

<b>Item No:</b> 7.1 & 7.2	<b>Classification:</b> Open	<b>Date:</b> 8 June 2022	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<b>Addendum report</b>		
<b>Address:</b>	Late observations and further information		
<b>Ward(s) or groups affected:</b>	Old Kent Road		
<b>From:</b>	Director of Planning and Growth		

## 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.

## KEY ISSUES 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 for: Full Planning Application;  
22/AP/0554, The Ledbury Estate, Commercial Way and Old  
Kent Road, London**

### Further information

4. Officers have been in discussion with the applicant following a full review of the tree removal and replacements proposals for this scheme. These discussions affect paragraphs 218 and 219 of the Officer Report. A further response has been received from the applicant and Officers and the applicant have identified a deficit in mitigation planting amounting to a CAVAT (Community Asset Value of Amenity Trees) value of £112,730.00 which should form the ‘tree contribution’ as secured through the Unilateral Undertaking. The tree contribution will be secured towards the planting of trees within the ward and for the wider benefit of the residents and visitors to Southwark. This is in accordance with the compensatory element of the NPPF Mitigation Hierarchy, Policy G7 of the London Plan and P61 of the

Southwark Plan (2022). Officers are happy to support this scheme as an exceptional case (loss of a Category A tree) due to the public benefits of the scheme which introduces new social homes of high quality, enhanced public realm and a replacement tree planting strategy which has increased to 166 trees at the Ledbury Estate and Bromyard House. The replanting schedule offers a good range of diversity in species and canopy structures and would enhance amenity for future users.

5. Details of tree planting will be reserved by condition and linked to a planning obligation as a 'tree planting strategy' for which, prior to implementation; full details for the planting of 166 trees shall be approved by the Council. The Council's Urban Forester does not object to the application subject to securing compensation for the loss of the Category A tree, and further deficit as identified above; and subject to tree protection and new planting details being attached to the draft decision notice and by obligation within the Unilateral Undertaking.
6. A plan submitted shows the canopy projections, identified by a circle with a dotted line, at 25 years post planting.
7. It is noted in the GLA's Stage 1 report that the submitted Equalities Impact Assessment was not considered acceptable and the GLA points out that it is high level. The applicant has however, been doing their own equalities impact assessments as part of the consultation process. The most recent assessment was carried out in December 2021. This is more detailed and provides data on the various groups with protected characteristics. It is also worth noting that the applicant has been working on establishing the proposed mitigation measures and monitoring and these are being finalised at the time of writing.
8. The committee report had commented that there is a large number of existing black and ethnic minority ethnic businesses in the local area, which would not be directly affected by the proposed development. It should also be highlighted that the Strategic Housing Market Assessment (SHMA) prepared on behalf of a number of South East London boroughs states that Southwark, together with Lewisham, has the most ethnically mixed population in the South East London sub-region. Compared to the population at large a very high proportion of Black households (70%) are housed in the social/affordable rented sector. These groups could therefore stand to benefit from the proposed affordable housing, which would include social rented units.
9. Paragraph 2 of the Committee report states that the deadline for completion of the s.106 UU is the 1st August. Given that it is only going before Members today and that it still needs to be referred to the Mayor of London, it is considered that this deadline may not be achievable. As such, this should be amended to 1 October 2022. The revised paragraph should read: "In the event that the requirements of paragraph 1 above are not met by 1 October 2022, the director of planning and growth be

authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 438 of this report.”

10. The Ledbury Residents Project Group (RPG) had intended to attend Planning Committee to speak in support of this item, but those members are now not able to attend due to unforeseen circumstances. They have therefore submitted a statement which they would have read out at this committee meeting. This was received late today.
11. In summary, their statement highlights the fact that since the commencement of the planning process, the residents of the Ledbury Estate have been fully consulted by Southwark Council at a detailed level. The two committees formed- The RPG and the Design sub-committee have aimed to represent the views of residents about the future of the Estate. They welcome the increase in the number of Council flats; and that there will be a new, modern TRA Hall. The plans pay particular attention to the need for residents to feel secure, an approach which the RPG fully endorse. They note there are small number of minor issues that need to be resolved, but with continued consultation it would be possible to address these. The RPG wanted to affirm their support of the planning application.

**Item 7.2: - Application for: Full Planning Application;  
21/AP/4714, Valmar Trading Estate, Valmar Road, London,  
SE5**

Additional consultation responses received

12. One objection was received 6 June 2022, which raised concern over the increase in number of vehicular trips as a result of the new vehicular demands on the site. These concerns specified the new vehicular demands as result of the Change of use from light industrial to residential, clinic and office uses; the increase in resident and visitors and reduced parking.
13. The extant permission remains implementable. The transport assessment identifies that the vehicular trips on site is anticipated to be less than that consented in the extant permission. The number of residents and visitors is calculated to be less than the extant permission. The number of parking spaces are in line with the extant permission. As such, the application will not create any additional transport impacts beyond that which was consented within the extant permission.

Corrections and clarifications on the main report

14. To clarify paragraph 227 and 228 of the committee report the Applicant committed to making financial contribution towards a cycle docking station following consultation with the local amenity groups.

## Recommended revisions to the draft conditions

15. Minor changes have been made to the wording of the following conditions:

Condition 16 – exclude demolition in trigger wording as with other conditions

Condition 32 – error in wording to replace E(a) hospital use with E(e) hospital use

Condition 37 – Delete as repeat of condition 34

Adjust numbering for condition 38 and 39, which are duplicated in draft decision notice

## **REASON FOR LATENESS**

16. 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 comments made.

## **BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403

