

Item No.	Classification	Date	Meeting Name
2	OPEN	07/09/2004	PLANNING COMMITTEE
Report Title		DEVELOPMENT CONTROL	
Ward(s) or groups affected		The Lane	
From		Interim Development and Building Control Manager	
Proposal (03-AP-1227 and 03-AP-1228)		Address	
<p>1. Construction of 3 buildings in blocks of 5, 6 and 7 storeys around a landscaped courtyard comprising retail/financial & professional services/offices & cafe/wine bar (Class A1/A2/B1/A3) on the ground floor; 122 flats on the upper floors and 56 basement car parking spaces with access from Heaton Road [03-AP-1228];</p> <p>2. Outline application to redevelop 2 and 4 Heaton Road as a part-3, part-4 and part-5 storey building for ground floor retail/offices/financial and professional services (Class A1/A2/B1), with 22 flats above and landscaping at rear [03-AP-1227].</p>		<p>1. 249-267 Rye Lane SE15</p> <p>2. 2 and 4 Heaton Road SE15</p>	
ADDENDUM REPORT TO CONSIDER TERMS OF S106 CONTRIBUTION			

PURPOSE

1. To agree the head terms of the legal S106 agreement in respect of the planning applications registered numbers 03-AP-1227 and 03-AP-1228 for which Planning Committee resolved to grant permission, subject to a legal agreement, on 01/12/2003.

RECOMMENDATION

2. That outline and full planning permission be granted for applications 03-AP-1227 and 03-AP-1228 respectively subject to a legal agreement to secure:
 - 76% of the total proposed housing to be affordable housing in one form or another, namely that 68 of the total proposed dwellings are to be rented affordable housing and 42 dwellings are to be shared ownership housing,
 - £2,000 to fund changes to existing traffic orders,
 - £75,000 to fund environmental improvement works at the junction of Rye Lane

- and Heaton Road,
- and £10,000 towards funding the employment of a part-time worker for the Peckham Town Centre Management Group.

BACKGROUND

3. This redevelopment of the two adjoining sites was recommended for the grant of planning permission, subject to the completion of a legal agreement, at the meeting of the Planning Committee on 1st December 2003. The terms of the recommended agreement were as follows:
 - 76% of the total proposed housing to be affordable housing in one form or another, namely that 68 of the total proposed dwellings are to be rented affordable housing and 42 dwellings are to be shared ownership housing,
 - £2,000 to fund changes to existing traffic orders,
 - and £85,000 to fund environmental improvement works at the junction of Rye Lane and Heaton Road.
- 4 As part of the consideration of the proposals by Members the possibility was raised of some of the money being offered by the developers for environmental improvements to the road junction on the corner of Rye Lane and Heaton Road being used for local community uses.
- 5 Members resolved that both applications be granted permission “subject to a legal agreement to secure the affordable housing, a payment for changing the existing traffic order and highway and environmental improvements”.
- 6 Members also resolved “that the terms of the legal agreement be reported back for the Planning Committee for final agreement”.

PLANNING CONSIDERATIONS

- 7 Officers have looked at how money from the legal agreement could be used for local community uses. The Peckham Programme Project Team were consulted and they have suggested that £10,000 be used to employ a part-time worker with a presence in the town centre to take the Peckham Town Centre Management Group (PTCMG) to the next level. The person appointed would:
 - Support the work of the PTCMG (service meetings and distribute information);
 - Fundraise by setting up a subscription basis for Membership and bid for resources to become self supporting;
 - Promote the work of the PTCMG and the town center;
 - Co-ordinate and support a town centre website;
 - Be the link with other organisations interested in the town centre;
 - Begin the process toward developing BID status for Peckham town centre.
- 8 A 12 month recruitment based in 'Safe' (the Council owned centre at 91 Peckham High Street) is proposed, who would work 2/3 days a week and have access to a computer, office phone and have a publicity/distribution budget. A detailed budget breakdown could be given to the developer if broad agreement is approved. The idea is that at the end of the 12 months the recruit would be self funding through subscription/and or

external grant.

- 9 The person appointed would be 'line managed' by the PTCMG Executive, although it is envisaged that the appointment would be made in conjunction with the Council's Equal Opportunity policies by having Council/Peckham Voluntary Sector Forum support to the recruitment process.
- 10 The £10,000 would therefore bring direct benefits to the town centre by adding value to the newly constituted PTCMG who will be acting to bring inward investment into the area, promote the area, seek a better environment for its Membership and as such all who use the area and make the area safer. This would be in accordance with central government policy/advice that any money arising from the development is as closely related to the development site as possible. Without such a worker the PTCMG will continue to struggle to retain its independence and act as a conduit for improvement.
- 11 Following the reduction in the money to be spent on the environmental improvements, the developer has also now modified their suggested proposals to improve the road junction. The saving is mostly achieved by replacing feature uplighting with low level street lighting. These draft proposals are considered to be acceptable in principle, although the works would be actually be carried out by the Council or its contractor.

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