

Planning Sub-Committee B

Wednesday 7 March 2018

6.30 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.1

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Contact

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Webpage: www.southwark.gov.uk Date: 7 March 2017

Item No: 7	Classification: Open	Date: 7 March 2018	Meeting Name: Planning Sub-Committee B
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		South Camberwell and Village	
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 17/AP/4421 for: Full Planning Application – 31-33 Grove Vale, London SE22 8EG

4. Since completion of the officer report and recommendation, further correspondence has been received from Councillor James Barber and from three local residents.
5. All cite concerns that objectors have received limited notice of the fact that the application is set to be heard by this evening's planning sub-committee. Notification letters were forwarded to all 20 respondents on 27 February 2018, 12 by email and 8 by post, depending on the contact details provided by each of the respondents. The council's Statement of Community Involvement says that for applications to be decided by a planning committee, notification will be sent to objectors to inform them of the date and location of the committee meeting 5 working days before the meeting. There is no requirement for the letters to arrive 5 working days before the meeting. Although there may have been a delay in Royal Mail delivering the letters due to the adverse weather conditions, they were sent out in the required timeframe.
6. Councillor Barber cites specific concerns with fire safety and the fact that the London Fire Brigade has not been consulted on this proposal. This issue is addressed in Approved Document B of the Building Regulations and would be considered via the Building Control process. There is no planning requirement to consult the Fire Brigade on a development proposal of this nature. The lack of a condition relating to the Metropolitan Police's Secured by Design accreditation is also questioned. As noted in the officer report, the Metropolitan Police responded to the consultation on 24 January and made no comments. Further comments are made in relation to nuisance, the

availability of documents and the wording of conditions. These points are addressed below.

7. Two comments have been received from local residents, both of whom have already raised objections that have been considered in reaching the recommendation to grant planning permission. This additional correspondence emphasises the noise and nuisance caused by the existing operation of the public house and echo the points raised by Councillor Barber. As acknowledged by the respondent, the manner of operation of the existing public house is principally a licensing matter rather than a planning one.
8. A third further objection has been received questioning the need for this type of accommodation in East Dulwich. The saved Southwark Plan supports the provision of hotels and visitor accommodation in areas of high public transport accessibility and this approach is reflected in the emerging New Southwark Plan, as long as there are no harmful impacts on neighbouring amenity. These issues are discussed in the officer report.

Management principles and transport impacts

9. During the determination process, the case officer sought further information in relation to proposed management practises and potential transport impacts. An email was provided by the planning agent to address these points, as referenced in paragraph 24 of the officer report, and this was uploaded to the Public Register. However, the format in which the document was uploaded has led to it being unavailable to some via the online portal. This correspondence (appended to this addendum) confirms that:
 - The site benefits from good public transport options (PTAL 4) and is within 100m of areas of the highest public transport accessibility levels, 6a and 6b.
 - That the relevant website and avenues for bookings will make clear that on-site parking is not available.
 - That of the 14 public houses owned and operated in the South East by the applicant, 7 already provide visitor accommodation.
 - That check-in will be limited to the opening hours of the Public House and that this will be attended to by the General Manager.
10. These points are acknowledged as part of the planning assessment in the officer report and a planning condition is recommended that would require the submission of a more detailed operational and servicing management plan (see Condition 2).

Corrections to proposed conditions

Condition 3 – Cycle parking

11. Minor change to the wording of the cycle parking condition, as below. The reason for the suggested condition remains unchanged.
12. Proposed wording:

“Prior to the commencement of the use hereby consented, 6 secure cycle parking spaces will be installed in a covered shelter at the location identified on approved plan 210/rev A. This space shall be used for no other purpose and the spaces shall be retained and maintained for the duration of the use.”

13. Replaces:

"The cycle storage facilities identified on approved plan 210/rev A shall be provided prior to the commencement of the use hereby consented and thereafter shall be retained and the space used for no other purpose and the development shall not be carried out otherwise than in accordance with any such approval given".

Condition 4 – Access to rear gardens

14. Correction to clarify that access to the rear gardens is restricted overnight, as follows:
*The two rear garden spaces identified as "main garden" and "secret garden" on approved plan 210/Rev A shall be closed to guests of the hostel between the hours of 10:00 **10pm** and **11am** 23:00 **such that** during guests shall not be permitted to use these areas for any purposes, except in the case of emergencies.*

Reason

To ensure no loss of amenity to neighbouring residential occupiers, in accordance with the National Planning Policy Framework 2012, saved policy 3.2 Protection of amenity of the Southwark Plan 2007 and strategic policy 13 High environmental standards of the Core Strategy 2011.

Item 7.2 – Application 17/AP/4258 for: Full Planning Application – Old College Lawn, Tennis Club, 10 Gallery Road, London SE21 7AB

15. Paragraph 12 - Minor change to this paragraph as follows: A total of 14 responses have been received to the application, *one two objections and 13 12 comments in support.*

Sport England

16. Have no objections to the application.

Item 7.3 – Application 17/AP/3782 for: Full Planning Application – Dulwich Sports Club, Giant Arches Road, London SE24 9HP

Sport England

17. Have no objections to the application.

REASON FOR URGENCY

18. 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

19. 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	Letter from Agent for application 17/AP/4421

To: Sampoh, Yvonne[Yvonne.Sampoh@southwark.gov.uk]
From: Simon Barry
Sent: Wed 07/02/2018 10:31:47 PM
Importance: Normal
Subject: 31-33 GROVE VALE, LONDON, SE22 8EQ 17/AP/4421

Dear Yvonne

Further to our conversations I can provide the additional information as requested.

Firstly, I can confirm that whilst the site is constrained a concerted effort has been undertaken to provide a total of 6 cycle spaces – as indicated on the attached drawing 17 012 210A – Proposed Floor Plans. This is in accordance with the London Local Plan Standards for the equivalent space for a C1 hotel use (we consider that this is the appropriate comparison). Furthermore, the cycle spaces are located to the rear of the property, accessed from the side lane entrance and prior to the entrance of the rear beer garden. The spaces are therefore accessible to the guests, separate to the functioning of the public house. It is also intended that these spaces are covered, as per that attached photograph – though this will be black.

In terms of the accessibility the site has a very good PTAL rating of 4 with a range of public transport links in the vicinity of the site. East Dulwich Station is within 100m of the site whilst Denmark Hill Station is within 1km. The site is also in very close proximity to a number of bus stops with regular services. The full extent of the public transport accessibility is reflected in the fact that the site is within 100m to both the east and west to areas with a PTAL rating of 6a and 6b which is the highest rating. The Pub is accessible by a range of modes of transport, including on foot, cycling and public transport. It is therefore envisaged that the vast majority of the tourists/guests will access the accommodation via public transport.

As previously noted guests will be able to Check in from 11am to 11pm (pub hrs), check out will be any time like all hotels, as guests will prepay on arrival. Guests, when booking accommodation, will be notified that there is no onsite parking available and will be made aware of the public transport and encourage to visit the property via those methods. Given the check-in/out times it is not considered that there will be a peak period, rather it could be staggered through the day and that the accommodation will mainly attract tourists, who wish to access central London, many will not utilise a car.

With regard to the management of the tourist accommodation it is important to note that Redcomb Pub Ltd own and operate 14 pubs within the Southeast of England, the majority within London. These pubs provide high quality eating and drinking venues in unique and characterful buildings. Of the 14 pubs, 7 already provide wide ranging bespoke and well-designed visitor accommodation.

The development seeks to provide an up market type tourist accommodation instead of the traditional hotel/B&B. Each room will have a number of individual bunk beds to create dormitories and there will be shared facilities including kitchen areas and showers and WCs. This type of accommodation is popular in many urban areas where visitors may come for shorter periods and is particularly linked to pubs, with numerous examples in and around London. This type of temporary and short stay accommodation will appeal to a wide range of visitors who are seeking high end, though affordable temporary visitor accommodation in highly sustainable locations with good public transport links to Central London. It is not intended that there will be any long term guests, nor will visitors be able to have any permanent residential accommodation.

The accommodation will be advertised in the same manner as the other properties, via the Redcomb website as well as online booking channels. Both of these methods will notify guests of the lack of onsite parking and direct guests to the public transport.

All bookings will be managed by the onsite General Manager, who will notify guests of the check in/out times. Arrivals and departures will be managed as in any other guest accommodation, with a member of staff greeting guests.

With regard to the maintenance of the accommodation, Redcomb will have a housekeeping team, just as we do at their other hotels, who will fully clean all areas every day.

I trust the information provided is sufficient, however should you wish to discuss then please do not hesitate to contact me.

Kind regards

Simon Barry

Simon Barry MRTPI
Principal Planner

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Boyer



Boyer's Cardiff office is proud
to support Amelia Trust Farm

Boyer's Annual CSR report

Read about our activities throughout 2017 on how we have positively contributed to transforming lives, helping communities and protecting the environment.

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