

Item No: 7.1 & 7.2	Classification: Open	Date: 02 November 2021	Meeting Name: Planning Committee
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Peckham and St Giles	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of clarifications, corrections, 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 stated recommendation.

RECOMMENDATION

2. That members note and consider the additional information and consultation responses 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 6.2: 21/AP/1077 - Bells Gardens Community Centre, 19 Buller Close London, Southwark, SE15 6UJ

Additional consultation responses received

4. No additional response received since the committee report was published.

Corrections and clarifications on the main report

5. Para 26 - Clarification to paragraph 26 of the report to include the increase in provision of new four-bed homes from one x four bed home to four x four-bed homes. This increase in four bed home provision is in order to help cater for the local housing need within the surrounding area which required additional larger family units.

6. Para 29 – deletion of repeated list of responses from: SE15 = 18 (including Lindley Estate) Wider Southwark = 6 None Southwark = 1
7. Para 29 – Clarification that following the amendments to the scheme to the scheme as described para 26 of the main report and para 7 of the addendum report above, that 4 additional objections were received following re-notification of the amendments on 23rd September 2021.
8. Para 84 – Additional table presented

Type of space	Existing	Proposed	Change +/-
Total housing amenity land	17,497sqm	16,774sqm	-723sqm
Total built space	1,116sqm	1,839sqm	+723sqm

It should be noted that as set out in the main report housing amenity land is not space which has a planning policy designation in either the adopted or New Southwark Plan. There are however policy requirements in the plan for the provision of private, communal and play space in all residential developments, which are applicable to this site and these are secured in this development as part of the approved scheme drawings and through condition.

9. Additional points under heading ‘Housing mix, density and residential quality.
10. The councils records indicate that there are 538 existing properties within the Bells Gardens Estate and the names of the blocks are as follows:
 Flats 1-39 Angelina House
 Flats 1-27 Bunbury House
 Flats 1-66 Edwin House
 Flats 2-58 Hastings Close
 Flats 1-119 Leontine Close
 Flats 1-103 Neville Close
 Flats 1-62 Wentworth Crescent
 Flats 1-72 Wilmot Close
11. The proposal would result in an additional 83 new homes as follows:

	Existing	Proposed	Change +/-	Change %
Number of properties within Bells Gardens Estate	538	621	+83	+13.37%

12. Whilst it is noted that the London Plan 2021 has moved away from the density matrix, the density of the proposed development would be 249 habitable rooms per hectare (hrph), the scheme is within the urban density range of 200 – 700 hrph.
13. The additional dwellings within the wider estate would result in an uplift of 13.37% in terms of additional properties. This is considered a moderate increase in terms of the number of additional properties within the wider estate and given the significant improvements to the housing amenity land within the site, this would result in a significant increase in the quality of the spaces for existing and proposed occupiers to use, as well as the provision of new council homes that can help meet local housing need. It is therefore not considered that there would be a significant impact in terms of the increase of the density within the site.
14. The re-consultation section on page 97 of the committee report should note that re-consultation was undertaken on 23rd September 2021 to all residents previously notified as well as all contributors being notified via email. An additional 4 responses were received as outlined within para 9 of the addendum report.

Conclusion of the Director of Planning and Growth

15. Having taken into account the additional consultation responses, and other additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report and completion of a s106 agreement.

Item 6.3: 21/AP/1866 - Florian, Racine And Garage Site, Sceaux Gardens, London, Southwark

Additional consultation responses received

16. No additional response received since the committee report was published.

Corrections and clarifications on the main report

17. Additional table presented:

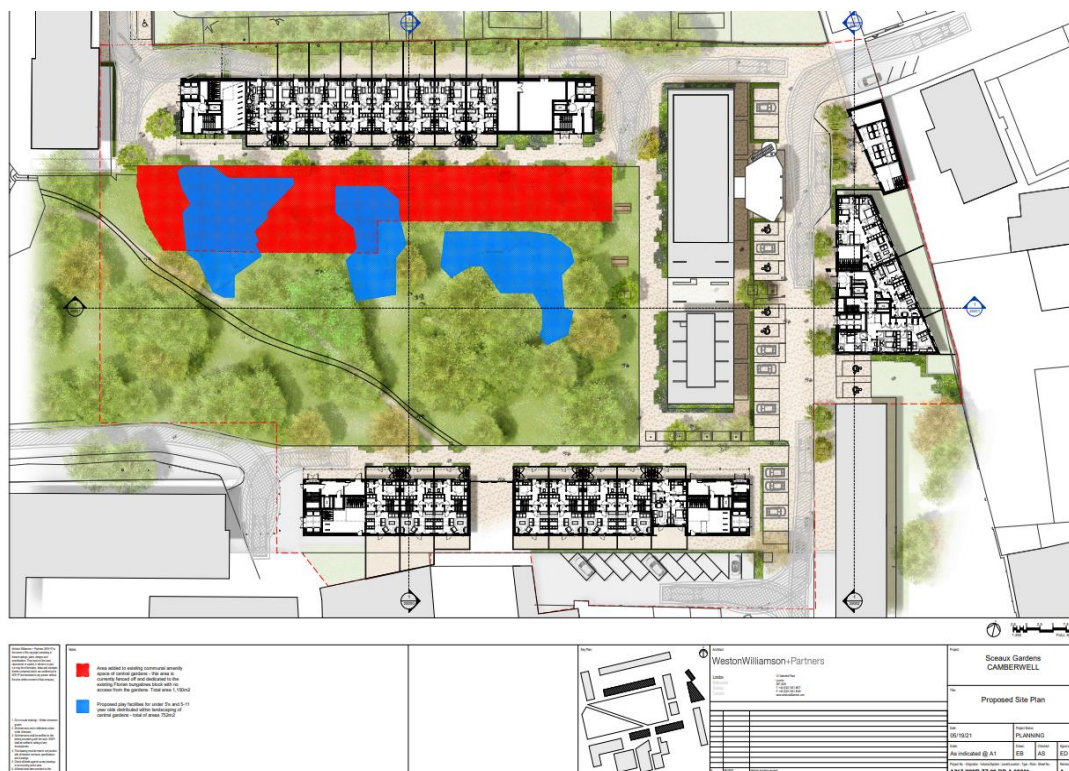
Type of space	Existing	Proposed	Change +/-
Total built space (Florian and Racine)	1704 sq. m.	1619 sq. m.	-85 sq. m.
Total built space (Garage site)	0 sq. m.	495 sq. m.	+495 sq. m.
Total residential	1533.51 sq. m.	6367.57 sq. m.	+4,834.06 sq. m.

Gross Internal Area (GIA)			
Housing amenity land (central gardens)	4,670 sq. m.	5,820 sq. m.	+1,150 sq. m.

18. Additional paragraph to 'Community impact and equalities assessment':

This proposal would provide 79 new social rented homes, comprising 21 x 1 bedroom units, 38 x 2 bedroom units, 13 x 3 bedroom units and 7 x 4 bedroom units. There are currently 54 households with an identified housing need close to the application site at Sceaux Gardens. Of these 54 households, 15 require 1 bedroom homes, 20 require 2 bedroom homes, 14 require 3 bedroom homes and 5 require 4 bedroom homes. All of these households would be able to bid for the proposed new housing on the Sceaux Gardens Estate through the Local Lettings initiative and as such, the proposal would result in a significant community benefit.

19. Additional plan showing areas that are currently fenced off for the existing Florian block that will be added to the central gardens totalling 1,150 sq. m. in red, and the extent of on site playspace proposed totalling 752 sq. m. in blue:



Conclusion of the Director of Planning and Growth

20. Having taken into account the additional consultation responses, and other additional information, following consideration of the issues raised,

the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report and completion of a Unilateral Undertaking.

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