

ADDENDUM REPORT – TABLED AT MEETING ON 12 DECEMBER 2018

Item No: 7.1	Classification: Open	Date: 12 December 2018	Meeting Name: Planning Sub-Committee B
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		North Walworth	
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 18/AP/2108 for: Full Planning Permission – CASTLE SQUARE ELEPHANT & CASTLE ROAD, SE1

Update to paragraph 20 of the officer report

4. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2 March 2018. Minor suggested changes to the plan were published on 13 August 2018 and an Examination in Public (EIP) is scheduled to begin on 15 January 2019. Given that the plan has not yet been to an EIP it can only be attributed limited weight at present.

Update to paragraph 27 of the officer report (re-consultation responses)

5. A further 19 representations have been received. The only new issue raised is about how successful this development would be. The development is for an identified user group with a need for the space so it is expected to be successful, both in terms of tenants and customers, considering it would be in a location with high footfall.

Update to paragraph 28 of the officer report (re-consultation responses)

6. An additional representation has been received from Latin Elephant welcoming the scheme but raising the following additional concerns:

- Not all of the affordable retail space within the wider area will be available in 2019 and some space in Elephant Park has already been let to businesses outside the east site red line;
- There would be 26 units not the 32 stated in the officer report;
- Question why the rent paid by some businesses on short-term leases which are eligible for relocation support have been excluded in the average rent calculations;
- Windows would not be distributed unevenly across the façade and not all of the units would have a shopfront facing Elephant Road;
- Insufficient space for restaurants which require more space;
- Consultation with the Trader Panel could have resolved some of the design issues.

Officer response

7. 2,342sqm of affordable retail space has been consented at Elephant Park, Elephant One and Perronet House. In 2019, to coincide with the likely closure of the shopping centre, there will be 441sqm available at Elephant One, 550sqm available at Perronet House, and up to 733sqm available at Elephant Park (1,724sqm in total). Elephant Park is owned by Lendlease who started marketing the units at the end of March 2018 and are currently making offers. The s106 agreement for the main shopping centre redevelopment also requires a database of relocation opportunities within the Elephant and Castle Opportunity Area to be made available to the affected traders. The applicant has advised that at present there are currently 38 retail units available to let within a one mile radius of the shopping centre, totalling 5,644sqm and ranging in size from 50sqm to 473sqm. Although this could change by time the shopping centre were to close, it does give an indication of the amount of space which could be available.
8. The rents paid by tenants brought into the shopping centre on short term leases were not been taken into account when calculating the average rent paid by traders for smaller units because some of these rents will have already been discounted to fill vacant units on a temporary basis in the centre to maintain its levels of occupation and vibrancy.
9. With regard to the size of the units, this has been informed by the size of 33 existing shops in the shopping centre which occupy similar sized units or trade from barrows. They would also be suitable for market traders who wished to operate their business from a fixed unit. The units could be made larger if required, to accommodate the needs of the businesses including café and restaurant uses. Additional display windows could be provided along the Elephant Road frontage if required by traders, and an additional condition for details of this is set out below. Further it is recommended that additional windows on Elephant Road for traders who would like them are provided by the developer before occupation and that this be secured in the s106 legal agreement.

Additional condition

10. *The display windows shown on the Elephant Road frontage shall be the minimum which shall be provided. If additional display windows are required facing this road, details of the display windows including an elevation showing the impact upon the overall composition of the façade shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.*

Reason:

In order to ensure that the proposal would make an acceptable contextual response to the site including a high quality of design, in accordance with The National Planning Policy Framework 2018, Strategic Policy 12 - Design and Conservation of The Core

Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

11. All of the traders within the east site red line have been consulted on the planning application and additional information and amendments sought in order to address the concerns raised.

Clarification to paragraph 37 of the officer report

12. If a trader were to leave the premises before the end of their lease and a new business took over the unit, the new business would be granted a lease to coincide with the duration of the planning permission and not for a further five years.

Conclusion

Having taken into account the additional representations received, officers remain of the view that temporary planning permission should be granted, subject to conditions and a s106 agreement.

REASON FOR URGENCY

13. 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

14. 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	Place and Wellbeing 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403