

Item No: 6.1	Classification: Open	Date: 7 January 2019	Meeting Name: Planning Sub-Committee B
Report title:		Addendum 2 Late observations, consultation responses and further information	
Ward(s) or groups affected:		North Walworth	
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 the 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 18/AP/2108 for: Full Planning Permission – CASTLE SQUARE ELEPHANT & CASTLE ROAD, SE1

Additional consultation responses

48 representations have been received from traders in the shopping centre in support of the application on the following grounds:

- Will provide better opportunities for all traders and local people;
 - Sales in shopping centre have reduced, footfall is reducing, and businesses cannot wait any longer for the temporary space to be approved;
 - The proposed Castle Square lease terms and rents are fair;
 - The Traders Association represents significantly less than 50% of the traders;
 - The proposal is important for the economic well-being of the area;
 - The delay is putting traders' livelihoods at stake and could result in the closure of businesses.
4. Two representations have been received objecting to the application and raising the following new issues:

Latin Elephant

- There are 99 businesses which need to be relocated and only 84 could be accommodated at the various relocation sites. Castle Square should therefore be increased to accommodate 41 businesses.
- Unclear why rent levels have only been reviewed for 18 smaller businesses, as larger businesses could take on a double or triple unit;
- Latin Elephant's own research shows that of 19 businesses with less than 600 square foot of space, at least 10 of these pay £16-58 per square foot, with an average of £38 per square foot;
- The rent levels for larger units should be taken into account and the discounts are overestimated;
- Legal officers were only able to broadly verify rent levels for a small number of traders businesses which selected Castle Square as their first and second choice and could not verify any for those who selected it as their third choice.

35% Campaign

- Rent levels only reviewed for 18 businesses;
- Only possible to verify the rents of a small number of traders which selected Castle Square as a relocation choice;
- Legal officers have reviewed the lease information, but not planning officers;
- Details behind the figures cannot be disclosed for data protection reasons.

Officer response

5. As part of the main shopping centre redevelopment a database of available retail space within the opportunity area is being compiled, and Members were advised at the December meeting that there were 38 units available within a mile radius of the shopping centre at that time. These are in addition to the relocation sites shown in the Member pack. Paragraph 56 of the December committee report sets out why officers consider that the structure should not be made any bigger. Castle Square still needs to function as a piece of public realm, with routes through to the railway station and Elephant Park and without unduly impacting upon the amenity of neighbouring occupiers. It is also questionable whether making it any higher would be successful, as shoppers may be less inclined to go much beyond the three floors proposed.
6. Paragraph 42 of the officer report to the 12 December 2018 Planning Sub-Committee explains that the proposed rent levels for Castle Square have been calculated with regard to current rents at the shopping centre for smaller units on longer leases. This is because they are the most comparable in size to the units proposed at Castle Square.
7. It is not known whether research undertaken by others into rents currently paid at the shopping centre involved a review of the leases themselves. Legal officers have reviewed the leases for the 18 businesses in question, and it is not considered necessary for planning officers to undertake the same exercise.

8. To conclude: Having taken into account the additional representations received, officers remain of the opinion that temporary planning permission should be granted, subject to a s106 agreement and conditions.

REASON FOR URGENCY

9. 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

10. 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	Place and Wellbeing 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403