

## Planning Committee

Tuesday 8 September 2020

6.30 pm

Online/Virtual: Members of the public are welcome to attend the meeting.

Please contact [Constitutional.Team@southwark.gov.uk](mailto:Constitutional.Team@southwark.gov.uk) for a link or telephone dial-in instructions to join the online meeting

## Supplemental Agenda No.1

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# Welcome to Southwark Planning Committee

08 September 2020

## MAIN ITEMS OF BUSINESS

Item 6.1 19/AP/0864 – Valmar Trading  
Estate, Valmar Road, SE5 9NW

Item 6.2 19/AP/2307 – Daisy Industrial  
Estate, 19-35 Sylvay Grove, SE15 1PD

Southwark Free Wi-Fi Password

**Fr33Wifi!**



Councillor Martin Seaton (Chair)



Councillor Kath Whittam (Vice Chair)



Councillor Cleo Soanes



Councillor Margy Newens



Councillor Barrie Hargrove



Councillor Adele Morris



Councillor Catherine Rose



Councillor Damian O'Brien

## 19/AP/0864: VALMAR TRADING ESTATE, VALMAR ROAD, LONDON SE5 9NW

Redevelopment of the site to include the demolition of the existing buildings and construction of three buildings of: 7 storeys (plus single storey basement), 6 storeys and 4 storeys across the site providing employment space with ancillary screening room and gallery space (Use Class B1), 127 hotel rooms (Use Class C1), 43 residential units (Use Class C3) and a café (Class A3); together with associated landscaping works and provision of refuse storage, cycle parking, disabled car parking and amenity space

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# Site Plan





## Site photographs



Aerial view of site



Valmar Road entrance



Denmark Hill entrance



View from unit 1 towards Denmark Hill



## Site photographs



**Milkwell Yard**



**Unit 1**



**Unit 1a**



**Unit 2**

## Site photographs



units 2 and 3-7



## Proposed site layout plan



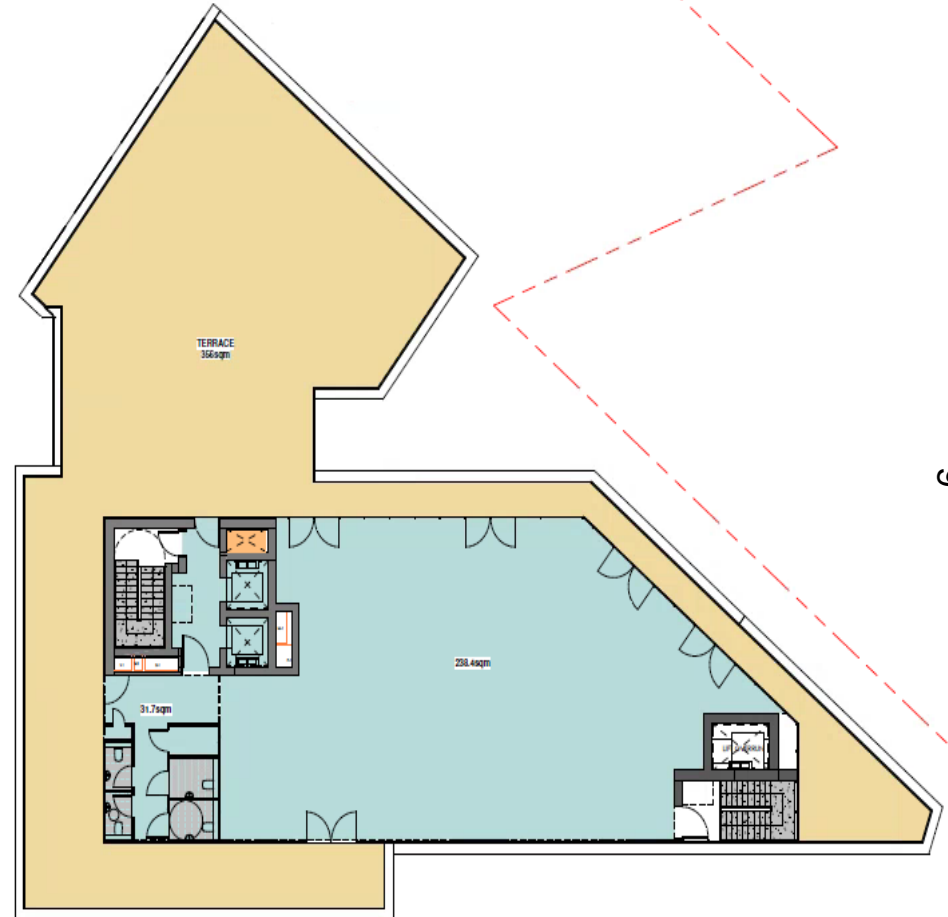




# Main Block



Proposed second floor plan



Proposed top floor plan

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## Main Block



**View of route between Main Block and Block A**



**Front (north-west) elevation Main Block**



**South-west elevation facing Block B**





## Main Block



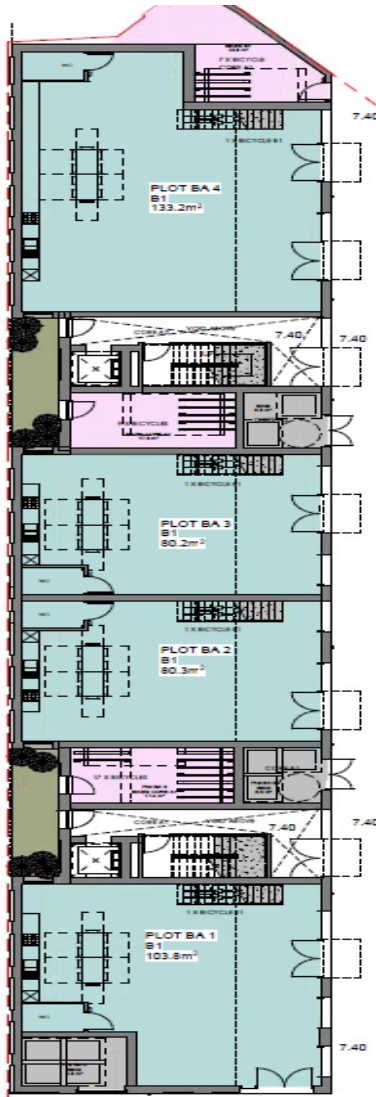
**View towards Milkwell Yard between Main Block and Block B**



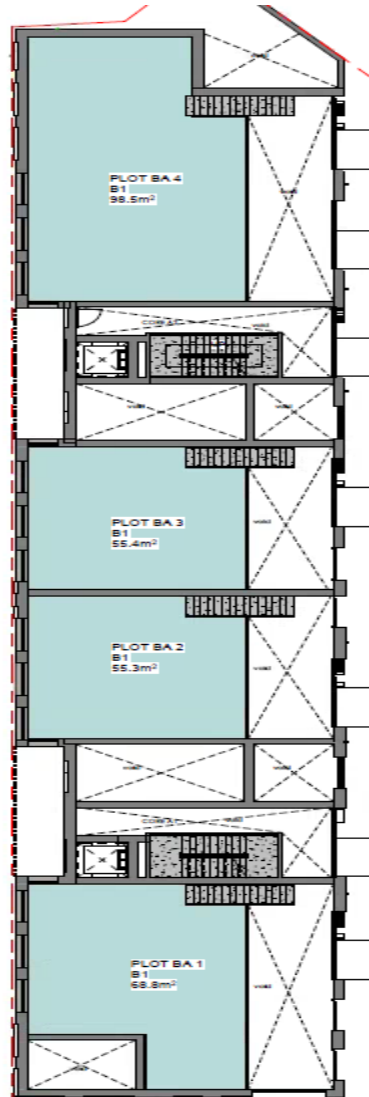
**South-east elevation facing Denmark Hill**

# Block A

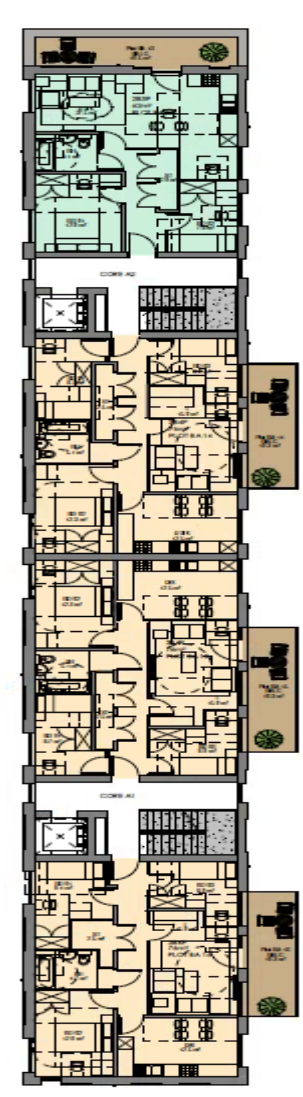
## Ground floor



## Mezzanine plan



## Third floor



## Block A elevations



## Front elevation



## Rear elevation

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## Block B



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## Front elevation



## Rear elevation



## Block B and Main Block



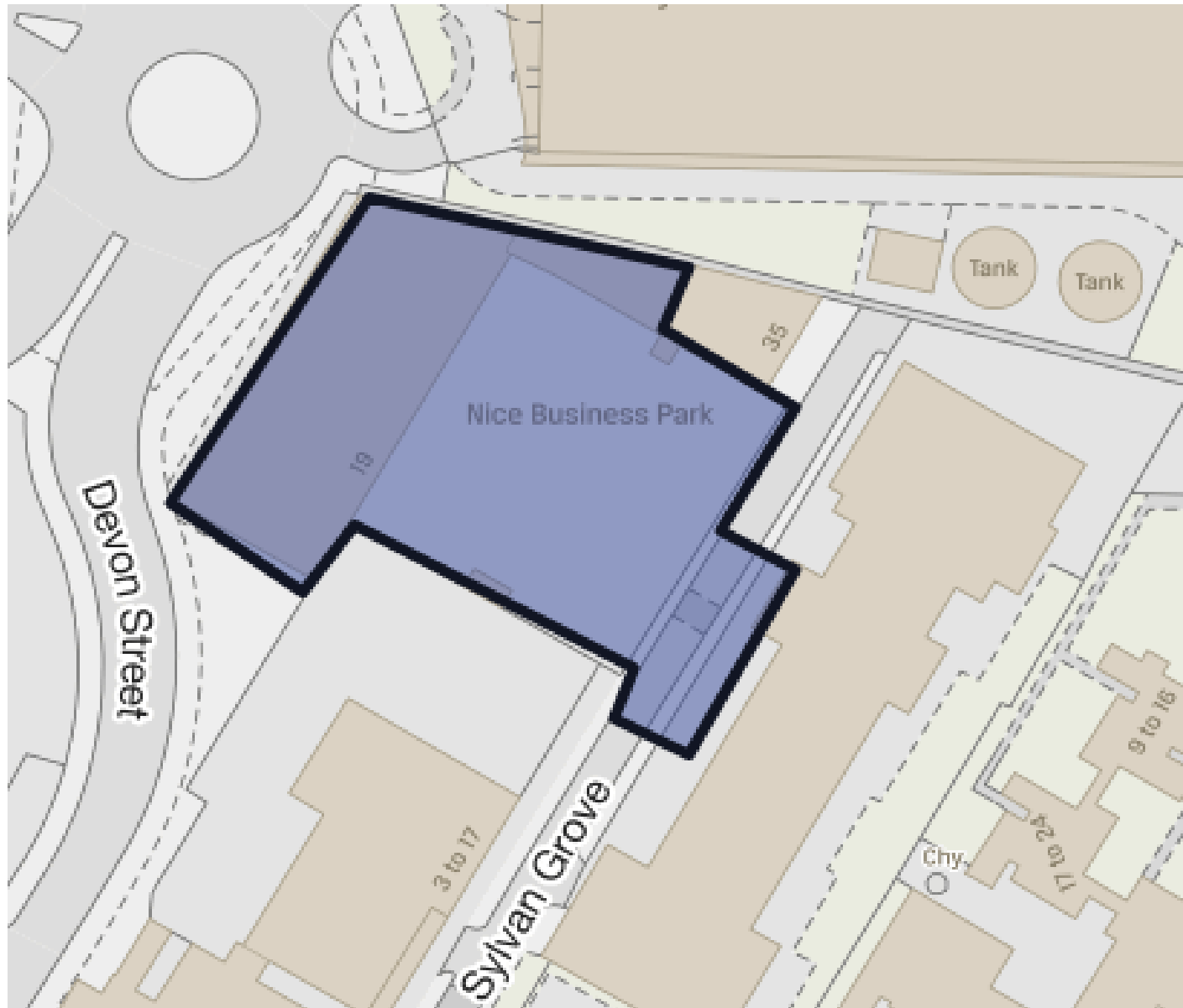


## 19/AP/2307 – DAISY BUSINESS PARK, 19-35 SYLVAN GROVE LONDON SE15 1PD

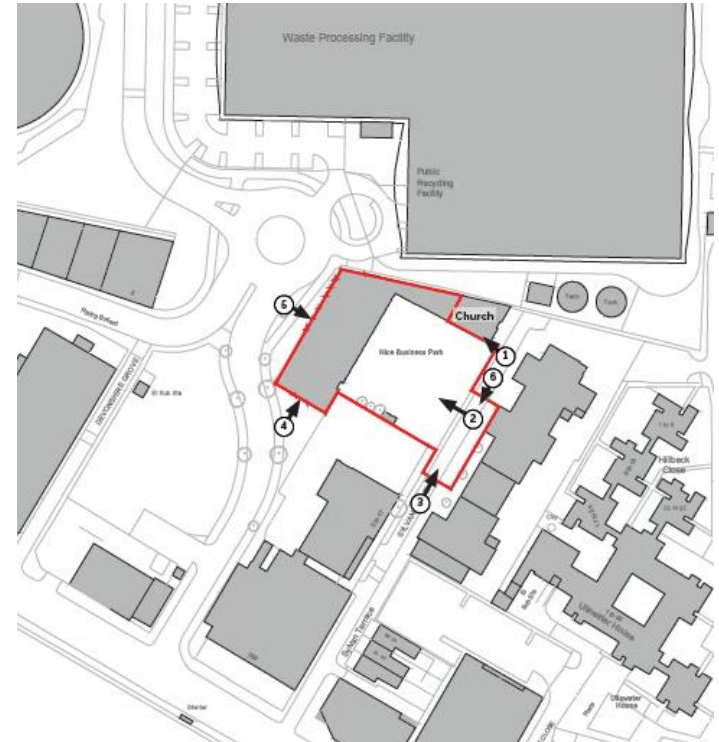
Redevelopment to provide a mixed use development comprising up to 219 residential dwellings (Use Class C3) and up to 2,986sqm (GIA) commercial workspace (Use Class B1) within two buildings of 5 storeys and 32 storeys with associated car and cycle parking, landscaping, and public realm and highways improvements.

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# SITE PLAN



# SITE PLAN





## Current Site



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# Extract from OKR AAP Masterplan



# PROPOSED SCHEME





## PROPOSED SCHEME

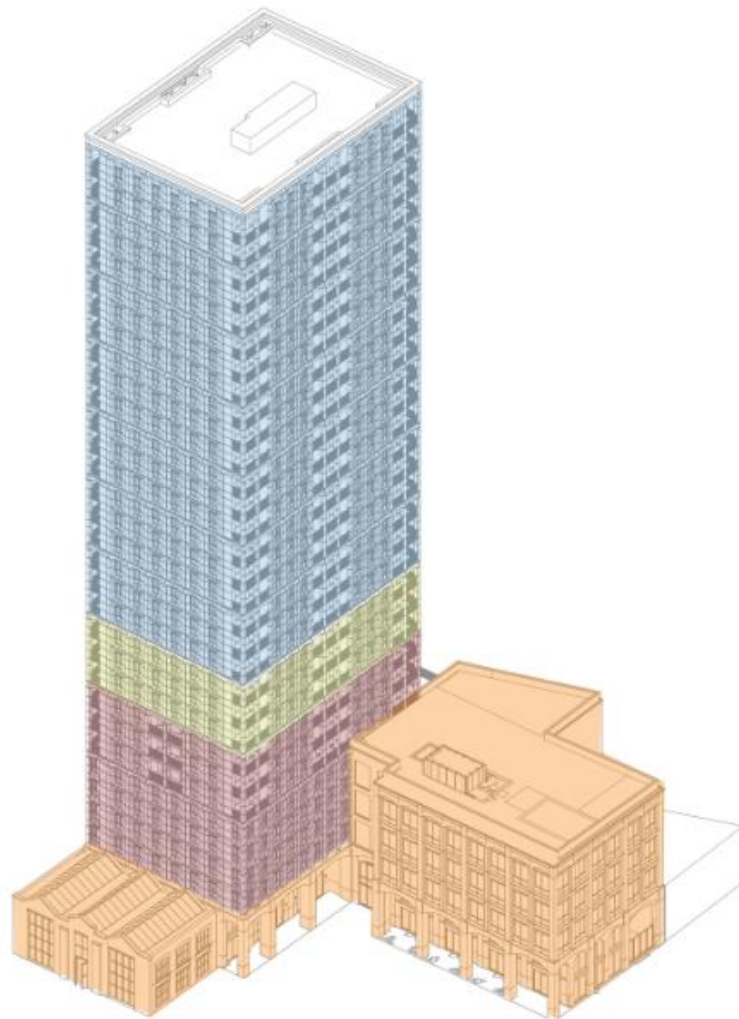
Market	
Studio	20
1 Bed	60
2 Bed	80
3 Bed	
Total	160





Social	
Studio	0
1 Bed	11
2 Bed	0
3 Bed	27
Total	38

Intermediate	
Studio	0
1 Bed	9
2 Bed	9
3 Bed	3
Total	21

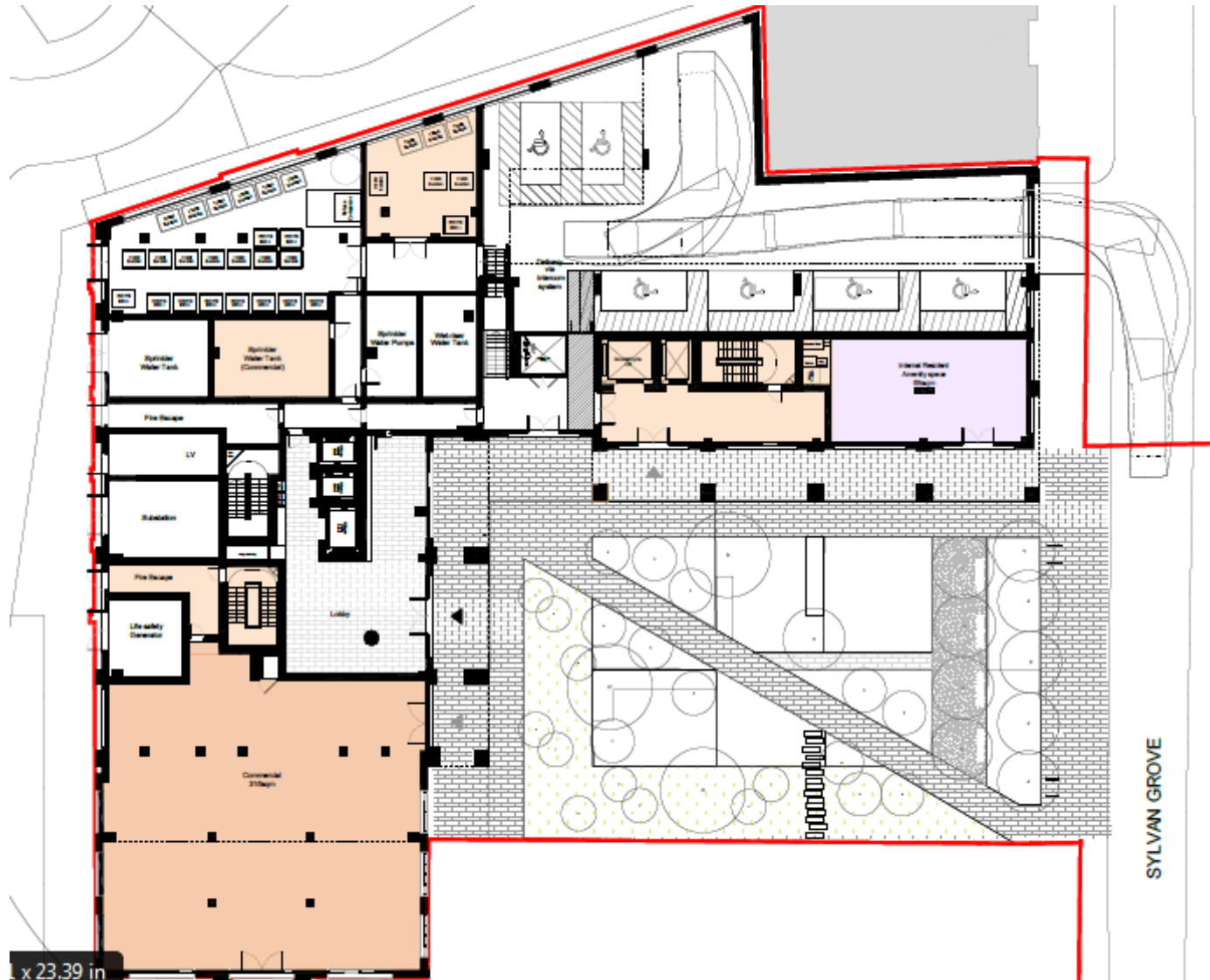
- 219 Residential Units
- 35.1% Affordable housing provision based on habitable rooms.
- 59 Residential units Affordable housing, 38 Social rented and 21 Intermediate rent
- The 35.61 % Affordable housing is split into Social 25.4%, 9.7% intermediate
- 52 % total residential units are designed as dual aspect units (116 of 219 units in total).

# TENURE DISTRIBUTION



-  Private Sale Apartments.
-  Shared Ownership Apartments.
-  Social Rent Apartments.
-  Commercial Accommodation

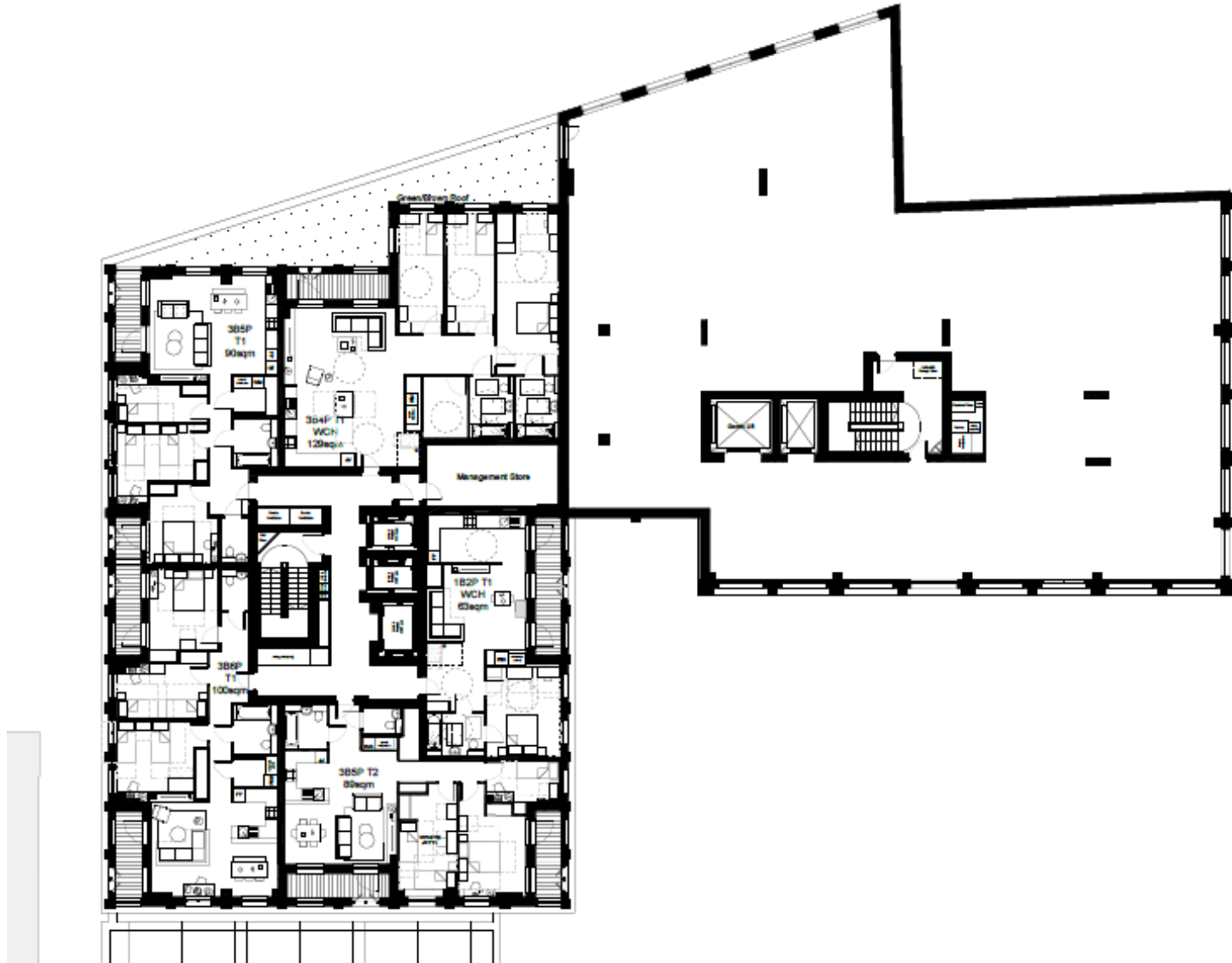
# PROPOSED SITE PLAN



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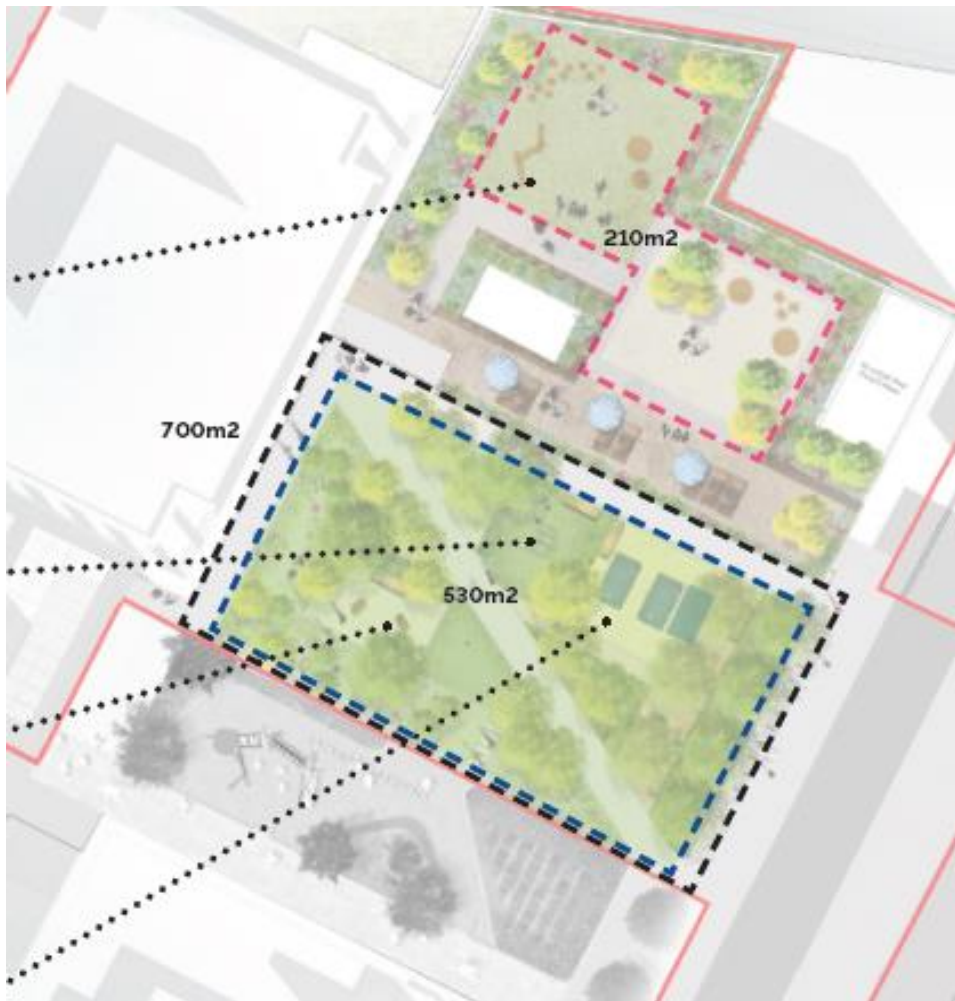
# TYPICAL UPPER FLOOR LEVELS 2-5



# OPEN SPACE



## OPEN SPACE – CHILDRENS OPEN SPACE



Under 5's doorstep play to roof terrace



Playable landscape within garden square for under 5's, 5 - 11, 12+ and 16 & 17 year olds



Overall extent of public realm within the garden square (excluding area under colonnades) = 700m2



# OPEN SPACE DAISY AND DEVONSHIRE SQUARE SCHEME



## Section of development

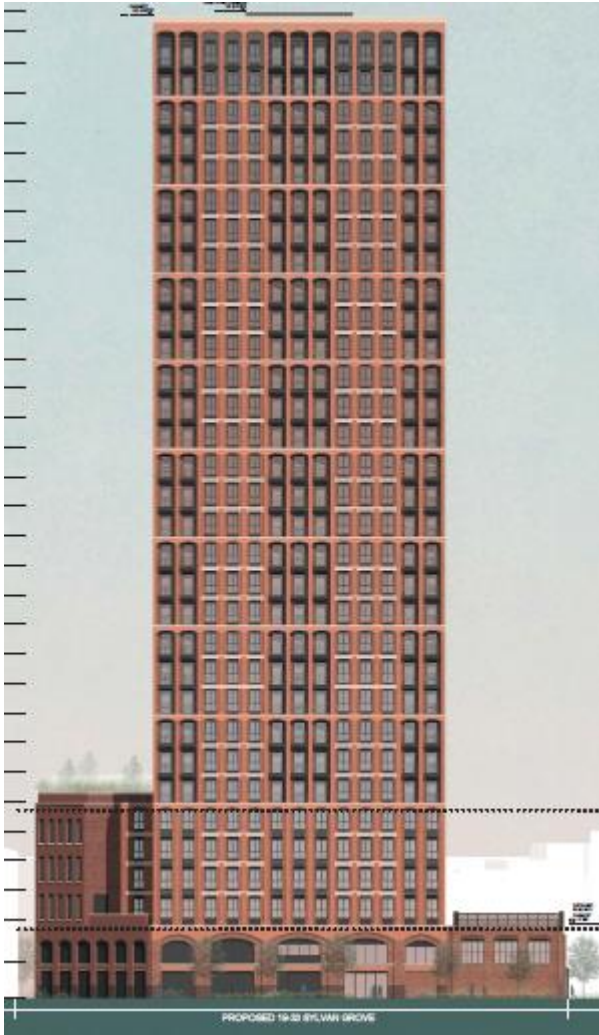


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# OPEN SPACE PROVISION

	Policy requirement	Proposal	Difference
<b>Private</b>	2,190sqm	1,404sqm (not including those that exceed 10sqm)	-786sqm
<b>Communal</b>	50sqm + shortfall 786sqm of private amenity space (total 836 sqm)	363sqm	-473sqm
<b>Dedicated children's play space</b>	740sqm required by the June 2019 GLA calculator	740sqm	0sqm
<b>Public open space</b>	None is proposed on site in the draft 2017 AAP masterplan with site being shown as an infill development. The scheme would therefore have been expected to make an off site financial contribution to public open space in the vicinity equivalent to 1,095sqm	This scheme would contribute 700sqm to that new public space.	This scheme would still be required to make an off site in lieu financial contribution equivalent to 395sqm

# BUILDING HEIGHTS



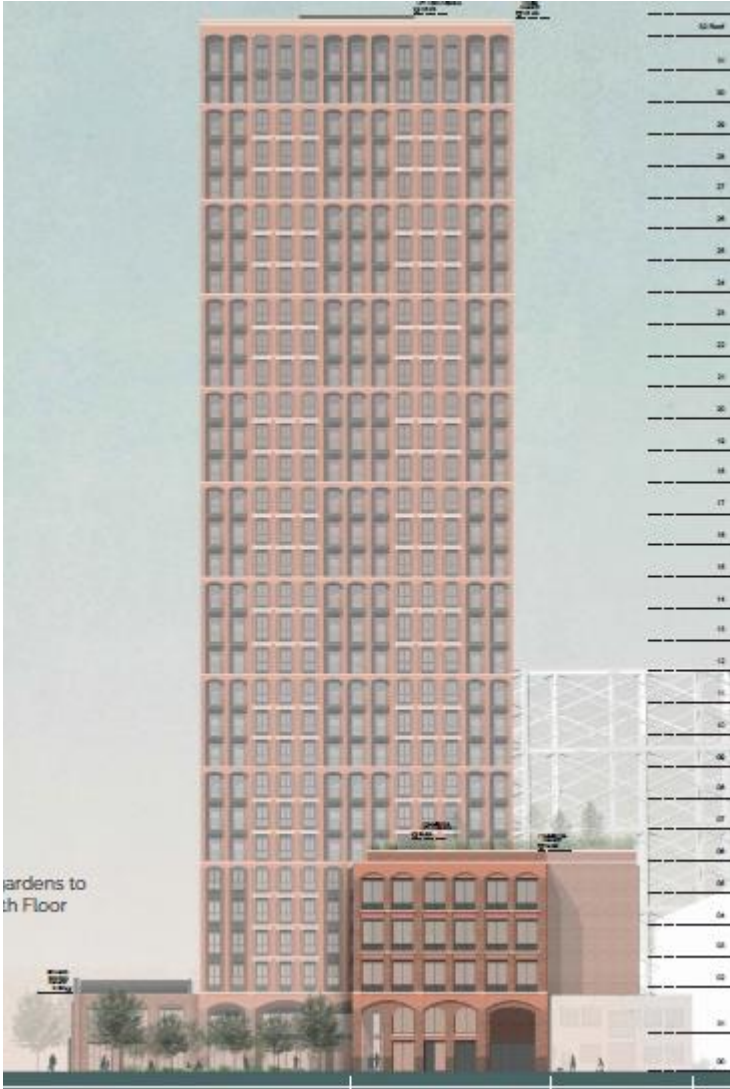
West Elevation



South Elevation

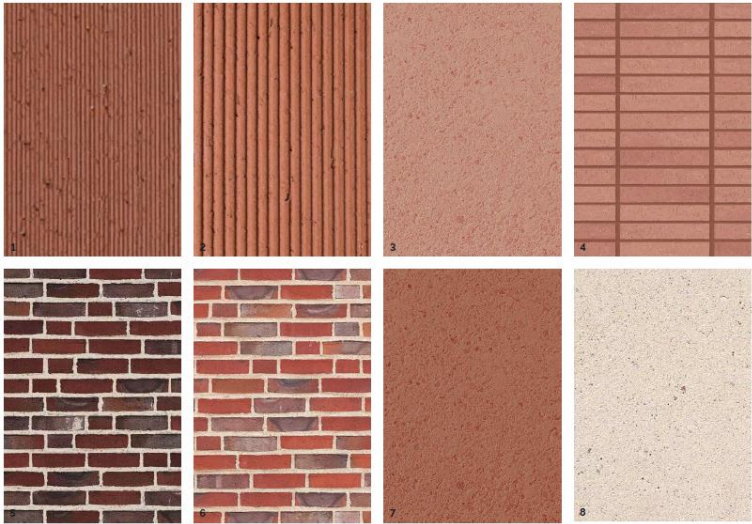


# East Elevation facing Sylvan Grove



## Materials

- Terracotta
- Precast Stone
- Aluminium Window System
- Painted Steel Balustrade
- Red Brick
- Dark Red Brick



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# BUILDING HEIGHTS –CUMULATIVE DEVELOPMENT

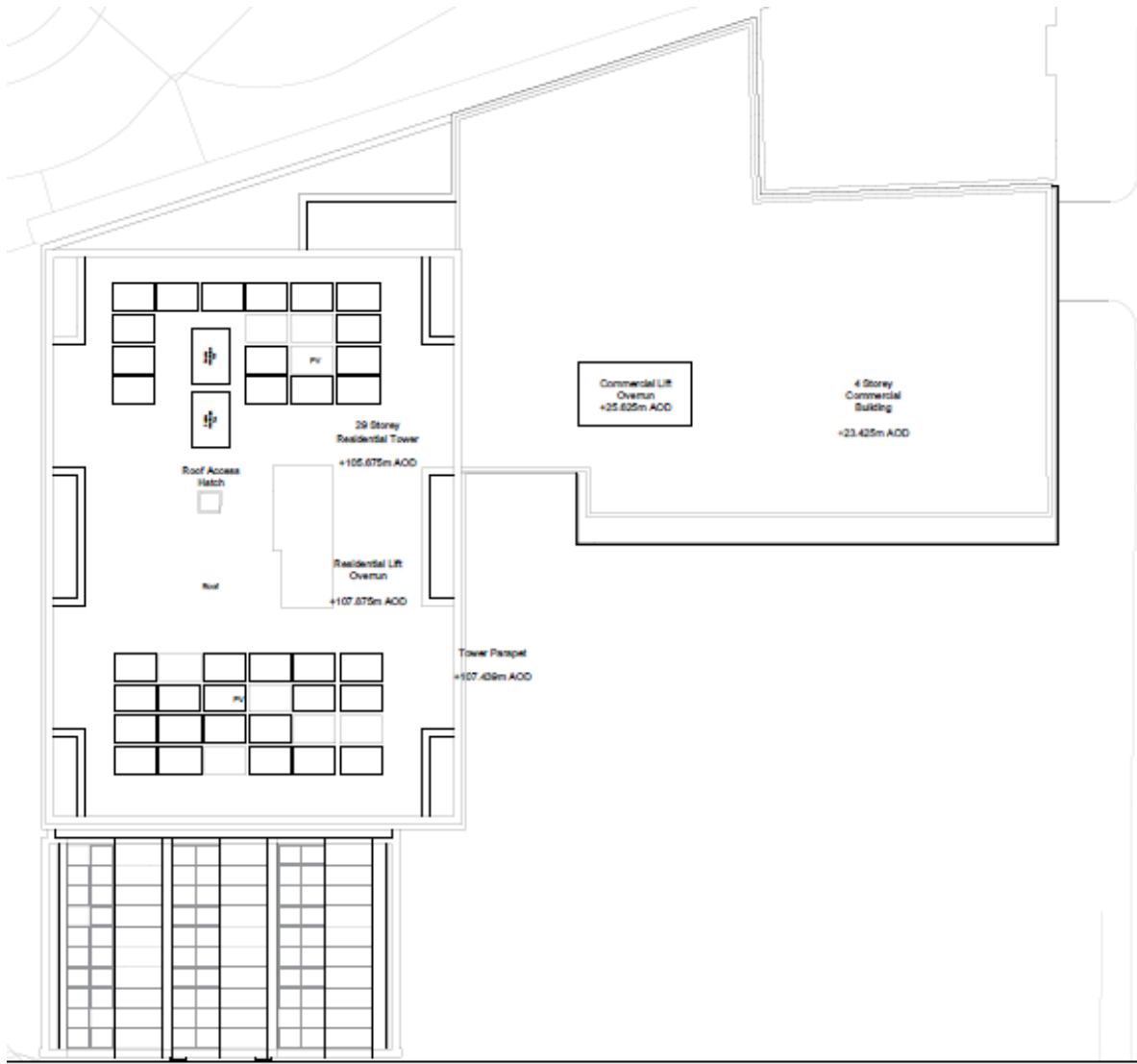


# MICROCLIMATE





# SUSTAINABILITY



Renewables: PV panels and air source heat pump on-site.

Total carbon savings for domestic: **70%**  
Non-domestic: **61%**

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## CGI View from Sylvan Grove



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## SUMMARY

**219 new homes to the borough's housing stock;**  
**35.1% affordable housing overall;**  
**Uplift of employment floorspace;**  
**The provision of a 2,986sqm new commercial floorspace;**  
**10% affordable workspace;**  
**a publicly accessible children's play space and open space;**  
**Three objections**



<b>Item No:</b> 6.1/6.2	<b>Classification:</b> Open	<b>Date:</b> 8 September 2020	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b> Final		<b>Addendum report</b> Late observations and further information	
<b>Ward(s) or groups affected:</b>		Camberwell Green, Old Kent Road	
<b>From:</b>		Director of Planning	

## PURPOSE

- 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

- 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 - 19/AP/0864 – Valmar Trading Estate, Valmar Road, London SE5 9NW

#### 1. Two additional consultation responses were received following publication of the Report.

One response in objection raised the following issues:

- A 127 bed hotel is excessive given the poor transport links and impact of Covid on demand.
- The surrounding roads (Valmar, Crawford, Warner, Morena) are narrow residential streets, already impacted by traffic for Crawford School. Council should be reducing/calming traffic – hotel traffic would have environmental consequences which have not been considered.

One response in support raised the following issues:

The development would assist the regeneration of Camberwell;

- Hotel and employment space will provide jobs and support existing businesses in the town centre;
- Additional housing welcomed.

#### 2. Policy Update

The latest version of the New Southwark Plan ('Southwark Council's proposed changes to the submitted New Southwark Plan 2018 to 2033') was published in August, and includes as part of site allocation NSP24 an indicative capacity of 48 homes. The previous version of the NSP, dated January 2020, did not include an indicative capacity for this or any of the site allocations.

### **3. The following minor corrections to the report should be noted:**

#### Correction to Appendix 1

Site notice date: ~~n/a~~ 02/05/2019

Press notice date: ~~n/a~~ 02/05/2019

Case officer site visit date: ~~n/a~~ 02/05/2019

#### Correction to Appendix 2

Neighbour and local groups ~~consulted~~ received:

### **4. Additional condition**

One additional compliance condition is recommended, as follows:

Notwithstanding the details shown on the plans, the ground floor windows in the south-east elevation of Block B shall be omitted, and the upper floor windows in the same elevation which directly overlook the children's play area shall be obscure glazed and fixed shut up to a height of 1.7m above internal floor level.

Reason:

In the interests of the safety and security of the children's play area adjoining the block, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) and saved policies 3.2 'Protection of amenity' and 3.14 'Designing out crime' of the Southwark Plan (2007).

This would prevent direct overlooking of the children's play area from the residential windows on the boundary. It is noted that each habitable room has at least one alternative clear glazed and openable window on another elevation.

### **5. Conclusion of the Director of Planning**

The additional consultation responses raise issues similar to those received previously, and the matters are covered in the main officers report. The indicative capacity for homes set out in the latest version of the NSP is similar to the number included in the application, but is in any case only an indicative capacity, not a requirement. On this basis, the recommendation remains that planning permission be granted, subject to conditions including the additional condition set out above, and the completion of a legal agreement.

#### **Item 6.2 – 19/AP/2307 – Daisy Business Park, 19-35 Sylvan Grove, SE15 1PD**

#### **PURPOSE**

- 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**

- 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**

### **1. Late consultation responses**

A second letter of objection from the operators of the adjoining integrated waste management facility (IWMF) Veolia, has been received since the publication of the main report. The letter reiterates the concerns that the residential development would hinder the operation of their facility. Veolia comments that the applicant's odour assessment should take into account mitigation against odours from the plant and that the ventilation system of the proposed development may draw in odour when a north-easterly wind is blown in the winter months.

Veolia asks that there should be appropriate requirements in the S106 agreement to make the building freeholder responsible for taking any future action necessary to mitigate odour complaints, rather than that burden falling upon either the individual future tenants or Veolia. They further note that it would be better for ventilation air to be drawn from a central supply with provision of filtration and that should there be odour issues once development is occupied the filtration could be added and is secured in the S106.

Veolia emphasises that the scheme should follow the Agent of Change principle and accept the above. They further comment that this should be included in the Devonshire Square development.

#### Officers response:

The applicant has submitted an Air Quality Assessment and an Odour Assessment with the application. The findings and mitigation measures are outlined in paragraph 180 of the main committee report and confirmed that the Council's Environmental Protection Team, (EPT) raises no objections. The submitted air quality assessment notes potential odour impacts arising from the adjacent waste facility would be mitigated through the provision of mechanical ventilation systems fitted with odour filters for both the commercial and residential elements if impacts are deemed to require mitigation.

Officers consider that an appropriate condition requiring the submission of the ventilation strategy with the inclusion of filters be submitted prior to development above grade would be able to address the above. The details submitted would be consulted with the Council's EPT officers. Officers consider that the mitigation measures would be acceptable and the scheme would follow the Agent of Change principle. The additional condition should be included in the recommendation:

- a) Prior to commencement of works above grade of the development hereby authorised, details of the ventilation strategy including filters to be used in the carrying



out of this permission shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

- b) Prior to occupation, an odour measurement exercise shall be undertaken at representative sensitive receptors to validate the odour assessment submitted and a report submitted to the local planning authority for approval. Should measurements show that the magnitude of odour effect exceeds "slight adverse" (as defined in the Institute of Air Quality management Guidance on the Assessment of odour for Planning), additional mitigation measures in the ventilation system including further filtering shall be identified within the report and implemented in accordance with any such approval given.

Reason:

To ensure that the amenity of the future residents are protected from odour in accordance with: Saved Policies 3.2 Protection of Amenity of the Southwark Plan (2007); Strategic Policy 13 High Environmental Standards of the Core Strategy (2011) and the National Planning Policy Framework 2019.

Officers also note that Veolia are required as part of their original planning permission to meet certain standards in terms of odour mitigation from the operation of the waste transfer station and those requirements remain in force.

## 2. Updated information

Amend the following two conditions in Appendix 3.

### 14. Detail Drawings

Prior to commencement of works above grade of the development hereby authorised, detail drawings at a scale of 1:10 through:

- i) all facade variations; and
- ii) commercial and residential entrances; and
- iii) all parapets and roof edges; and
- iv) all balcony details; and
- v) heads, cills and jambs of all openings

#### **vi) substation and associated door**

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with Saved Policies 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan (2007); Strategic Policy 12 Design & Conservation of the Core Strategy (2011) and The National Planning Policy Framework 2019.

### 33. Land Use

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders), the Class B1 use hereby permitted shall only be for Class B1(a), (b) or (c) uses. At least 1,885sqm floor space must be provided as B1 (c) **light industrial use**.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case in accordance with Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007); Strategic Policy 1.2 Strategic and local preferred industrial locations of The Core Strategy (2011) and the National Planning Policy Framework 2019.

### 3. Conclusion of the Director of Planning

Having taken into account the additional public response, and following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report, completion of a s106 agreement, and referral to the Mayor of London.

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403