

Item No: 6.1	Classification: Open	Date: 28 November 2023	Meeting Name: Planning Committee (Major Applications) A
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Old Kent Road	
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 items 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/or revisions have been received in respect of the following items on the main agenda:

ITEM 6.1: 23/AP/0582 for: Full Planning Application – DAISY BUSINESS PARK, 19-35 SYLVAN GROVE, LONDON SE15 1PD

Additional consultation responses from local residents and GLA/TfL

4. One further letter of objection has been received from the Ledbury Tenants and Residents Association. In summary it states that the revised plans have increased the number of student properties to the detriment of the social housing properties which Southwark so badly needs.
5. The GLA and TfL have reiterated their stage 1 comments. The applicant has responded today and officers will comment orally at the meeting.

Corrections and clarifications on the main report

Planning Summary Table, Paragraphs 7, 8, 11, 36, 168, 211, 241, 284, 293, 306, 363, 371, 380, 380, 414:

6. Existing job numbers are unknown. The applicant advises that by using standard employment densities (12-47 sqm per person) it is estimated between 41 and 163 FTE jobs. Using the same employment densities, the proposal would generate between 42 and 167 FTE jobs. This would be in addition to the 7 FTE jobs for the PBSA, giving a net increase of up to eleven FTE jobs and the estimated 100 construction jobs.
7. The applicant is proposing to plant 43 trees at ground floor level and terrace level.

Paragraph 7:

The image below OKR18 should be deleted from the report. It is the previous masterplan within the previous iteration of the OKR AAP and has been upgraded and is within the report at paragraph 8.

Paragraph 8:

8. Typo: west and not east.

Paragraphs 11:

9. The quantum of commercial floorspace is 1991sqm rather than 1983sqm.

Paragraphs 36:

10. The applicant has submitted a nighttime ATZ which has been reviewed by your officers and will be reported orally at the meeting.

Paragraphs 168:

11. The proposed tower building would be 1.7 metres taller than the consented tower building.

Paragraph 211:

12. The view is only of the approved scheme and does not include the Devonshire Place scheme.

Paragraph 241:

13. The applicant advises that an additional 29 student rooms could be designed to meet wheelchair standards to exceed the 10% figure should demand arise.

Paragraph 284:

14. The playspace image is that from the approved scheme. The proposed playspace image is included within the members pack.

Paragraph 293:

15. To be deleted as there is no shared core with there being 100% social rented housing within the smaller block.

Paragraphs 306:

16. The site is located outside the town centre.

Paragraph 363:

17. The Table showing the zero carbon shortfall should read 60.4 tonnes for the total regulated emissions.

Paragraph 371

18. The sentence is to be completed by the insertion “has been identified”.

Paragraph 380:

19. The student accommodation has a cool slab at floors 04-08.

Paragraph 414:

20. The term for the Affordable Workspace is 30 years as stated earlier in the report at paragraph 393 to meet the Council’s adopted standards and not 15 years. The applicant has agreed to make an off-site public open space contribution of £113,570.

Conclusion of the Director of Planning and Growth

21. 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 within the main report and completion of a s106 agreement.

REASON FOR URGENCY

22. 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

23. The new information and corrections to the main reports and recommendations have been noted and/or received since the committee agenda was printed. They all relate to items on the agenda and members should be aware of the comments made.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files 23/AP/0582	Environment Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403