

Item No:	Classification:	Date:	Meeting Name:
6.1	Open	17 September 2019	Planning Committee
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		Chaucer	
From:		Director of Planning	

PURPOSE

- 1 To advise Members of observations, consultation responses and further information received in respect of the following planning application 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 this 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 application on the main agenda:

3.1 **Item 1: 5-9 Rockingham Street, SE1 6PF**

3.2 Archaeology contribution

It should be noted that a contribution of £6,778 is required to be secured in the s106 agreement towards archaeological research, investigation and protection.

3.2 Amendments to the draft decision notice:

Energy:

Following further correspondence with the GLA relating to energy, the following additional condition is recommended to be added to the decision notice:

Prior to any construction works commencing, further information shall be submitted for approval which demonstrates that all fabric efficiency measures to the arches, including insulating the arch structure, have been maximised, including details of any limitations on fabric efficiency measures due to requirements of the owners of the arches or the operators of the railway. The development shall thereafter be carried out in accordance with the agreed details.

Reason:

To demonstrate that energy savings have been maximized in the development, as required by Core Strategy policy 13 and policy 5.2 of the London Plan 2016.

It is noted that a number of the drawing revision numbers and document revisions have not been included in the draft decision notice. The corrected drawings and documents are as follows:

Tables and chairs:

It is possible that any café or restaurant use in the railway arches may wish to place tables and chairs outside. Whilst outdoor seating would enliven the Low Line route, it is important to make sure that pedestrians and cyclists can also easily move through the space. Therefore the following condition is recommended to be added to the decision notice:

Prior to the first occupation of any part of the development, the applicant shall submit to the Council a plan delineating the maximum area within which outdoor tables and chairs may be sited, and thereafter all tables and chairs must be limited to the approved area. Any tables and chairs must be moved inside the buildings when the related A Class units are closed.

Reason:

To ensure that pedestrians and cyclists can have unimpeded access through the route, as required by saved policy 5.3 of the Southwark Plan 2007.

Correspondence

Officers have been copied into ongoing correspondence between the applicant, Joseph Homes, and the Metro Central Heights petition signatories. This correspondence is directly between the applicant and the residents and not part of the formal planning application consultation and responses. Therefore it should not be a material consideration in determining the application. However it is noted that the points made by the residents largely reflect those submitted in the petition which is summarised in the main report.

Request made for the Secretary of State to 'Call in' the application

On 4th September officers were advised that the Secretary of State for Housing, Communities and Local Government had received a request to intervene in the planning application. No information was given about the body making the request, or the reason for the request, although in correspondence the Metro Central Heights residents have stated that they made such a request. The Secretary of State has been provided with a copy of the Committee report.

Request for transport infrastructure funding from TfL

Transport for London have today made a request for funding for transport infrastructure, which would have to be secured through the s106 agreement. This request would need to be considered by the GLA when the application is referred to the Mayor at Stage 2.

Conclusion of the Director of Planning

No new issues have been raised which would alter the conclusion that

Planning permission should be granted, subject to referral to the GLA and the completion of a satisfactory s106 legal agreement. The Secretary of State will be advised of the resolution of this Committee within the next 2 working days.

REASON FOR LATENESS

4. The comments reported above have all been received since the agenda was printed. They all relate to an item on the agenda and Members should be aware of the comments made.

REASON FOR URGENCY

5. 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 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/enforcements and would inconvenience all those who attend the meeting

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Place and Well-being Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403