

<b>Item No:</b> 6.1	<b>Classification:</b> Open	<b>Date:</b> 6 March 2024	<b>Meeting Name:</b> Planning Committee (Major Applications) B
<b>Report title:</b>		<b>Addendum report</b> Late observations and further information	
<b>Ward(s) or groups affected:</b>		North Bermondsey	
<b>From:</b>		Director of Planning and Growth	

## **PURPOSE**

1. To advise members of clarifications, corrections, consultation responses and further information received in respect of the following item 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 the 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 item on the main agenda.

## **FACTORS FOR CONSIDERATION**

4. Clarification of a planning obligation in response of the following item on the main agenda. Correction and edits to conditions on the draft decision notice in respect of the following item on the main agenda.

## **ITEM 6.1: 23/AP/2124 TOWER BRIDGE BUSINESS COMPLEX, 100 CLEMENTS ROAD AKA BISCUIT FACTORY & BERMONDSEY CAMPUS SITE, KEETON'S ROAD, LONDON, SE16 4DG**

### **Late representations**

5. Since the preparation of the committee report, three further comments have been received from members of the public. These mention construction phase matters referred to and addressed in the main report.

6. One objection refers to the vibration levels from construction works taking place already affecting properties on Clements Road. The second objection comment is about the demolition process which started in November 2023 on all sites and the earth works as well. It has been very invasive and quite surprising that all sites are active every day except Sunday. The amount of noise, dust and vibration greatly exceeds what was anticipated. Webster Road properties are surrounded by at times 20 diggers and related plant, all active at the same time. Question if there is anyway the residents can be assured that their concerns will be addressed with regards this nuisance and loss of amenity.
7. The third objection from a local resident raises concerns about the conduct of current demolition work inside building F, about vibration in neighbouring buildings and the need for monitoring, and about the lack of consultation (contractors creating an access for lorries directly in front of houses and disabled parking) with no notice from Greystar nor the council.
8. A further representation was received from Big Local Works (BLW), noting the earlier objection lodged regarding the lack of meaningful consultation, and lack of detail around Greystar's commitments regarding local employment and the Blue Bermondsey BID. The committee report refers to Local Legacy Strategy, however the Strategy lacks any substance as to how these commitments will be met, and crucially there is no commitment to secure the Strategy under the s106. Until they are substantiated and formally secured, these purported benefits cannot be considered in the planning balance nor inform the committee's decision. BLW is looking for more quantitative detail from Greystar to accompany the Strategy as to what they are committing to the community and when, and expect the s106 to require Greystar to deliver this quantitative detail, and meaningfully consult with BLW and the BID as part of the process.
9. Comments have also been received from the council's drainage team to confirm that the latest information from the applicant has addressed their comments on the drainage hierarchy and runoff rate being close to the greenfield rate. Further drainage information was provided by the applicant yesterday. An amended form of condition 14 to require confirmation of the betterment to be as close to the greenfield runoff rate as possible, and further details of the attenuation volume, and maintenance will be needed.

### **Corrections and clarifications to the report**

10. The playspace diagram on the right-hand side at paragraph 74 is a superseded version. The correct image of the proposal in paragraph 298 should be referred to instead.
11. The second diagram in paragraph 29 was cropped in the report so it not show block W on the right-hand side. The full version is below.



## Conditions

12. The recommendation asks the Committee to authorise the Director of Planning and Growth to make any minor modifications to proposed conditions arising out of detailed negotiations with the applicant. Such changes to condition wording include the three items below.
13. The drainage team's recent comments mean that condition 14 will need to be updated in consultation with that team.
14. The most recent design code from the applicant team has not fully addressed officer comments and so condition 93 in the recommendation would be included on any permission. The wording of condition 4 would remove reference to an approved design code.
15. Since the report was published two archaeology conditions have been partly discharged on the 2020 permission, so their edited versions on a new permission would be updated to reflect the approved details.

## Planning obligations

16. The heads of terms for an obligation to make a financial contribution towards EPT's costs was marked as "TBC" on page 209 now has been agreed with the applicant. This would be £130,235 to be paid within three weeks of a permission being granted.

## Conclusion of the Director of Planning and Growth

17. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains as set out in the report, that planning permission should be granted, subject to conditions and the completion of a section 106 agreement and the relevant EIA Regulations requirements, and with regard to be had to the potential equality impacts.

Background Papers	Held At	Contact
Individual files	Corporate Services, Finance and Governance 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403