 38 – 44 Rye Lane, London SE15 5BY

Corrections and Amendments to report

- 3.1 Para. 48 says that a condition is recommended to make the occupiers of the new dwellings ineligible for parking permits. It is recommended that the condition 10 related to car parking permits is not imposed in light of recent advice from the council's legal officers that this issue is best addressed through the legal agreement, with reference to the provisions of the Greater London Council (General Powers) Act 1974. It is recommended that that this matter be addressed through the legal agreement.

Conditions

- 3.2 Amendment to Condition 3 as follows:

Construction Method Statement

Prior to the commencement of works, a Construction Method Statement detailing measures to protect the trees on Highshore Road and measures to avoid highway conflict shall be submitted to the local planning authority for approval.

Any trees damaged as a consequence of the proposal shall be replaced suitable alternatives details of which shall be submitted to the local planning authority for approval with the replacement trees being planted before the occupation of the dwellings.

3.3 Addition of the following compliance condition:

Vehicles shall not exit the yard to the rear of the site other than in a forward gear.

In the interests of highway safety and in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

Item 7.2 – Application 116/AP/1896 for: Full Planning Application – 269-275 Rye Land and 1A Philip Walk, London SE15

Daylight and sunlight

- 3.4 The committee are alerted to the submission of an additional summary of the daylight and sunlight impacts at Co-operative House, received since the officer report and recommendation were finalised. This clarifies that for the 7 windows that fail to meet the BRE's guidance for the amount of skylight falling on the window (VSC), the level of reduction is between 20 and 32%; a relatively modest reduction in an urban environment. The additional information also suggests that were the existing balconies on Co-operative House removed, all windows would meet the BRE's recommended VSC level. An update of the initial overshadowing assessment to reflect the reductions in the scale/massing of the rear block has also been presented to demonstrate a very minor improvement in this regard.

Car parking permits

- 3.5 It is recommended that condition 15 related to car parking permits is not imposed in light of recent advice from the council's legal officers that this issue is best addressed through the legal agreement, with reference to the provisions of the Greater London Council (General Powers) Act 1974. It is recommended that this matter be addressed through the legal agreement

Minor typos

- 3.6 Paragraph 62 – Minor changes to this paragraph as follows: "*The report also explains that Wivenhoe House, a low-rise sheltered housing development to the east and residential properties in Sternhall Lane to the west ~~was~~ **were** not included within the VSC test as ~~it~~ **they are** far enough away from the development to ensure that they would not experience any noticeable **impact and therefore did not warrant inclusion***".
- 3.7 Paragraph 64 – The end of the first sentence is amended such that "Only 12 windows (4.2%) with a noticeable chance" reads "noticeable **change**"
- 3.8 Paragraph 70 – Insert letter in the seventh line such that it reads: "...the view that they currently afford..."
- 3.9 Paragraph 92 – The second line should start: "Two are **2bed**/3 person units"
- 3.10 Paragraph 103 – Omit words "...and 5 units" from the end of the 5th bullet point

Item 7.3 – Application 17/AP/3015 for: Full Planning Application – 110 Peckham Road, London SE15 5EU

Corrections and Amendments to report

- 3.11 Para.6 of the report makes reference to a net increase of 24 hotel rooms which is incorrect. The total number of rooms across the hotel remains as 164 as stated in the report. However the net increase would only be 20 as a result of this application. This is a result of 4 rooms already being provided within the existing basement.
- 3.12 Para. 59 of report relating to CIL calculations. Revised CIL schedule was brought into effect on the 1 December 2017. Correction of Zone 3 Hotel charging rate from £125 to £136.

Conditions

- 3.13 Addition a condition relating to CHP as advised by the Council's Environmental Protection Team to ensure compliance with London Mayor's Supplementary Planning Guidance on Sustainable Design and Construction:

CHP Emissions – standard

The CHP plant shall use natural gas and meet the relevant standard for its size as stated in Appendix 7 of the London Mayor's Supplementary Planning Guidance on Sustainable Design and Construction.

Reason

To ensure the proposal minimises its impact on air quality in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007.

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
Appendix 1	Recommendation – 17/AP/2071
Appendix 2	Recommendation – 17/AP/2072