

Planning Sub-Committee B

Tuesday 29 October 2019

7.00 pm

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

Supplemental Agenda No.1

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	Addendum report – late observations and further information.	
	Tabled at the meeting.	

Item No: 7.2 & 7.3	Classification: Open	Date: 29 October 2019	Meeting Name: Planning Sub-Committee B
Report title:		Addendum report Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		Goose Green, Rotherhithe	
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. 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.

Item 7.2 – Application 19/AP/1933 for: Full Planning – ALLEYNS SCHOOL, TOWNLEY ROAD, LONDON, SE22 8SU

4. It is recommended the following compliance condition is included:

The drainage system of the multi-use games area hereby approved shall be implemented in accordance with approved plan SK03 Proposed Drainage System and maintained in perpetuity to ensure the local drainage network is not placed under undue additional strain, and to mitigate surface water flood risk.

Reason

To ensure: the development is designed safely in reference to flood risk in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 [High Environmental Standards] of the Core Strategy 2011 and Saved Policy 3.9 [Water] of the Southwark Plan 2007.

Clarification on Sport England's Comments

5. Sport England was consulted as part of this application. Their initial objection has since been withdrawn following revisions to the design of the MUGA and inclusion of a condition requiring a community use agreement. Sport England define community use groups as local sports clubs and organisations such as youth groups, schools and other priority groups that include those who have a low participation in sport.

Item 7.3 – Application 19/AP/2098 – Full Planning – THE SOUTHWARK PARK ATHLETICS TRACK AND GYM, HAWKSTONE ROAD, LONDON, SE16 2PE

Correction

6. Paragraph 44 of the report says that the upper section of the building would have cladding. This is incorrect; the material for both the upper and lower sections proposed is brick. The facing materials proposed are a black brick for the lower with a contrasting white brick for the upper part of the building.

Matters for clarification

Materials

7. The proposed windows would be 2.3m in height and 4.1m in width. The canopy soffit would be clad in an irregular triangular pattern which would incorporate three colours and provide a more detailed design within the approach to the main entrance of the building. The aluminium brise soleil would be consistent with the aluminium frames of the windows and the roof would be covered with insulated composite panels of a similar grey colour.

Heating system

8. Low Temperature Hot Water (LTHW) is an engineering term for hot water used for heating spaces in homes and offices. In this case, it would be used for the under floor heating and the heating for the door curtain. Medium and hot temperature hot water systems work under increasing pressure and temperature- they are used in district heating systems and for industrial purposes.

Ecology

9. All trees within the site were assessed for their potential to provide bat roosts. Three had potential for providing such shelter but this potential was low. Works on the site, should planning permission be granted, are scheduled to start while bats are in hibernation. Condition 2 has been recommended to ensure that the trees that are due to be felled are surveyed for bats before they are felled. It is recommended that this condition be amended to include details of mitigation to be provided as follows:

A precautionary bat survey, including the use of remote sensing, shall be undertaken and submitted along with details of mitigation if needed, to the local planning authority for approval before any work in connection with this permission is carried out. The development shall not be carried out otherwise that in accordance with any such approval given.

Facilities during construction

10. Because of the poor condition of the existing facility, a portable changing rooms and portaloos are in use. These facilities will remain on site until the new centre has been completed.

Other conditions

11. It is recommended that a condition referencing approved drawings be added as follows:

The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

Proposed Site Plan 2016-284 A-PL-002 P04
Proposed GA Plan 2016-24 A-PL-003 P02
Proposed Elevations / Section 2016-284 A-PL-004 P02
Proposed Elevations 2016-284 A-PL-005 P02
Proposed Roof Plan 2016-284 A-PL-006 P01
Ground Floor Building Mounted External Lighting Layout 6364/EX63/0001 27/06/2019

Reason:

For the avoidance of doubt and in the interests of proper planning.

12. A condition imposing a time limit for implementing the permission is also recommended:

The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required by section 91 of the Town and Country Planning Act 1990 as amended.

13. Two additional conditions are also recommended as advised by Sport England:

- Within 3 months of the date of this decision a scheme to ensure continuity of access to the athletics track shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme must include arrangements for access to the athletics track during the build process including parking provision for track users. The scheme must include a timetable for the provision of the facilities or replacement facilities (as appropriate). The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.

Reason: To protect sports facilities from damage, loss or availability of use during the construction of the development in accordance with Strategic Policy 4 of the Core Strategy 2011

- Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the new sports centre and include details of pricing policy, hours of use, access, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

Reason:

To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Strategic Policy 4 of the Core Strategy.

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 Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403

Welcome to Southwark Planning Sub-Committee B

29 October 2019

MAIN ITEMS OF BUSINESS

Item 7.1 – 19/AP/2090 – ALLEYNS SCHOOL,
TOWNLEY ROAD, LONDON, SE22 8SU

Item 7.2 – 19/AP/1933- ALLEYNS SCHOOL,
TOWNLEY ROAD, LONDON, SE22 8SU

Item 7.3 - 19/AP/2098 - THE SOUTHWARK PARK
ATHLETICS TRACK AND GYM,
HAWKSTONE ROAD, LONDON, SE16 2PE



Southwark Free
Wi-Fi password
Fr33Wifi!



Councillor Cleo Soanes (Chair)



Councillor Bill Williams



Councillor Sirajul Islam



Councillor Nick Johnson



Councillor Maria Linforth –Hall (Vice Chair)



Councillor Maggie Browning



Councillor Martin Seaton

Item 7.1 – ALLEYNS SCHOOL, TOWNLEY ROAD, LONDON, SE22 8SU

Full Planning Application
Application 19/AP/2090

Erection of floodlight on Netball / Tennis Court

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Site Location Plan



Aerial View 1

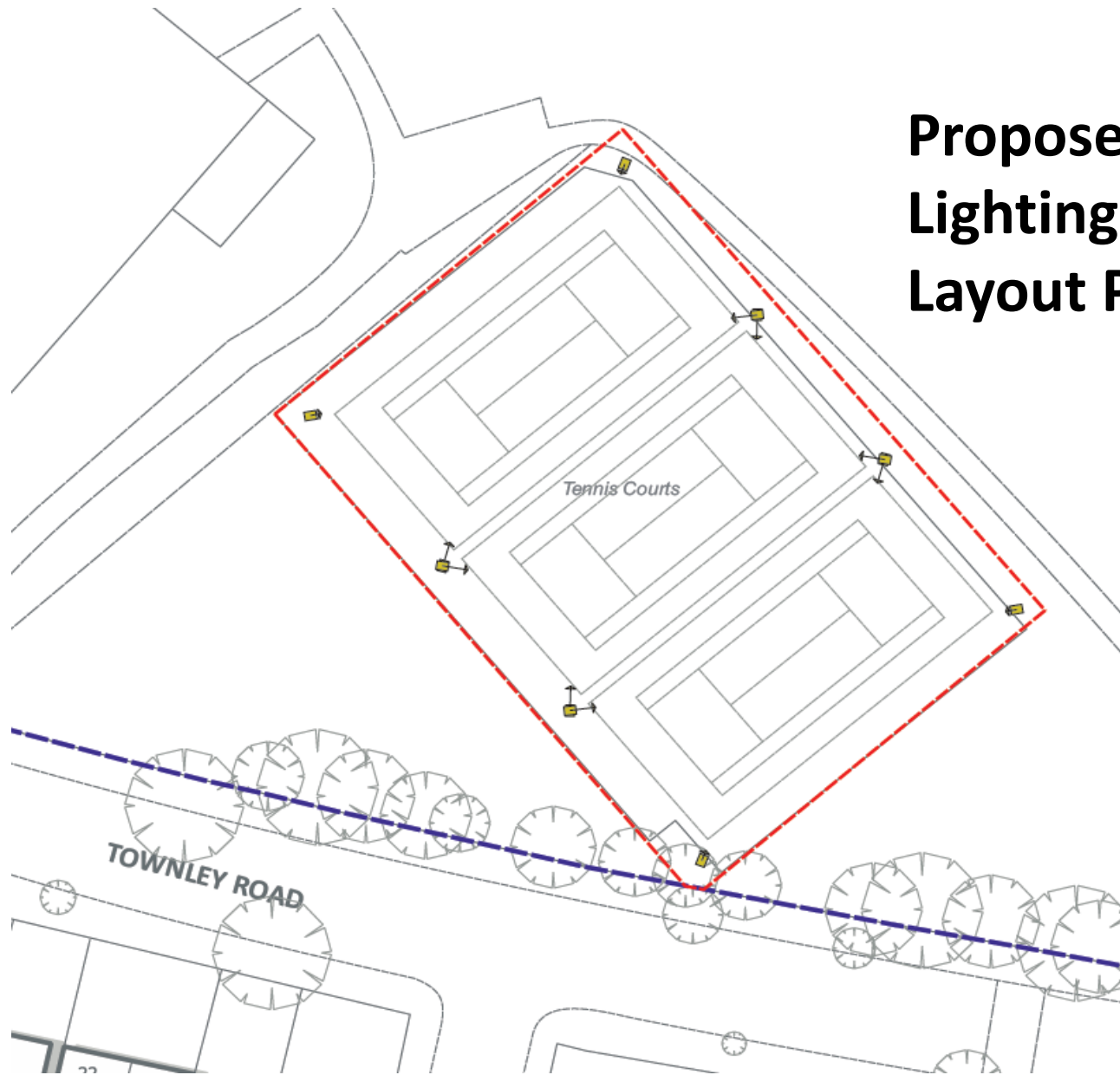


Aerial View 2

Aerial View 3

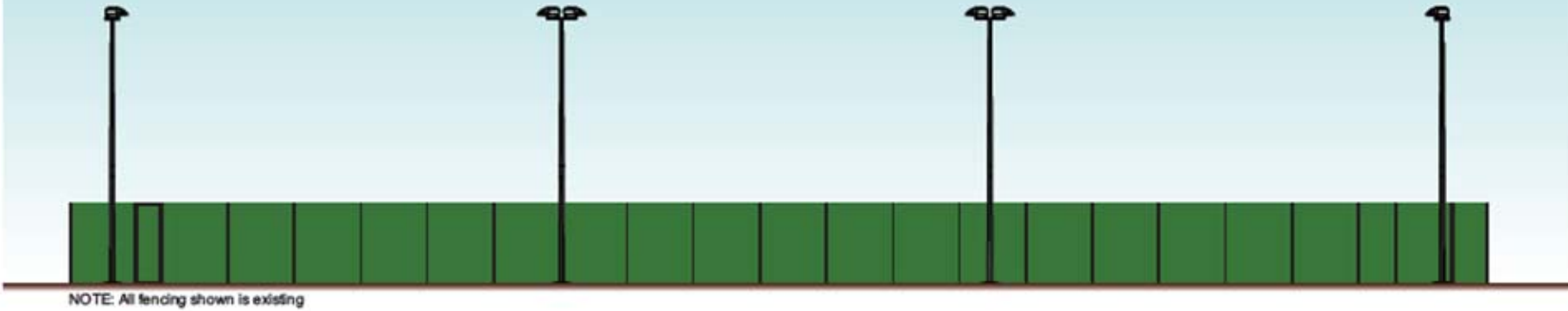


Proposed Lighting Layout Plan



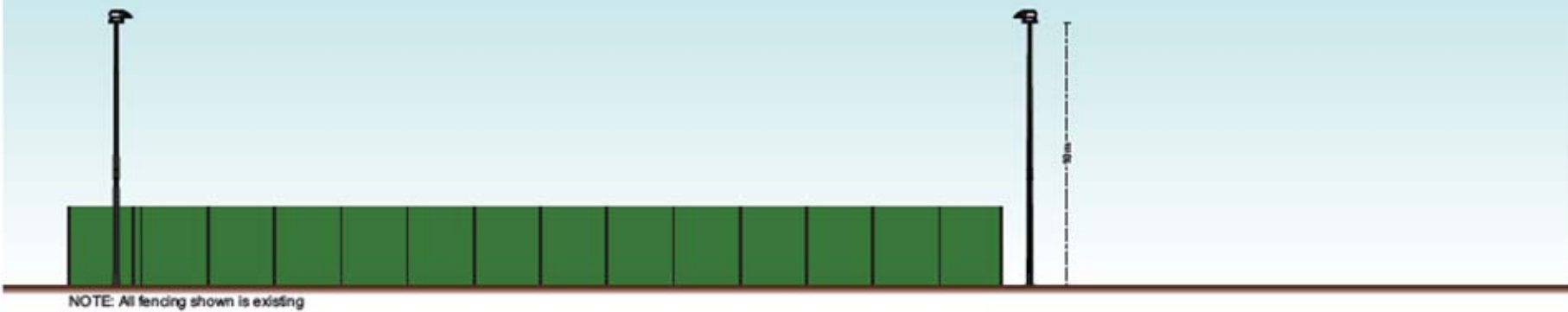
11

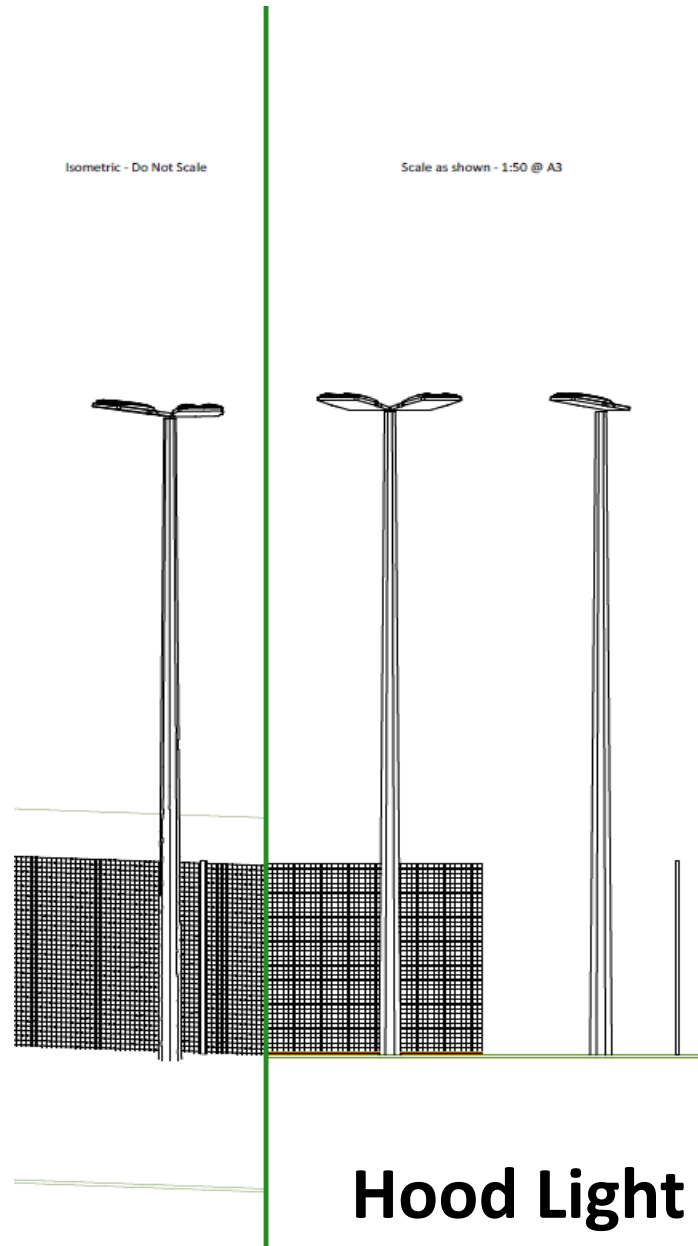
ELEVATION A-A



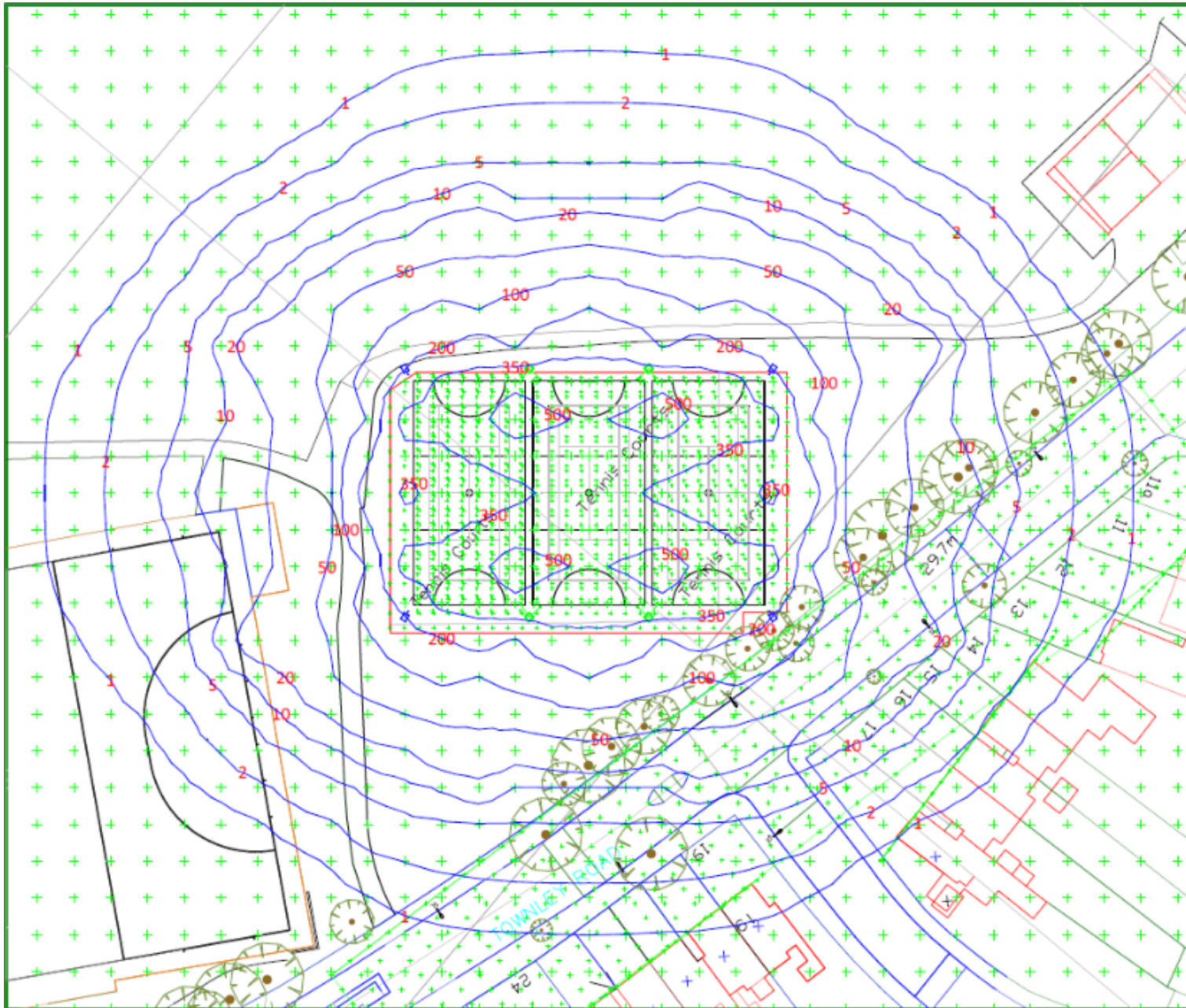
Proposed Elevations – Court Floodlights

ELEVATION B-B





Hood Light Details Elevation



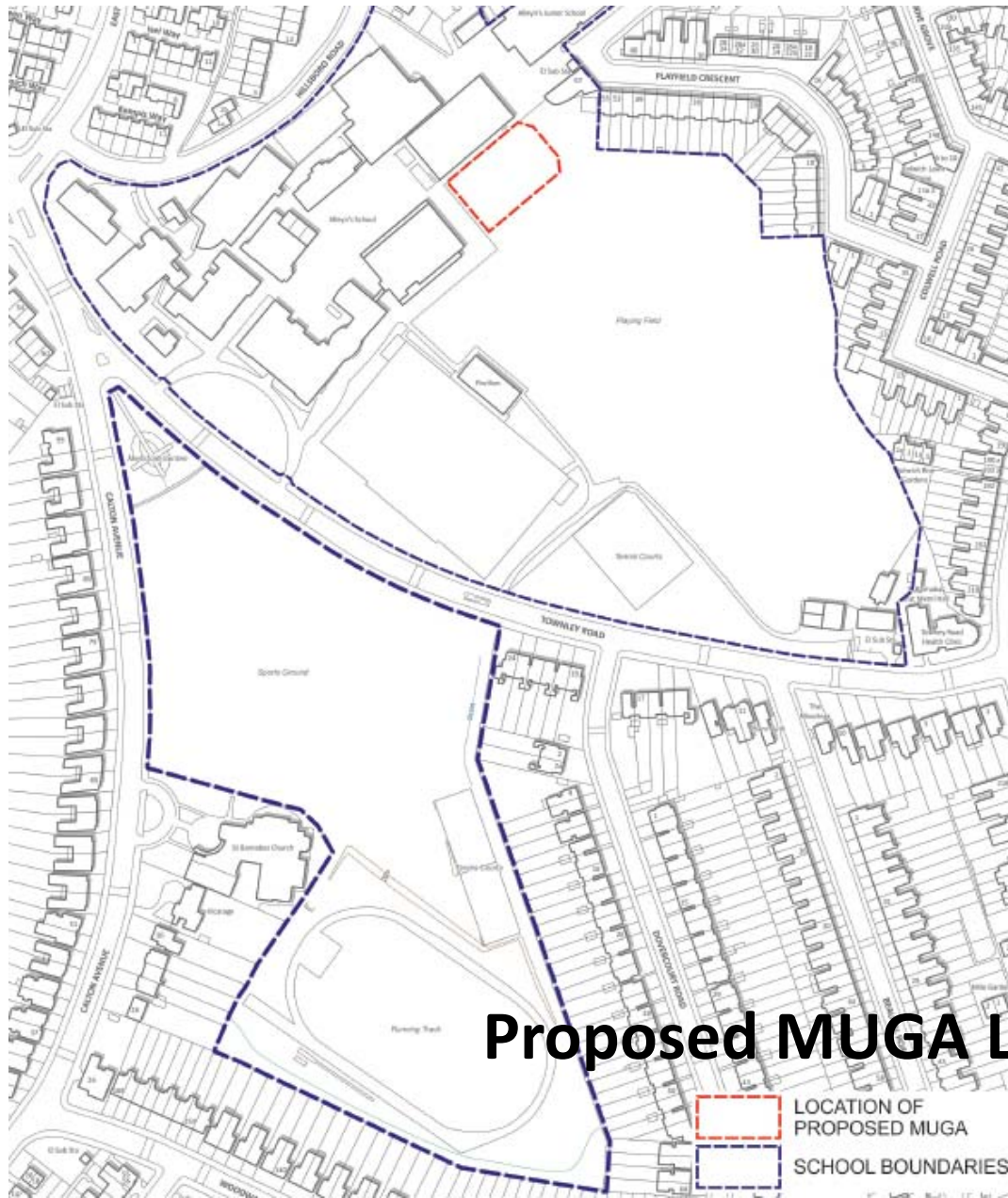
**Item 7.2 - ALLEYNS SCHOOL, TOWNLEY ROAD,
LONDON, SE22 8SU
Full Planning Application
Application 19/AP/1933**

**Creation of a multi-use games area (MUGA)
and associated fencing**

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Site Location Plan



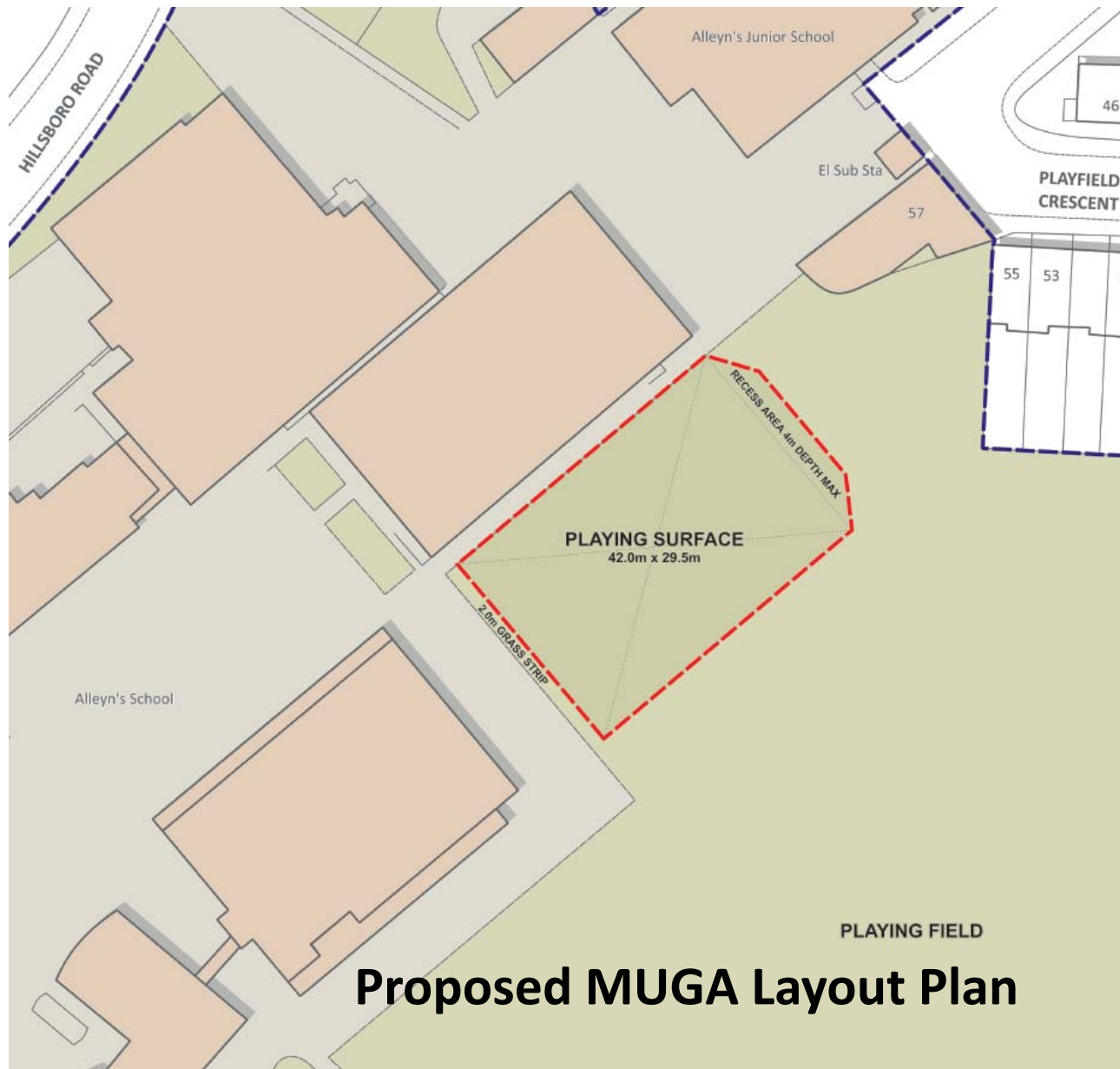
Proposed MUGA Location Plan



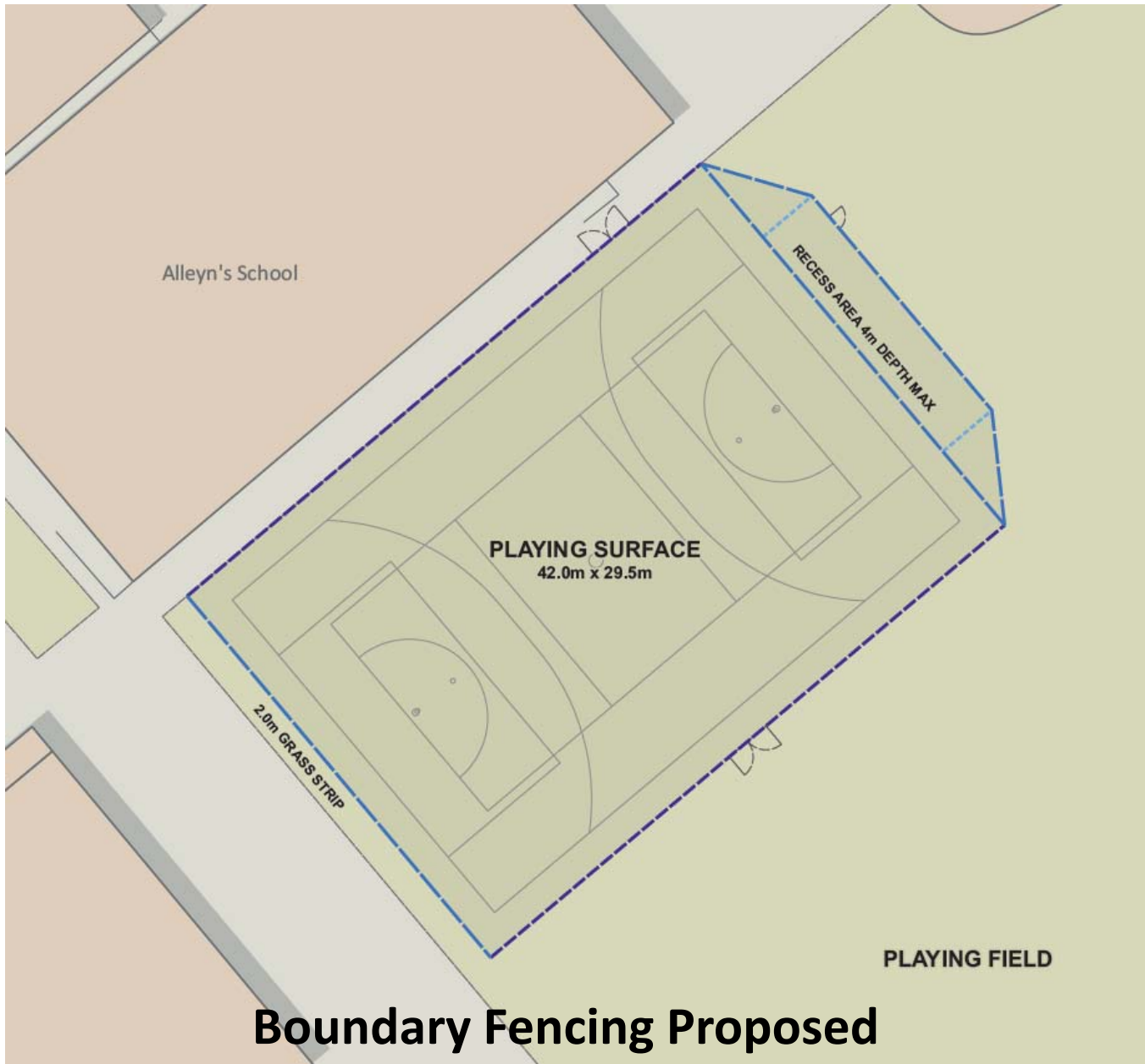
Aerial View Photographs

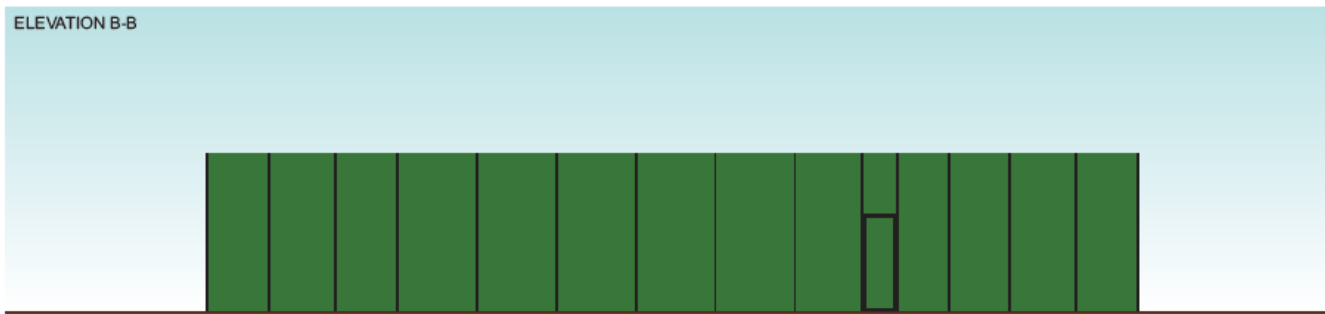






Proposed MUGA Layout Plan



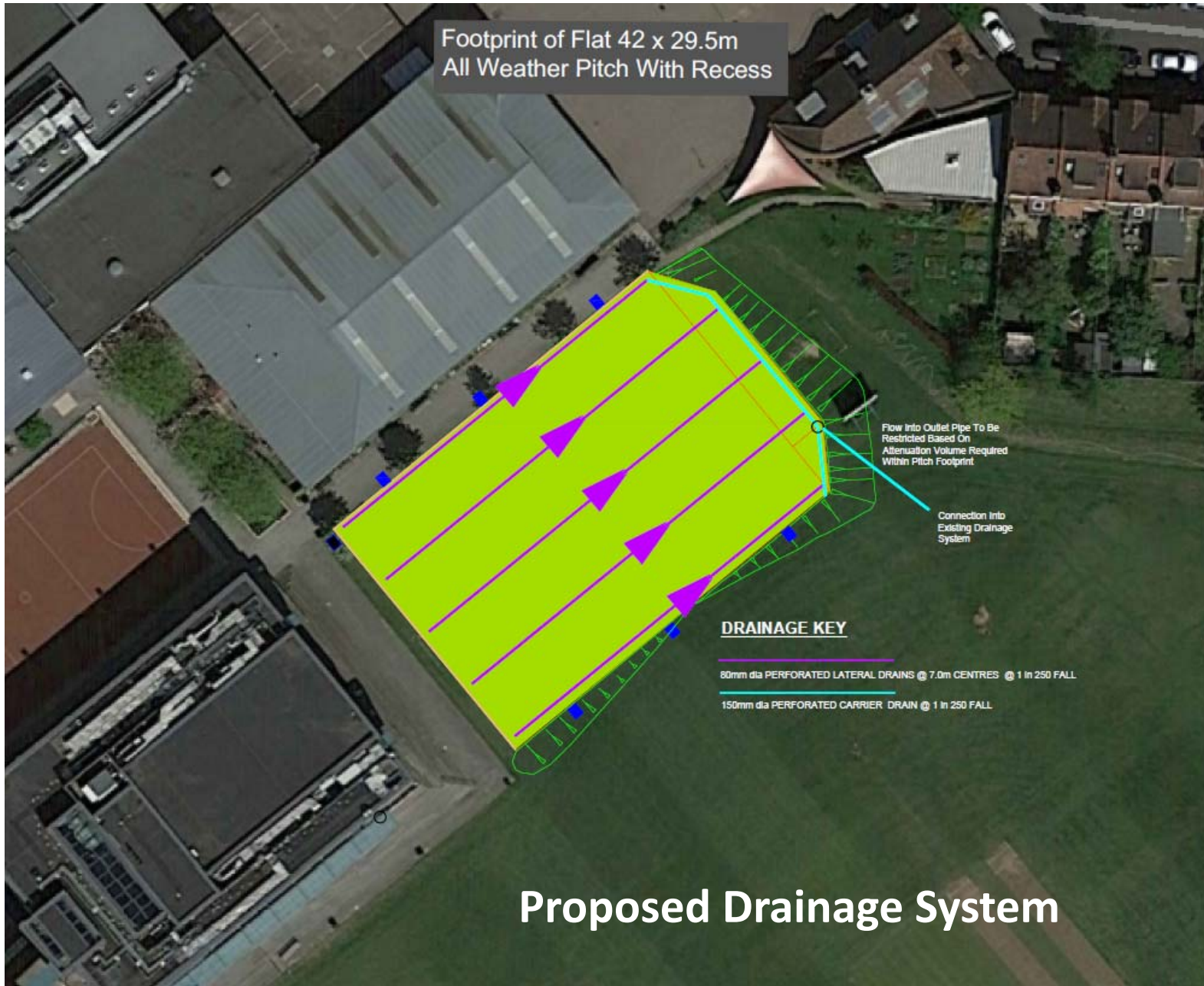


REVISION A:
Side fencing height increased from 1.2m to 1.8m
HNA/04-09-2019



Multi use Games Area – Proposed Elevations

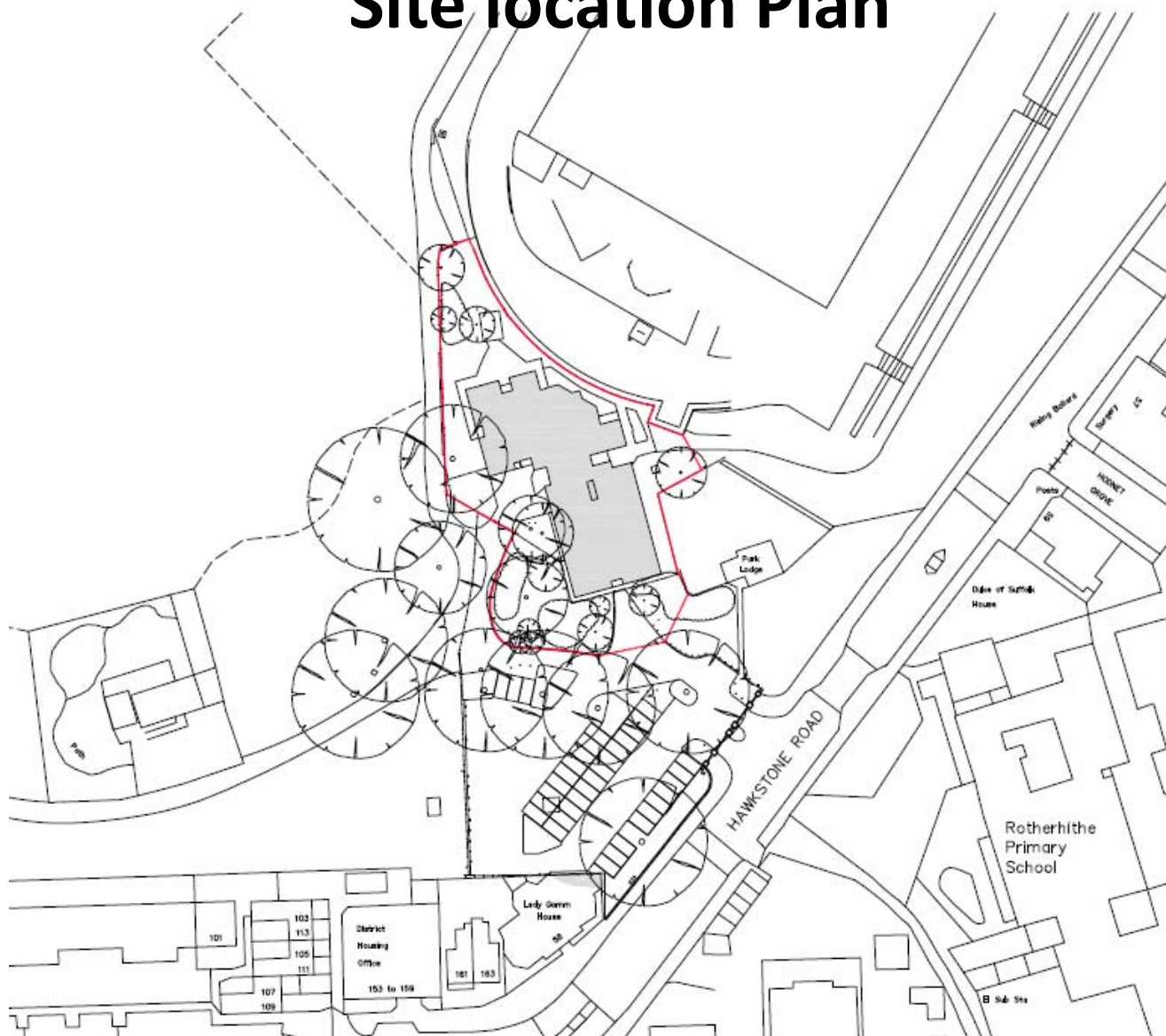




**Item 7.3 – THE SOUTHWARK PARK ATHLETICS TRACK
AND GYM, HAWKSTONE ROAD ,LONDON, SE16 2PE
Full Planning Application
Application 19/AP/2098**

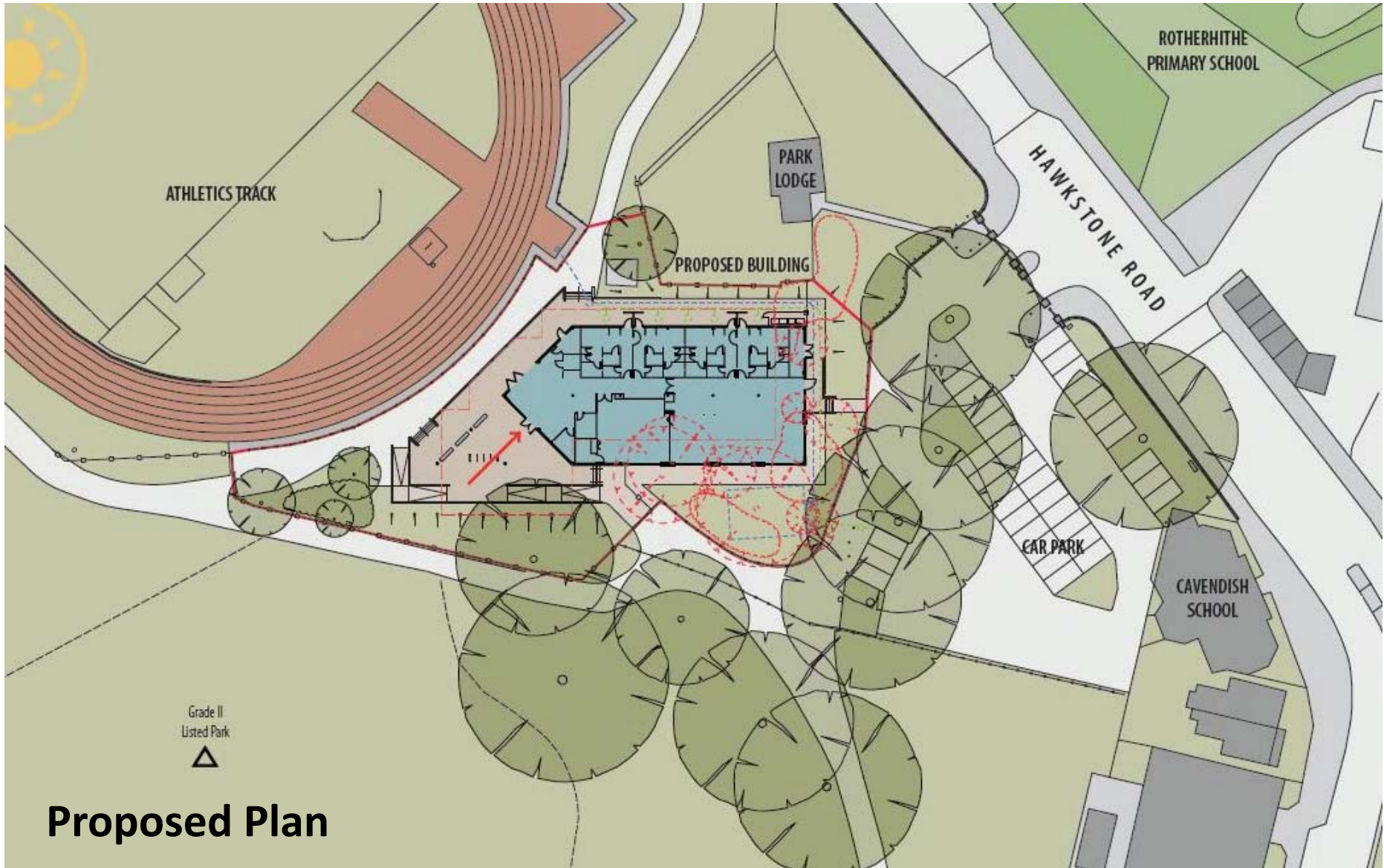
**Redevelopment of the existing Southwark
Athletics Centre including demolition of
existing building and construction of new
facility in the same location.**

Site location Plan



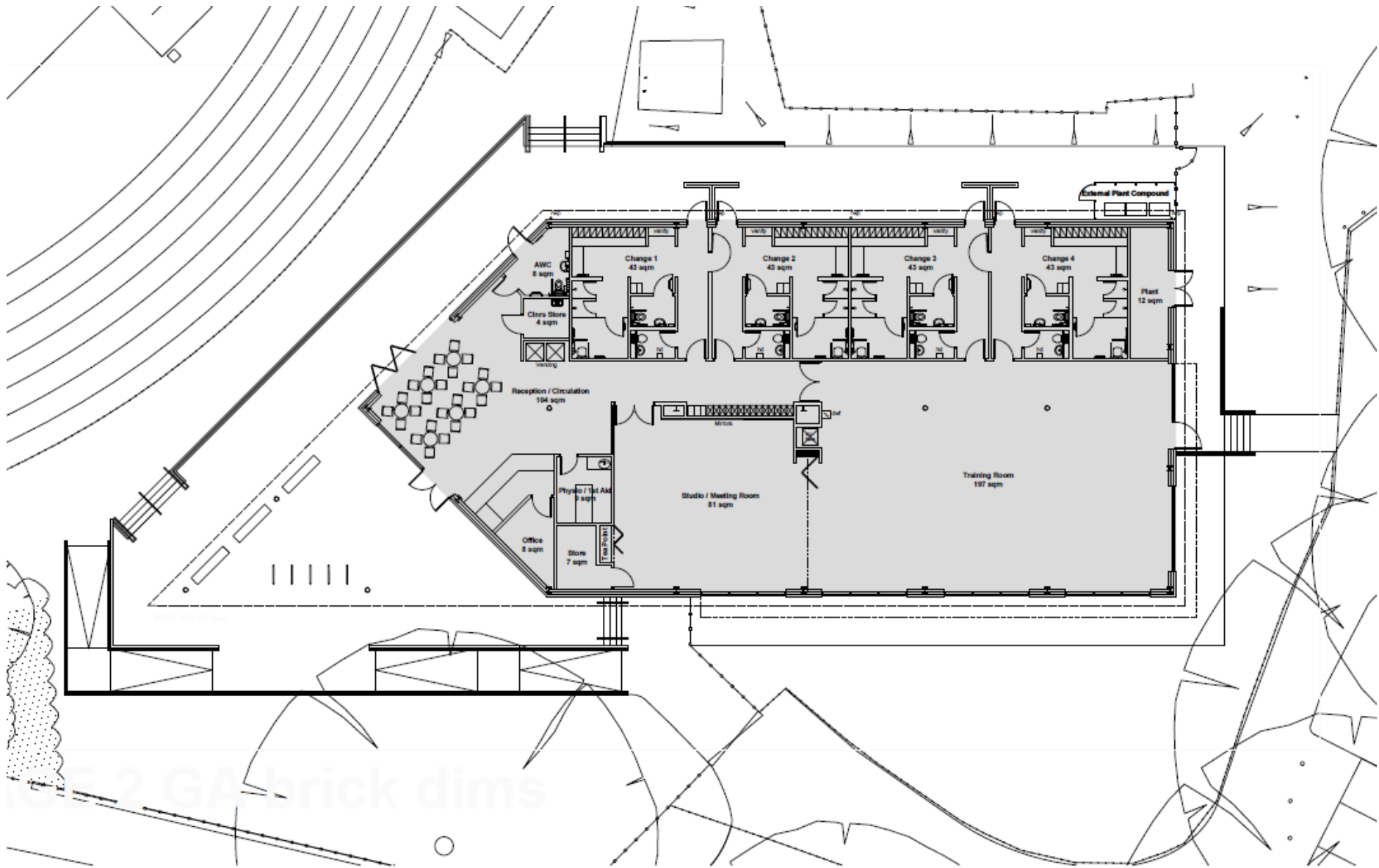


Existing Site Location Plan

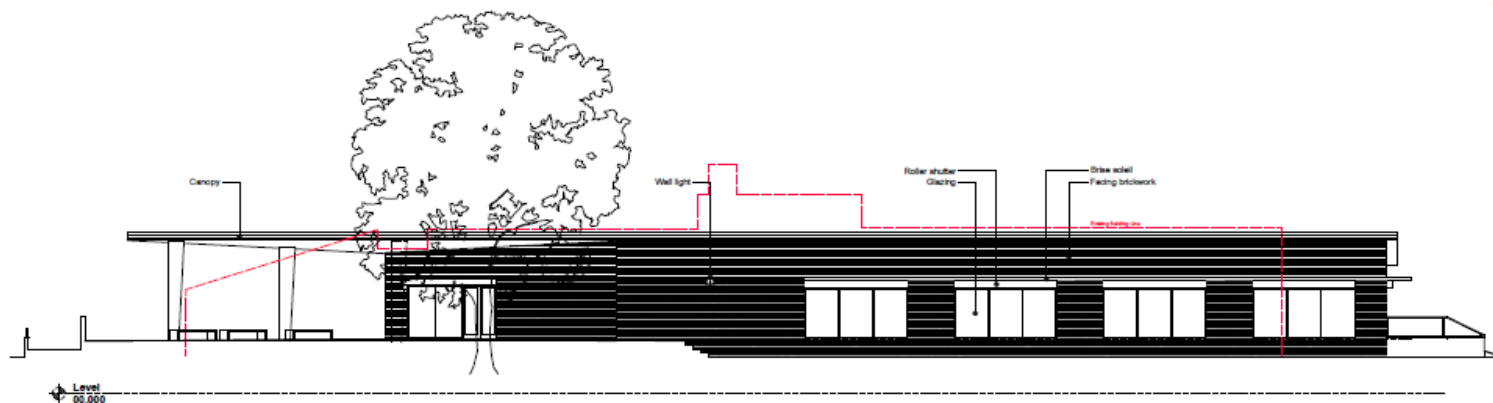


Proposed Plan

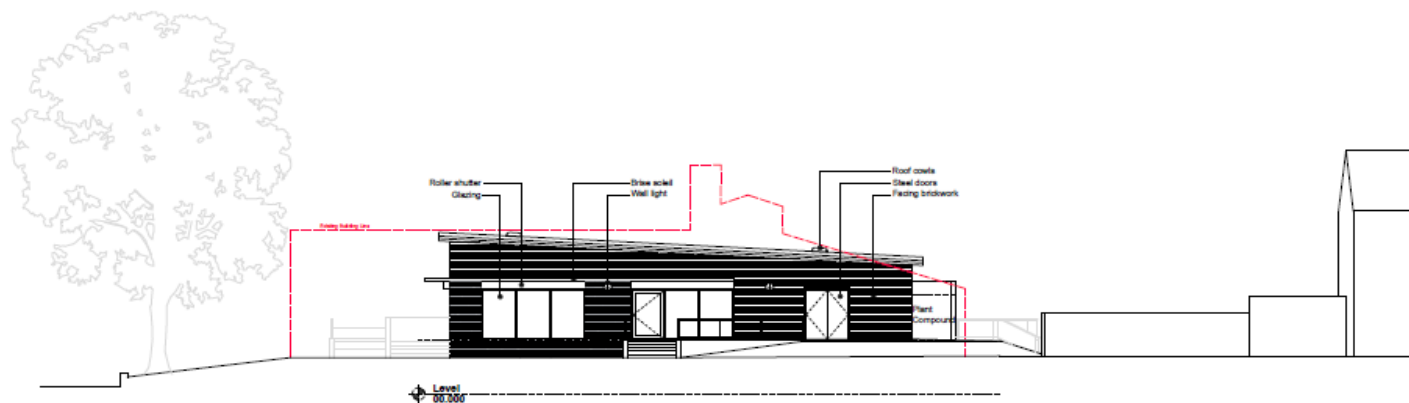




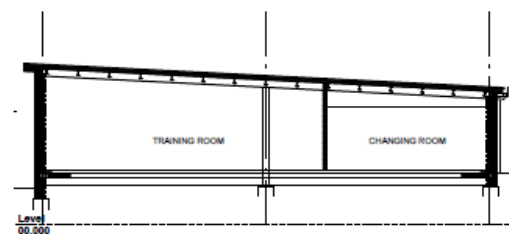
Proposed Floor Plan



WEST ELEVATION



SOUTH ELEVATION



SECTION

Proposed Elevations / Section



View from Car Park



Proposed Main Entrance





View from Athletics Track