

Item No: 7.	Classification: Open	Date: 28 March 2017	Meeting Name: Planning committee
Report title:		Addendum Late observations, consultation responses, and further information	
Ward(s) or groups affected:		Peckham, Faraday and Chaucer	
From:		Director of Planning	

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.

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 7.1 – Application 16/AP/4018 for: Full Planning Permission – Open Land rear of Peckham High Road bounded by Sumner Avenue and Melon Road, open land adjacent to 59 Peckham High Street and Sumner House located on Sumner Road, London SE15

Paragraph 138

3.1 That the date referred to at paragraph 138 should read **30 May 2017**.

Comments received

3.2 The Conservation Area Advisory Group have written in support the scheme

“Generally the CAAG group thought this to be a good-looking and robustly designed scheme. Southwark are to be commended by putting this team together. If this scheme receives planning consent, the CAAG group strongly recommends that the planning application architects are carried forward to the build phase of the project. The continuity between the excellent design ideas shown here and constructional detailing is absolutely essential.”

Officer response: Officers agree that the design of the scheme is of a high standard and would respond well to the sites setting.

Conditions

3.3 A draft set of conditions is attached as an appendix to this addendum.

Item 7.2 – Application 17/AP/0053 for: Full Planning Permission – Land bounded by Albany Road, Domville Court (Bagshot Street) and Foxcote (Thurlow Street), London SE17

3.4 Officers can confirm that the Environment Agency have no objections to the proposed development subject to the following FIVE conditions which Officers will attach to any consent issued;

Condition 1

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority: 1) A site investigation scheme, based on the above PRA, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. 2) The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason

For the protection of Controlled Waters. The site is located over a Secondary Aquifer and it is understood that the site may be affected by historic contamination.

Condition 2

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason

There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.

Condition 3

Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning

authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason

Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

Condition 4

Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

Reason

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

Condition 5

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

Item 7.3 – Application 16/AP/3144 for: Full Planning Permission – 87 Newington Causeway, SE1

Updates

3.5 The applicant has agreed to fund cycle hire membership for new residents and an upgrade of Legible London signage. These contributions will be secured by a legal agreement.

Comments received

3.6 A late objection was received from the owner of 73 - 85 Newington Causeway. The objection sets out a chronology of meetings the owner of this site has had with the council and the owners of 87 Newington Causeway. The letter concludes that in their opinion the proposed scheme is contrary to Policy 3.11 of the saved Southwark Plan and

that it would unreasonably compromise the redevelopment potential of 73 - 85 Newington Causeway.

Officer response:

Officers have reviewed the objection and consider that on the balance of probabilities there is a reasonable prospect that redevelopment of 73 - 85 Newington Causeway at a scale sensitive to the local context could reasonably take place alongside the scheme under consideration. Officers are satisfied that the proposed scheme would not unreasonably compromise the potential of this site or the deliverability of a future scheme. For these reasons the design of the proposed scheme is acceptable and should enable redevelopment proposals to come forward for the adjoining site.

REASON FOR URGENCY

4. 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 sub-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

5. 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 objections and comments made.

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

APPENDICES

No.	Title
Appendix 1	Recommendation 16/AP/4018
Appendix 2	Recommendation 16/AP/3144