

<b>Item No:</b> 6.1	<b>Classification:</b> Open	<b>Date:</b> 06 February 2019	<b>Meeting Name:</b> Planning Committee
<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	

## 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

**Item 6.1 – Application 17/AP/4088 for: Full Planning Application – Tower Bridge Business Complex, 100 Clements Road AKA The Biscuit Factory & Bermondsey Campus Site, Keetons Road, London SE16 4DG**

### **Representation from Compass School Principal**

3. An additional representation has been received from the Principal of Compass. They have requested that the following points are give consideration when concluding on the merits of the application:
4. *The school's current site and buildings are poor and serve as a barrier to the aspirational learning that is at the core of our vision. While the school has grown year on year since opening in 2013, the site in its current condition is an impediment to the recruitment of pupils. The school's intake received a boost last year with a record number joining in year 7. Part of this was due to the expectation of a new building in September 2021.*
5. *Schools are facing the most challenging teacher recruitment crisis in recent memory. This is especially the case for schools in inner London where a shortage of teachers entering the profession, high housing and travel costs, and the unique challenge of serving disadvantaged communities have created a perfect storm for teacher recruitment. As a result, more pupils are being taught by non-specialist and/or temporary staff. The crisis is acute in shortage subjects such as science and mathematics. It sometimes seems as if we are sleep-walking into a keyworker crisis as a result of a lack of foresight and willingness to listen to headteachers.*
6. *High quality educational provision requires high quality teachers who want to live and work in inner London. Unfortunately, in the midst of a recruitment crisis, these teachers are priced out of London and move out as soon they are able to. One of my middle leaders has recently acquired a 2 bedroom apartment in Tonbridge for £220,000. Other staff typically expect to pay £600 pcm for a box room in shared accommodation with no living room, up to £900 pcm if a living room is included. Southwark is well served by schools performing significantly above National*

averages. We need to ensure it is a teacher friendly borough to maintain educational standards.

7. *Our pupils are educated on a subs-standard site surrounded by social housing and industrial buildings. There is a strong sense of community, however, the area cries out for investment and development. We are minutes away from the City and Canary Warf, yet a million miles away in terms of development. I often refer to aspirational bridges being built so our young people can see the opportunities that lie beyond their immediate community and aspire to these. The best way of enabling this this by ensuring there is no physical distinction between the communities they are educated and live in, and those across the river. This development places the kind of opportunities others take for granted on their own doorstep or on route to school. This would be transformational for our young people and a boon to the area.*

Officer Response

8. Paragraphs 122 to 133 relate to the principle of redevelopment of the school. This concludes that the new purpose built school constitutes a very positive aspect of the overall proposal, which should be accorded significant weight when determining the application. In addition to this the need for new affordable housing is covered in paragraphs 166 to 212. This concludes that the development should be able to viably support deeper discounts below market rents than are currently offered and potentially a greater overall quantum of affordable housing

#### **Further Representation**

9. Additional representations in support of the proposal have been received. One has been received from Tree Shepherd.
10. They provide details of training initiatives the applicants have helped fund in Bermondsey. This has included training programmes targeting low income and unemployed residents from South Bermondsey and across the Borough and providing them with training and support to establish small businesses.
11. They also state that Grosvenor have supported Tree Shepherd in engaging with the BID members and encouraging new market traders. They believe that with further support from Grosvenor they can deliver new and adapted enterprise training to support local collectives and SMEs in the local area.

#### **Report Clarifications**

12. Paragraph 13 states that 34% of the units are single aspect with in some cases very constrained outlook. This should read 44% of the units are single aspect.
13. Paragraph 388 of the Officer's report states that the tables below outline the general results in terms of loss of VSC and NSL that would be experienced by the remaining properties. There is no table however the results in terms of loss of VSC and NSL are discussed under each property heading in paragraphs 395 to 477.

#### **Conclusion of the Director of Planning**

14. Having taken into account the additional submissions, and the report clarifications, the recommendation remains that, on balance, planning permission should be refused for the four reasons set out in the original officers report.

#### **REASON FOR URGENCY**

15. 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**

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 objections and comments made.

#### **BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Individual files	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403