

Planning Sub-Committee B

Tuesday 1 November 2016

7.00 pm

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

Membership

Councillor Cleo Soanes (Chair)
Councillor Maria Linforth-Hall (Vice-Chair)
Councillor Nick Dolezal
Councillor Octavia Lamb
Councillor Damian O'Brien
Councillor Sandra Rhule
Councillor Catherine Rose

Reserves

Councillor Evelyn Akoto
Councillor Anne Kirby
Councillor Eliza Mann
Councillor Darren Merrill
Councillor Leo Pollak

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

Access

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: www.southwark.gov.uk or please contact the person below.

Contact Beverley Olamijulo on 020 7525 7234 or email: Beverley.olamijulo@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 24 October 2016



Planning Sub-Committee B

Tuesday 1 November 2016
7.00 pm

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

Order of Business

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| 1. | INTRODUCTION AND WELCOME | |
| 2. | APOLOGIES | |
| 3. | CONFIRMATION OF VOTING MEMBERS | |
| | A representative of each political group will confirm the voting members of the sub-committee. | |
| 4. | DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS | |
| | Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting. | |
| 5. | ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT | |
| | The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda. | |
| 6. | MINUTES | 1 - 3 |
| | To approve as a correct record the minutes of the meeting held on 6 September 2016. | |
| 7. | DEVELOPMENT MANAGEMENT ITEMS | 4 - 8 |
| | 7.1. SOUTHWARK PARK, GOMM ROAD, LONDON SE16 2EH | 9 - 26 |

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| | 7.2. HOMESTALL ROAD PLAYING FIELDS, (ATHENLAY FC) HOMESTALL ROAD, LONDON SE22 | 27 - 42 |
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Date: 24 October 2016



PLANNING SUB-COMMITTEE

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the sub-committee.
3. Your role as a member of the planning sub-committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the sub-committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the sub-committee will then debate the application and consider the recommendation.

Note: Members of the sub-committee may question those who speak only on matters relevant to the roles and functions of the planning sub-committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the sub-committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.

Note: Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report.

6. This is a council committee meeting, which is open to the public and there should be no interruptions from the audience.

7. No smoking is allowed at council committees and no recording is permitted without the consent of the meeting on the night, or consent in advance from the chair.

The arrangements at the meeting may be varied at the discretion of the chair.

Contacts: Director of Planning
Chief Executive's Department
Tel: 020 7525 5655; or

Planning Sub-Committee Clerk, Constitutional Team
Finance and Governance Department
Tel: 020 7525 7420



Planning Sub-Committee B

MINUTES of the Planning Sub-Committee B held on Tuesday 6 September 2016 at 7.00 pm at Meeting Room G02, Ground Floor, 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Cleo Soanes (Chair)
 Councillor Maria Linforth-Hall (Vice-Chair)
 Councillor Nick Dolezal
 Councillor Octavia Lamb
 Councillor Damian O'Brien
 Councillor Catherine Rose

OTHER MEMBERS PRESENT: Councillor Renata Hamvas (ward member)

OFFICER SUPPORT: Dennis Sangweme (Group Manager, Planning)
 Dipesh Patel (Group Manager, major applications)
 Alexander Gillot (Legal Officer)
 Beverley Olamijulo (Constitutional Officer)

1. INTRODUCTION AND WELCOME

The chair welcomed councillors, members of the public and officers to the meeting.

2. APOLOGIES

There were apologies for absence from Councillor Sandra Rhule.

3. CONFIRMATION OF VOTING MEMBERS

The members of the committee present were confirmed as the voting members.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

Councillor Octavia Lamb declared a non-pecuniary interest in item 7.1 , because she knew the applicant to the application, but had not expressed any views. Councillor Lamb was not required to withdraw from the meeting during consideration thereof.

5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers circulated prior to the meeting:

- Addendum report relating to item 7 – development management items
- Members' pack containing photographs and drawings

6. MINUTES

RESOLVED:

That the minutes of the meeting held on 28 June 2016 be approved as a correct record and signed by the chair.

7. DEVELOPMENT MANAGEMENT ITEMS

The addendum report had not been circulated five clear days in advance of the meeting, nor had it been available for public inspection during that time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation, responses, additional information and revision.

7.1 3 EAST DULWICH ROAD, LONDON SE22 9BA

Planning application reference number: 16/AP/1055

Report: see pages 11 to 21 of the agenda pack.

PROPOSAL

Retention of a change of use from A3 Café to A5 Takeaway.

The sub-committee heard an introduction to the report from the planning officer who highlighted the additional comments in the addendum report. Members asked questions of officers.

The objectors addressed the meeting and responded to questions from councillors.

The applicant or the applicant's agent were not present at the meeting.

There were no supporters of the development, who lived within 100 metres of the site wishing to speak.

Councillor Renata Hamvas addressed the meeting in her capacity as a ward member and responded to questions from members.

RESOLVED:

That planning permission for application number 16/AP/1055 be granted, subject to the conditions outlined in the report and an additional condition discussed and agreed during the meeting preventing the door to the rear of the property being left open.

The meeting ended at 8.15 pm

CHAIR:**DATED:**

| | | | |
|------------------------------------|--------------------------------|---------------------------------|--|
| Item No. 7. | Classification: Open | Date: 1 November 2016 | Meeting Name: Planning Sub-Committee B |
| Report title: | | Development Management | |
| Ward(s) or groups affected: | | All | |
| From: | | Proper Constitutional Officer | |

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F of Southwark Council's constitution which describes the role and functions of the planning committee and planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
 - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
 - b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.
 - c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law & Democracy

12. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the head of development management shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
13. A resolution to grant planning permission subject to legal agreement shall mean that the head of development management is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the director of legal services, and which is satisfactory to the head of development management. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the director of legal services. The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is

contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).

15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
 - a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related to the scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

18. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

policies in the Southwark Plan to the policies in the NPPF, the greater the weight that may be given.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|--|---|--|
| Council assembly agenda 23 May 2012 | Constitutional Team 160 Tooley Street London SE1 2QH | Gerald Gohler 020 7525 7420 |
| Each planning committee item has a separate planning case file | Development Management, 160 Tooley Street, London SE1 2QH | The named case officer as listed or Simon Bevan 020 7525 5655 |

APPENDICES

| No. | Title |
|------|-------|
| None | |

AUDIT TRAIL

| | | |
|---|---|--------------------------|
| Lead Officer | Chidilim Agada, Acting Constitutional Manager | |
| Report Author | Everton Roberts, Principal Constitutional Officer Jonathan Gorst, Head of Regeneration and Development | |
| Version | Final | |
| Dated | 29 February 2016 | |
| Key Decision | No | |
| CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER | | |
| Officer Title | Comments Sought | Comments Included |
| Director of Law & Democracy | Yes | Yes |
| Director of Planning | No | No |
| Cabinet Member | No | No |
| Date final report sent to Constitutional Team | 29 February 2016 | |

ITEMS ON AGENDA OF PLANNING SUB-COMMITTEE B
on Tuesday 01 November 2016

Appl. Type Council's Own Development - Reg. 3
Site SOUTHWARK PARK, GOMM ROAD, LONDON SE16 2EH

Reg. No. 16-AP-3387
TP No. TP/139-G
Ward Rotherhithe
Officer Victoria Lewis

Recommendation GRANT PERMISSION

Proposal

Erection of single-storey building comprising park offices, cafe and public toilets.

Item 7/1

Appl. Type Full Planning Permission
Site HOMESTALL ROAD PLAYING FIELDS, (ATHENLAY FC) HOMESTALL ROAD,
LONDON SE22

Reg. No. 16-AP-3203
TP No. TP/2613-A
Ward Peckham Rye
Officer Neil Loubser

Recommendation GRANT PERMISSION

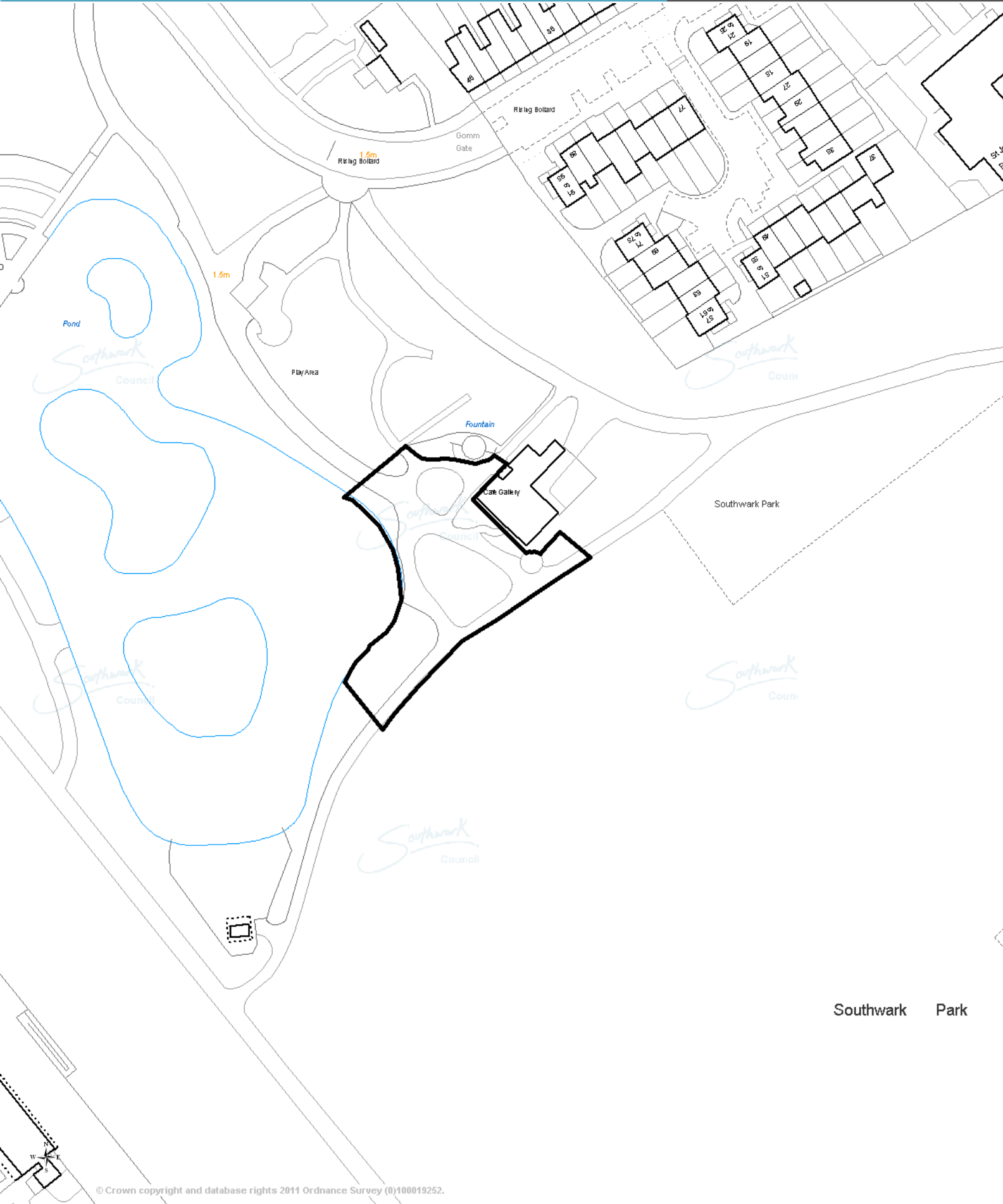
Proposal

Demolition of existing derelict pavilion and WC block and construction of a new modular pavilion building and electric termination cabinet together with hard and soft landscaping and vehicular parking.

Item 7/2

Ordnance Survey

Date 20/10/2016



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Southwark Park

| | | | |
|--|---|---|--|
| Item No. 7.1 | Classification: OPEN | Date: 1 November 2016 | Meeting Name: Planning Sub-Committee B |
| Report title: | Development Management planning application: Council's own development Application 16/AP/3387 for: Council's Own Development - Reg. 3 Address: SOUTHWARK PARK, GOMM ROAD, LONDON SE16 2EH Proposal: Erection of single-storey building comprising park offices, cafe and public toilets. | | |
| Ward(s) or groups affected: | Rotherhithe | | |
| From: | Director of Planning | | |
| Application Start Date 31/08/2016 | | Application Expiry Date 26/10/2016 | |
| Earliest Decision Date 22/10/2016 | | Time Extension Date: 03/11/2016 | |

RECOMMENDATION

1. That planning permission be granted, subject to conditions.

BACKGROUND INFORMATION

Site location and description

2. The application relates to a 0.1988 hectare (ha) area of land within Southwark Park, located next to the boating lake. It currently comprises grassed areas, a bare area of land immediately adjoining the lake, tarmac paving and a number of trees.
3. Within the park there is a children's playground to the north, the CGP art gallery and cafe in a single-storey building to the north-east, and the Oval sports pitches are to the south. The park entrance closest to the application site is the Gomm Road entrance which is approximately 112m to the north-east.
4. Southwark Park is contained on the Historic England Register of Historic Parks and Gardens (Grade II). It was first laid out in the mid 19th century, although the current layout and structures largely date from the 20th century and in recent years the park has been subject to restoration and improvement works. Heritage assets within the park are the Swedish Seamans mission to the east of the site on Lower Road and the Former Clare College mission church to the south, both of which are Grade II listed.

Details of proposal

5. This application has been submitted by the Council's Parks and Leisure department and is for the erection of a single-storey building comprising a park office, a cafe and public toilets. It forms part of a wider Southwark Park masterplan project, which is currently being developed and is likely to include demolition of the existing park office which is in a temporary building near to Ann Moss Way and Gomm Road, possible demolition of the existing building next to this which houses a cafe, and provision of

new landscaping. The application before members seeks permission for a new building to replace the existing facilities.

6. The new building would be located next to the boating lake and would provide 410sqm of new floorspace (GEA). It would occupy a curved footprint and would measure 5.8m high with a flat roof. Materials proposed comprise white, acid etched pre-cast concrete and areas of curtain walling for the external walls, aluminium windows and doors, and a green, wild flower roof.
7. The cafe would occupy the central and largest portion of the building (245sqm net internal area - NIA), including a flexible meeting space with removable partition which could be used for community meetings. The cafe would open out onto a decked area next to the lake enclosed by railings, and could accommodate 40-60 covers internally and 60-100 externally with external seating on all sides. The public toilets would occupy the northern-most portion of the building and would be accessible from the park rather than from the cafe, and the park offices (38sqm NIA) which would be large enough to accommodate 6 members of staff, would occupy the southern-most portion of the building.
8. The cafe opening hours are given as 0830-1930 Monday to Saturday and 0900-1930 on Sundays and Bank Holidays. However, the park is only open during daylight hours and can close at around 1700 during winter and 2130 during summer. The cafe would only be able to operate when the park is open.
9. **Planning history**

| |
|---|
| 07/CO/0112 Application type: Certificate of Lawfulness - proposed (CLP) Demolition of existing building and replacement with new single storey pre-fabricated building (for use by Parks grounds maintenance service). Decision date 25/09/2007 Decision: Granted (GRA) |
| 10/AP/2412 Application type: Council's Own Development - Reg. 3 (REG3) Relocation of two caryatids (which are columns in the shape of human figures) from the Heygate Estate to Southwark Park. Decision date 05/01/2011 Decision: Granted (GRA) |
| 14/AP/3065 Application type: Full Planning Permission (FULL) Construction of a block of two tennis courts enclosed by a 3m high black mesh fence Decision date 13/02/2015 Decision: Granted (GRA) |

Planning history of adjoining sites

10. None relevant to this application.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

11. The main issues to be considered in respect of this application are:
 - a) Principle in terms of land use;
 - b) Environmental impact assessment;
 - c) Design, impact upon the character and appearance of the historic park and the setting of listed buildings;
 - d) Impact on trees;
 - e) Ecology;

- f) Amenity;
- g) Transport;
- h) Flood risk and drainage;
- i) Contaminated land;
- j) Sustainable development implications;
- k) Community infrastructure levy (CIL);
- l) Sustainable development implications;
- m) Statement of community involvement.

Planning policy

12. Planning Policy Designations
 Suburban Density Zone
 Air Quality Management Area
 Canada Water Action Area
 Metropolitan Open Land
 Site of Interest for Nature Conservation

13. National Planning Policy Framework (the Framework)
 Section 4 - Promoting sustainable transport
 Section 7 - Requiring good design
 Section 8 - Promoting healthy communities
 Section 10 - Meeting the challenge of climate change, flooding and coastal change
 Section 11 - Conserving and enhancing the natural environment
 Section 12 - Conserving and enhancing the historic environment

 National Planning Practice Guidance

14. The London Plan 2016
 Policy 3.16 - Protection and enhancement of social infrastructure
 Policy 5.12 - Flood risk management
 Policy 5.13 - Sustainable drainage
 Policy 5.21 - Contaminated land
 Policy 6.9 - Cycling
 Policy 7.3 - Designing out crime
 Policy 7.6 - Architecture
 Policy 7.8 - Heritage assets and archaeology
 Policy 7.17 - Metropolitan open land
 Policy 7.19 - Biodiversity and access to nature
 Policy 7.21 - Trees and woodland

15. Core Strategy 2011
 Strategic policy 1 - Sustainable development
 Strategic policy 2 - Sustainable transport
 Strategic policy 4 - Places for learning, enjoyment and healthy lifestyles
 Strategic policy 11 - Open spaces and wildlife
 Strategic policy 12 - Design and conservation
 Strategic policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies
16. The Council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their

degree of consistency with the NPPF.

- 3.2 - Protection of amenity
- 3.4 - Energy efficiency
- 3.6 - Air quality
- 3.7 - Waste reduction
- 3.12 - Quality in design
- 3.13 - Urban design
- 3.14 - Designing out crime
- 3.15 - Conservation of the historic environment
- 3.18 - Setting of listed buildings, conservation areas and world heritage sites
- 3.25 - Metropolitan open land
- 3.28 - Biodiversity
- 5.2 - Transport impacts
- 5.3 - Walking and cycling

17. Supplementary Planning Documents
Sustainable design and construction (2009)
Sustainable transport (2010)
Canada Water Area Action Plan

Principle of development

18. Southwark Park is designated Metropolitan Open Land (MOL), which is afforded protection under policy 7.17 of the London Plan. This policy advises that the strongest protection should be given to MOL and inappropriate development refused, unless in very special circumstances. With regard to Southwark's policies, saved policy 3.25 is relevant which states that within MOL planning permission will only be permitted for appropriate development which is considered to be for the following purposes:
- i) Agriculture and forestry; or
 - ii) Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not conflict with the purposes of including land within MOL; or
 - iii) Extension of or alteration to an existing dwelling, provided that it does not result in disproportionate additions over and above the size of the original building; or
 - iv) Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.
19. The proposed development would provide a park office, cafe and public toilets which would support the use of the park for outdoor sport and recreation, and as such is considered to comply with part ii) of the policy. The design of the proposal is such that it would preserve the openness of the MOL and this is considered further below in the design section of this report. MOL is afforded the same protection as green belt thus the guidance on green below in the Framework is a material consideration. The Framework states that new buildings providing appropriate facilities for outdoor sport and recreation is acceptable. The principle of the proposed development is therefore considered to be acceptable in land use terms.

Environmental impact assessment (EIA)

20. Although Southwark Park is approximately 25 hectares, the area of land subject to this application is 0.1988 hectares and the building would be 410 sqm (GEA). The development could be considered an urban development project but as it would not include more than 1 hectare of urban development, no further assessment is required

under the EIA regulations.

Design, impact upon the character and appearance of the historic park and the setting of adjacent listed buildings

21. Saved policies 3.12 and 3.13 of the Southwark Plan seek to ensure that developments are of a high standard of architectural and urban design. As stated Southwark Park is a grade II listed historic park and saved policy 3.15 of the Southwark Plan requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. The policy states that this includes historic parks and gardens.
22. The building is conceived as a new pavilion set within the park landscape. It would occupy a relatively central position within the park, close to the boating lake, playground, art gallery and the Oval, grouping many of the park facilities together and offering views towards them. It would occupy a more prominent position than the current park office, cafe and toilets which are tucked away and not particularly visible, but would not disrupt pedestrian / cyclist movement through the park. Consideration was given to extending the existing gallery to provide the required facilities, but for a number of reasons including the gallery building not lending itself to extension and differing opening times, security and management challenges, a design for a separate building has instead been developed.
23. The new building would have a striking, contemporary appearance, and its curved footprint would reflect the contours of the lake and wider park landscape. Its modest scale would preserve the openness of the MOL, and glazing is proposed on all sides which would allow views through the building to the parkland beyond. The proposed materials are considered to be appropriate, although samples should be conditioned for approval, and overall the building is considered to be of a high standard of design which would be an exciting addition to the listed park and would complement and preserve its historic character.
24. The listed Swedish Seamans mission is approximately 215m from the site and the gallery would sit between this and the proposed new building. The listed Former Clare College mission church to the south of the site is approximately 230m away. Given these separation distances and the modest scale of the proposed development, it is not considered that there would be any impact upon the setting of these listed buildings.

Secure by Design

25. The partially glazed elevations would offer views across many of the park facilities including the children's play area and the Oval sports pitches, providing good opportunities for natural surveillance. Shuttering would be provided to the glazed areas facing the play area and Oval to enable them to be secured at night, and two security cameras would be provided overlooking the main cafe space and lake edge; tables and chairs would be stored internally overnight.
26. The submitted design and access statement includes correspondence between the architects and the Metropolitan Police on the measures required to achieve Secured by Design accreditation. This confirms that a suite of measures, including those referenced above, are agreed. A compliance condition is proposed that secures the delivery of these measures.

Impact on trees

27. Six trees would need to be removed in order to accommodate the proposed building.

The trees have been categorised in terms of their quality and value, with category A being the highest quality, B of moderate quality and value, C of low quality and value, and U representing trees in such condition that any existing value would be lost within 10 years and which should, in the current context, be removed regardless of development. One category B tree, four category C trees and one category U tree would need to be removed and whilst the loss of the category B tree would be unfortunate, officers consider that the benefits of the new building would outweigh any harm caused in this instance and conditions to secure replacement tree planting within the park and to protect retained trees during construction are recommended.

Ecology

28. Southwark Park is designated a site of interest for nature conservation (SINC). Although no ecology report has been submitted with the application, there are known to be bats using the park, which are protected under both national and European legislation.
29. The area upon which the new building would be constructed comprises bare earth, grass and tarmac pathways. The Council's Ecology Officer has reviewed the application and is satisfied that there would be no adverse ecological impacts, and has recommended conditions to secure ecological enhancements. The trees which would be removed to facilitate the development are quite exposed and too small to offer bat roosting opportunities. Bat foraging opportunities would not be affected by the proposal and there are large amounts of alternative and better connected trees and shrub habitat within 50 metres of the site which offer better habitat for bats. The only external lighting proposed is low level lighting to allow staff to lock up and leave the building safely and whilst this should not impact upon bats, a condition for details is recommended. A biodiverse wildflower green roof would be provided on the building and this is welcomed.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

30. Saved policy 3.2 of the Southwark Plan seeks to ensure an adequate standard of amenity for existing and future occupiers.
31. The proposed building would be in excess of 112m from the nearest residential occupiers on Gomm Road and as such would not result in any loss of amenity these properties. The proposed opening hours would not be particularly late, and would in any event be bound by park closing times. Daily deliveries to the cafe and refuse collection would take place from Gomm Road and as no details as to the hours that this would take place have been provided, a condition for a servicing management plan is recommended to prevent any loss of amenity to residents on Gomm Road.
32. A kitchen extract / ventilation system would be required, although only limited details have been provided at this stage. A condition for full details is therefore recommended, to prevent adverse impacts upon park users arising from cooking odours, fumes and plant noise.

Transport

33. Strategic policy 2 of the Core Strategy seeks to encourage sustainable modes of travel. Saved policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in adverse highway impacts and to consider servicing requirements, and saved policy 5.3 relates to pedestrians and cyclists. Cycle parking standards are set out in the London Plan. The site has a public transport accessibility level (PTAL) of 4 (good).

34. Servicing - Service vehicles would be unable to drive up to the site therefore as stated, deliveries would need to be collected from Gomm Road by a member of staff. There would be limited storage within the cafe, therefore daily deliveries are likely to be required. Refuse would be transported to Gomm Road by a member of staff and collected by a private company. A servicing management plan would ensure this would not result any loss of amenity or adverse highway impacts.
35. Cycle parking - London Plan policy 6.9 (and associated table 6.3) establish a minimum requirement for 15 cycle parking spaces to serve the development, comprising 12 visitor spaces and 3 long stay spaces.
36. There would be 15 Sheffield stands near to the proposed building, next to the gallery and this is considered to be acceptable. Three vertical spaces would be provided within the new building for staff, and a condition for details is recommended to ensure that the racks provided would be easy to use.

Flood risk and drainage

37. The site is located in flood zone 3a which has a high probability of flooding. A flood risk assessment (FRA) has therefore been submitted with the application.
38. The FRA concludes that the development would not increase flood risk at the site or elsewhere, and recommends a number of measures including detailed construction to prevent flood water from rising up through the floor. A separate report submitted considering structural matters advises that low level flooding from the boating lake has occurred on the application site in the past. The report advises that the building would need to be suitably designed to withstand this without incurring costly damage, and this would be a structural matter relating to the construction details in the event that permission is granted. The proposed green roof would reduce water run-off and details of this feature should be conditioned for approval.
39. The Environment Agency has reviewed the submission and has no objections.

Contaminated land

40. A geotechnical survey relating to land contamination has been carried out. It advises that elevated levels of one particular type of contaminant were found, and recommends that remediation be carried out to areas in the site which would be retained as soft landscaping. A standard condition is proposed to this effect.
41. A UXO (unexploded ordnance) survey has been carried out which identifies the site as having a high risk level in relation to the likelihood of unexploded devices being present. The document provided sets out recommended mitigation measures including a risk management plan, safety briefings and particular surveying methods to check for potential devices.

Community infrastructure levy (CIL)

42. Section 143 of the Localism Act states that any financial contribution received as Community Infrastructure Levy (CIL) is a material "local financial consideration" in planning decisions. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark. In this instance a Mayoral CIL payment of £13,898 and a Southwark CIL payment of £32,392 would be due.

Sustainable development implications

43. The proposal does not constitute a 'major' development as it would provide less than 1,000sqm of floorspace, therefore no energy assessment is required. Between 2016 – 2019 policy 5.2 of the London Plan requires non-domestic buildings to reduce carbon dioxide emissions in accordance with the Building Regulations, and Building Regulations approval would be required in the event that planning permission is granted.
44. Strategic policy 13 of the Core Strategy requires the proposed building to achieve BREEAM 'excellent'. The proposal would only achieve BREEAM 'good' and as such would not comply with the Council's policy. The applicant has advised that a number of additional surveys and physical measures would be required to increase the BREEAM rating. The currently targeted 'good' rating adds £15,520 to the overall project cost. It is estimated that it would cost £35k-£40k to achieve 'very good' and £340k to achieve 'excellent', which would add significantly to the £1.45m build cost of the project (excluding fees).
45. Additional measures which would be required to achieve 'excellent' include:
- A rainwater harvesting system;
 - Enclosed, internal storage for 16 bicycles;
 - Additional cyclist shower facilities (above those which would already be provided for staff);
 - Refuse compactors;
 - Refuse collection to be within 20m of an accessible road (not possible given the proposed central location within the park);
 - Provision of a gas connection to the proposed building (it is proposed that an electrical connection would be made which would be unlikely to comply with BREEAM 'excellent');
 - Additional ecology and transport consultants would be required;
 - A climate change adaptation study would be required.
46. In light of the above and given the cost implications and modest scale of the project, on balance officers consider that the failure to achieve BREEAM 'excellent' would not warrant the refusal of planning permission. The development would incorporate a number of measures to reduce its environmental impact including high performance insulation which would exceed the requirements set out in the Building Regulations, careful use of curtain walling to reduce heat loss in winter and avoid overheating during summer, the provision of 21sqm of photovoltaic panels on the roof to provide electricity, and the use of LED lighting.

Statement of Community Involvement

47. A Statement of Community Involvement has been submitted setting out details of consultation undertaken prior to the application being submitted, together with feedback received. It is divided into stakeholder consultation, Friends of Southwark Park (FOSP) consultation, and public consultation.
48. For the stakeholder consultation it advises that six meetings took place either at the existing park offices or the Council's Tooley Street offices attended by members of FOSP, staff from the Council's Parks and Leisure department, representatives from the CGP gallery, the Cabinet Member for Parks, Health and Leisure, and members of the public. Three consultations took place with FOSP attended by the Council's Parks and Leisure staff and the project architects. With regard to public consultation, two meetings took place in March / April this year and again in July which were

publicised by way of flyers. A meeting with the Heritage Lottery Fund was held in February this year. Feedback received was generally positive, although a number of issues were raised including FOSP raising concerns regarding the use of concrete and the building appearing overly solid, and that it may detract from the natural appearance of the landscape.

Conclusion on planning issues

49. The proposed development would be acceptable in land use terms as it would provide facilities to support outdoor sport and recreation in the park. It would be of a high standard of design which would preserve the special interest and historic character of the listed park and there would be no impact upon the setting of adjacent listed buildings. The trees to be removed would mostly be category C and replacement tree planting could be secured by way of a condition, and no adverse ecological impacts have been identified. No loss of amenity or increased flood risk would occur and although the proposal would not achieve BREEAM 'excellent' this is considered to have been adequately justified in this instance. Servicing details should be required by way of a condition. For the reasons set out in full in the officer report it is therefore recommended that planning permission be granted.

Community impact statement

50. In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a) The impact on local people is set out above.

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

51. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

52. Details of consultation responses received are set out in Appendix 2.

53. Summary of consultation responses

54. Ecology Officer - No adverse impacts on bats would occur. Conditions recommended.

55. Natural England - no objections. The application has not been assessed in relation to protected species (standing advice should be considered). Consideration should be given to the impact upon the Thames pathway National Trail.

56. Environment Agency - No objections.

57. Historic England - Do not consider that it is necessary for this application to be notified to Historic England.

Human rights implications

58. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
59. This application has the legitimate aim of providing a new cafe, park office and public toilets. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|---|--|--|
| Site history file: TP/139-G Application file: 16/AP/3387 Southwark Local Development Framework and Development Plan Documents | Chief Executive's Department 160 Tooley Street London SE1 2QH | Planning enquires telephone: 020 7525 5403 Planning enquires email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5410 Council website: www.southwark.gov.uk |

APPENDICES

| No. | Title |
|------------|---------------------------------|
| Appendix 1 | Consultation undertaken |
| Appendix 2 | Consultation responses received |
| Appendix 3 | Recommendation |

AUDIT TRAIL

| | | |
|---|-----------------------------------|--------------------------|
| Lead Officer | Simon Bevan, Director of Planning | |
| Report Author | Victoria Lewis, Team Leader | |
| Version | Final | |
| Dated | 18 October 2016 | |
| Key Decision | No | |
| CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER | | |
| Officer Title | Comments Sought | Comments included |
| Strategic Director, Finance and Governance | No | No |
| Strategic Director, Environment and Leisure | No | No |
| Strategic Director of Housing and Modernisation | No | No |
| Director of Regeneration | No | No |
| Date final report sent to Constitutional Team | 20 October 2016 | |

APPENDIX 1**Consultation undertaken**

Site notice date: 29/09/2016

Press notice date: 06/10/2016

Case officer site visit date: n/a

Neighbour consultation letters sent: 03/10/2016

Internal services consulted:

Ecology Officer
Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination /
Ventilation]
Flood and Drainage Team

Statutory and non-statutory organisations consulted:

Environment Agency
Garden History Society
Historic England
Natural England - London Region & South East Region

Neighbour and local groups consulted:

3 Westbrook Road London SE3 0NS

Re-consultation: n/a

APPENDIX 2**Consultation responses received****Internal services**

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]

Statutory and non-statutory organisations

Historic England
Natural England - London Region & South East Region

Neighbours and local groups

None

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

| | | | |
|-------------------------|--|--------------------|------------|
| Applicant | Mrs Hemali Topiwala London Borough of Southwark - Parks and Leisure | Reg. Number | 16/AP/3387 |
| Application Type | Council's Own Development - Reg. 3 | Case | TP/139-G |
| Recommendation | Grant permission | Number | |

Draft of Decision Notice

Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

Erection of single-storey building comprising park offices, cafe and public toilets.

At: SOUTHWARK PARK, GOMM ROAD, LONDON SE16 2EH

In accordance with application received on 18/08/2016 08:01:50

and Applicant's Drawing Nos. P001, P002, P003, P004, P005, P006, P007, P008, P009, PO10, PO11, PO12, PO13, PO14, PO15, PO16,

Design and access statement and appendices, accommodation schedule.

Subject to the following nineteen conditions:

Time limit for implementing this permission and the approved plans

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

P001, P002, P003, P004, P005, P006, P007, P008, P009, PO10, PO11, PO12, PO13, PO14, PO15, PO16.

Reason:

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

- 2 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.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 The wetland planting described in the application shall be provided in full prior to the new development being first used, or in accordance with a timetable which would need to be agreed in writing by the Local Planning Authority.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with policy 3.28 of the Southwark Plan, and Strategic Policy 11 of the Southwark Core strategy

- 4 Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

No fewer than 3 nesting boxes / bricks facing the boating lake shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 5 Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 6 Prior to works commencing, full details of all proposed tree planting to mitigate any loss shall be submitted to and approved in writing by the Local Planning Authority. All tree planting shall be carried out in accordance with those details and at those times.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 7 a) A detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
- b) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.
- c) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 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 2012.

- 8 Prior to the commencement of development, further details of surface water management measures shall be submitted to and approved in writing by the Local Planning Authority in accordance with the specific conclusions and recommendations detailed in sections 8, 9 and 10 of the approved Flood Risk Assessment (Herrington Consulting Limited, August 2016 - see Appendix G of the Design Access Statement), and the scheme shall thereafter be carried out in accordance with the approved details.

Reason

To prevent the increased risk of flooding and to improve water quality in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy Saved Policy 3.9 Water of the Southwark Plan 2007.

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 9 Before any fit out works to the building hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'good' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;
Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 10 Prior to above grade works commencing, material samples/sample-panels/sample-boards of all external facing materials shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2012, 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 Before any above grade work hereby authorised begins, details of the biodiversity green roof shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity green roof shall be:

biodiversity based with extensive substrate base (depth 80-150mm);
laid out in accordance with agreed plans; and
planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity green roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green roof and Southwark Council agreeing the submitted plans, and once the green roof is completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 511 of the London Plan 2011,

saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 12 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 13 Before the first occupation of the building the external cycle storage facilities shown on the approved plans shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 14 Before the first occupation of the building hereby permitted a Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 15 Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the premises and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 16 Prior to the commencement of use full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core

Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 17 The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises and shall not cause any loss of amenity to park users.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 18 The security measures and principles outlined in Section 11.7 of the submitted Design and Access Statement and agreed with the Metropolitan Police should be undertaken in full pursuant to achieving Secured by Design accreditation for the proposed development.

Reason

To ensure a safe and secure development, in accordance with saved policy 3.14 'Designing out crime' of the Southwark Plan (2007).

- 19 The use hereby permitted for a cafe shall not be carried on outside of the hours of 0830-1930 Monday to Saturday and 0900-1930 on Sundays and Bank Holidays.

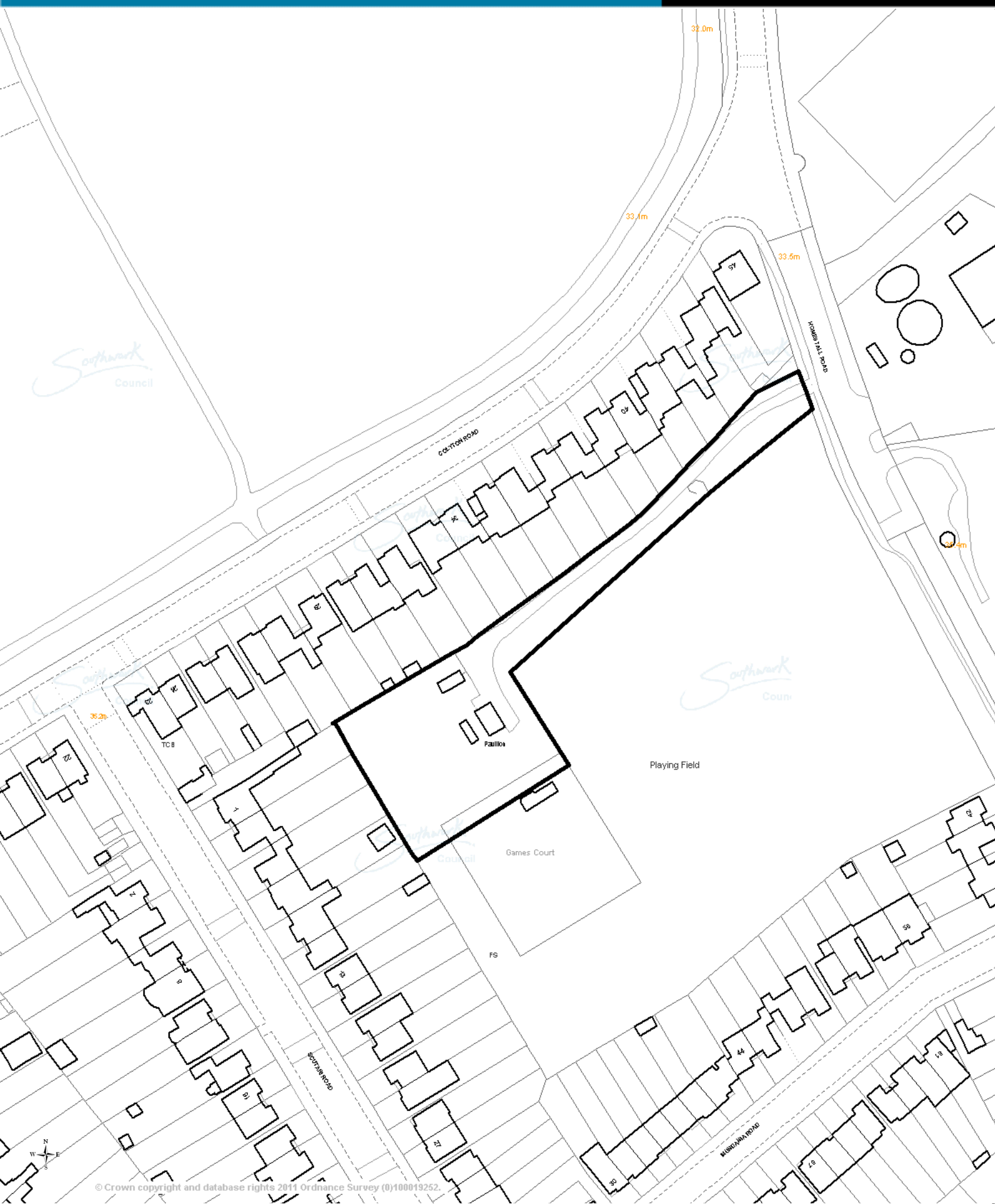
Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

Statement of positive and proactive action in dealing with the application

The application has been determined in a timely manner, within a timeframe agreed with the applicant.

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|--|--|---|--|
| Item No. 7.2 | Classification: OPEN | Date: 1 November 2016 | Meeting Name: Planning Sub-Committee B |
| Report title: | Development Management planning application: Council's own development Application 16/AP/3203 for: Full Planning Permission Address: HOMESTALL ROAD PLAYING FIELDS, (ATHENLAY FC) HOMESTALL ROAD, LONDON SE22 Proposal: Demolition of existing derelict pavilion and WC block and construction of a new modular pavilion building and electric termination cabinet together with hard and soft landscaping and vehicular parking. | | |
| Ward(s) or groups affected: | Peckham Rye | | |
| From: | Director of Planning | | |
| Application Start Date 08/08/2016 | | Application Expiry Date 03/10/2016 | |
| Earliest Decision Date 13/10/2016 | | | |

RECOMMENDATIONS

1. That the application is referred to members for decision as it involves development affecting Metropolitan Open Land (MOL).
2. That members grant planning permission subject to conditions.

BACKGROUND INFORMATION

Site location and description

3. The application site is located within Homestall Road Sports Ground which is to the south-western side of Homestall Road. The area of the proposed development is a sport facility catering for football development aimed at Under 15s in the Peckham Rye Area.
4. The site is located within a Green Chain Park, Air Quality Management Area, Suburban Density Zone-Middle, MOL and Peckham and Nunhead Action Area as identified by the Development Plan. The site is not located within the setting of any conservation area or listed building.

Details of proposal

5. The proposal includes the demolition of the all existing buildings and the provision of a new pavilion building, in the same location as the existing, comprising new changing and showering facilities, along with club room.
6. Externally, the pavilion building will be a typical modular unit surrounding by a duo-pitched roof, comprising steel space frame and plastisol coated steel cladding. Windows and doors will be double glazed powder coated aluminium units in order to offer low maintenance as well as security and energy efficiency.

7. The proposed pavilion building would measure:

Maximum height: 3.617 metres (2.928 metres at eaves level)

Depth: metres: 7.444 metres

Width: 19.552 metres

Total floor area: 145.55m²

8. Externally, landscaping works will include new parking provision including disabled parking, mini bus parking, bicycle racks and a new pathway adjacent to the existing access road.

9. **Planning history**

| |
|---|
| <p>13/AP/1700 Application type: Council's Own Development - Reg. 3 (REG3) Construction of a 45.75 x 27.45 m (50 x 30 yard) artificial turf pitch, with associated fencing and floodlighting. Decision date 15/11/2013 Decision: Granted (GRA)</p> |
|---|

| |
|---|
| <p>15/EQ/0224 Application type: Pre-Application Enquiry (ENQ) Installation of a modular pavilion building to support newly installed playing fields and 3g pitch. Existing access road to be upgraded. Small area adjacent to new pavilion building for accessible parking bays Decision date 10/12/2015 Decision: Pre-application enquiry closed (EQC)</p> |
|---|

Planning history of adjoining sites

10. None relevant identified.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

11. The main issues to be considered in respect of this application are:
- a) The principle of the development;
 - b) The design issues and the impact on the surrounding area;
 - c) The impact of the proposal on Metropolitan Open Land and Green Chain Park;
 - d) The impact on amenity of any nearby residents;
 - e) The impact on trees.

Planning policy

12. National Planning Policy Framework (NPPF)
Section 4 – Promoting sustainable transport
Section 7 - Requiring good design
Section 8 – Promoting healthy communities
Section 9 - Protecting Green Belt land
Section 11 - Conserving and enhancing the natural environment
13. On 19 March 2013, the council's cabinet considered whether Southwark's planning policies were consistent with guidance in the NPPF, as required by NPPF paragraph 215. All policies and proposals were reviewed and the Council satisfied itself that

those in use were in general conformity with the NPPF. The resolution was that with the exception of saved Southwark Plan policy 1.8 (location of retail outside town centres) all local policies would be retained. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

14. The London Plan 2016
 Policy 3.19 - Sports facilities
 Policy 7.17 - Metropolitan Open Land
 Policy 7.19 - Biodiversity and access to nature
 Policy 7.4 - Local Character
 Policy 7.6 - Architecture
15. Core Strategy 2011
 Strategic Policy 11 – Open spaces and wildlife
 Strategic policy 13 - High environmental standards
16. Southwark Plan 2007 (July) - saved policies
 Policy 3.2 - Protection of amenity
 Policy 3.12 - Quality in design
 Policy 3.13 - Urban design
 Policy 3.25 - Metropolitan open land
 Policy 3.28 - Biodiversity
 Policy 5.2 - Transport Impacts
 Policy 5.3 – Walking and cycling
 Policy 5.6 – Car parking
17. Peckham and Nunhead Area Action Plan 2014
 Policy 10 - Sports facilities
 Policy 19 - Open space and sites of importance for nature conservation
18. The site is identified in the Action Plan as OS142.

Summary of consultation responses

19. Ecology officer stated that the ecology survey is fine, no further ecological surveys are required. The development can mitigate for the loss of open ground through creation of the recommended native hedge on the north west boundaries and through installing a light weight green roof on the new building which will help insulate it.
20. Condition added to mitigate the loss of open ground through the planting of native hedge planted on north west boundaries.
21. Urban Forester stated that the current application results in the removal of an additional 7 category C Cherry, Ash and Chestnut trees for which mitigation will be necessary via replacement planting. Subsequent to these comments the applicant provided additional information.
22. The Urban Forester commented that the proposed replacement is sufficient to mitigate loss required to facilitate development.
23. Environmental Protection Officer raised no objections.
24. Transport Team raised no objections.
25. No objections received from adjoining residential neighbours.

Principle of development

26. The proposed development will result in the demolition of the all existing buildings and the provision of a new pavilion building, in the same location as the existing. This building would serve an ancillary function to the existing sports centre offering changing and showering facilities, along with club room.
27. London Plan policy 3.19 states that development proposals that enhance or increase the provision of sports and recreation facilities should be supported. However, it also states that where sports facility developments are proposed on existing open space, they will need to be considered in light of policies protecting open space as well as the borough own assessment of needs and opportunity for both sports facilities and for green multifunctional open space.
28. London Plan policy 7.17 states that the development of land within Metropolitan Open Land (MOL) is acceptable where it provides essential ancillary facilities for an appropriate use and where it maintains the openness of MOL. Development which does not fully comply with this will only be allowed in exceptional circumstances. MOL also has the same level of protections as land designated as Green Belt. The NPPF para 89 states that the construction of new building should be regarded as inappropriate in Green Belt. However exceptions apply including *the provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it*. Therefore the tests as to whether the development is acceptable in principle is:
 - a) whether the use of the land is appropriate;
 - b) whether the proposed facilities are ancillary and essential to the use of the land as a cycle track; and
 - c) whether the proposed development preserves the openness of the Metropolitan Open Land.

a) whether the use of the land is appropriate

29. The use of the site as a Sport facility catering for football development aimed at Under 15s in the Peckham Rye Area. The site is currently home to Athenlay Football Club, housed at the Homestall Road Sports Ground and has been in continuous use as a sports facility since it was founded and provides a facility for the local community. This is considered to an outdoor sport and recreation use which is listed as an appropriate use within the Green Belt in paragraph 89 of the NPPF 2012.

b) whether the proposed facilities are ancillary and essential to the use of the land as a football club

30. The council's open space strategy (2013) identified Homestall Road Playing Field as being of low quality and recommended that the site be prioritised for investment, specifically in the ancillary facilities available.
31. The proposal would see the demolition of the existing pavilion building and toilet block and the provision of a new pavilion building, in the same location as the existing. This building would serve an ancillary function to the existing sports centre, offering changing and showering facilities, along with a small club room. These facilities are all considered to be ancillary to the established recreational use of the site.
32. There is an existing container situated to the rear of the existing pavilion building which will be retained. The container is considered to be immune from enforcement action as aerial photographs from 2006 show that it has been on the site for more than 10 years. The container is used as storage for the sports facility. The storage facility is

considered to be ancillary and essential to the use of the site as a football club and its maintenance.

33. It is therefore considered that the proposed facilities in the pavilion and the covered storage area are considered to be ancillary and essential to the operation of the Homestall Road Sports Ground as an inclusive sports venue for both the local and the wider community.

c) whether the proposed construction preserves the openness of the Metropolitan Open Land

34. The proposal would see the demolition of all existing pavilion buildings and the provision of a new pavilion building, in the same location as the existing. The removal of these structures will increase the openness of the site.
35. There is no objection to the principle of the development which seeks to replace an existing pavilion with a larger pavilion for use ancillary to the football ground. The pavilion is positioned within the envelope of the existing sports club and despite being larger than the existing buildings, when considered relative to the surrounding playing fields (1.73 hectares in area), it is clear that the proposed building would not appear prominent within the context of the wider Metropolitan Open Land. The pavilion occupies an under-utilised landscaped area and would represent an enhancement this space that would also preserve the openness of the MOL.
36. Therefore in principle it has been demonstrated that the erection of the pavilion constitutes an appropriate use within MOL that the proposed development is essential and ancillary to the established sporting use and the location and scale of the pavilion is such that the openness of the MOL is preserved. Officers also consider that this replacement facility will serve to enhance the accessibility of an existing community facility.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

37. Given the proposed building's location within the sports field and the fact that it is set somewhat back from the surrounding neighbouring properties, it is not considered that there would be any material impact in terms of loss of outlook, overshadowing or sense of enclosure as a result of the proposal.
38. There are a number of windows and doors proposed however the closest residential properties are not within the proximity of the development, at a minimum of 25m away from the proposed structure, and thus it is therefore not considered that the proposal would lead to a material loss of privacy by way of overlooking to any neighbouring occupiers in this regard.
39. Details have been received confirming that a number of trees are to be planted along the western boundary of the site, principally to provide screening for residents from the synthetic pitch that is located to the south of the proposed pavilion, but this will nevertheless reduce any potential impacts on residential amenity.
40. No objections have been received in relation to the use of the pavilion. The structure will be situated some distance from nearby residential units and the buildings primary function is to operate as changing and showering facilities, along with club room which would not result in any harm on nearby amenities.
41. However notwithstanding this, should the pavilion be used for events, it has the potential to cause harm to the amenity of nearby residential properties by way of noise creep and disturbance. Given the small scale of the facility and limited capacity of the

club room (22sqm), officers are satisfied that any harm can be adequately controlled by the imposition of a planning condition limiting the hours of operation of the facility.

42. Subject to the above condition being attached to any permission granted, it is not considered that the proposed new pavilion building would result in any significant impacts on amenity that would warrant refusal of permission and would thus be in accordance with saved policy 3.2 of the Southwark Plan 2007.

Impact of adjoining and nearby uses on occupiers and users of proposed development

43. None expected as a result of the proposal.

Transport issues

44. The proposed development does not raise any significant traffic issues as it will not increase the useable accommodation within the site as the existing football pitches are retained and not extended. Whilst there is a small increase within the footprint of the building itself, this will not significantly increase the building's capacity and therefore will not lead to a more intensive use than currently exists within the existing pavilion.
45. The use of the site remains the same, albeit with a slightly increased footprint of internal space within the pavilion and landscaping which would incorporate both vehicular and cycle parking. Furthermore it is proposed to construct a new compacted pathway alongside the existing access road to connect the new pavilion building and parking area with the site entrance on Homestall Road. The pathway will be separated from the access road by a timber knee rail in order to ensure safe separation of pedestrians and vehicles.
46. At present, the site offers no disabled facilities, parking or appropriate surface for wheelchair user to navigate the site. Satisfying the recommendation in the Disabled Go report, parking is to be provided suitable for use by mini buses and cars. The final number of spaces is yet to be confirmed. However, the construction detail for this area should allow for the excavation of sufficient material to enable provision of a 300mm thick layer of Type1, well compacted, laid on Terram 1000 geotextile. The level of this parking area is to tie into the levels of the adjacent access track. An area of approximately 5mx2.5m will be allowed for each parking space.
47. Secured bike storage has been incorporated to allow for the store of 10nr. bicycles adjacent the new pavilion building. The safe and secure cycle parking facilities will encourage the use of cycling as an alternative means of transport to the development and will reduce reliance on the use of the private car.
48. A ramp to the new entrance which as noted will comply with Part M of the Building Regulations (a gradient of 1:20), is proposed to the new entrance which helps provide access for wheelchair users and those with mobility impairments which is welcomed.

Design issues

49. The NPPF stresses the importance of good design and states in paragraph 56 that: *"Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."* Policy SP12 of the Core strategy states that *"Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in."* Saved Policy 3.13 asserts that the principles of good urban design must be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local

views and resultant streetscape.

50. By demolishing all the existing buildings (which are in a poor state of repair) and constructing a new building of a modern character, it would visually improve the site within its immediate surroundings. The proposed building has been designed with regard to Sport England's design guidance and would offer a more functional and useable design for the purposes of a sports pavilion, improving the sports facilities within the site.
51. The building would be located within a playing field and there are no buildings within close proximity and is therefore characteristically open with the existing pavilion building and storage buildings sited within the MOL. The proposed building has been sited on a similar footing to the existing building reducing its impact on the open nature of the MOL.
52. The pavilion building will be surmounted by a duo-pitched roof with plastisol coated profiled steel sheeting, and will incorporate powder coated aluminium window units and doors in order to offer robustness and reduced maintenance. The use of these materials are considered appropriate to the function of the building.
53. A new area of car parking will be provided adjacent to the new pavilion building which includes allowance for disabled parking. Covered bicycle storage for 10nr. Bikes will be provided by the scheme in an area close to the new building; taking into account security and travel distances of those using the facilities. Emergency vehicles will be able to access via Homestall Road gate and down the existing access road.
54. The pavilion building will be accessed by a metal ramp and walkway to ensure that the building is accessible by the disabled. The walkway and ramp will be designed and constructed in accordance with the Part M of the Building Regulations – Access to and Use of Buildings.
55. For these reasons, It is considered appropriate in the local context having minimal impact on the open nature of the MOL and will preserve the character and appearance of this section of the surrounding area. As such it would accord with saved policies 3.12 and 3.13 of the Southwark Plan and Strategic Policy 13 - High environmental standards of the Core Strategy.

Impact on trees

56. A total of 36 individual trees and small groups were inspected, ranging from young self seeded trees of less than 10 years of age through to a cluster of three mature trees of up to 100 years of age. The on-site trees are all deciduous broad-leaved species with a range of sizes and condition.
57. A number of trees within the main body of the site have been damaged by vegetation clearance works and this has affected their longevity.
58. A tree schedule and maintenance report and tree planting details have been submitted with the application, which consider the implications of the proposed development on trees. The proposal would involve the felling of the Ash and Norway maple trees to the eastern side of the site. These trees have no public amenity value and their loss is not considered to affect the character and appearance of the area.
59. There are other more mature trees around the site boundaries and further planting is proposed.

Biodiversity

60. The proposed works will not result in the loss of any habitat as a result of the development being largely over previously developed land. A habitat and bat survey has been submitted with the application details and this found that the buildings and trees at the site have negligible potential to support roosting bats. The clearance of scrubs and grassland at the site has some potential to affect habitat that might support reptiles; however measures will be taken to prevent this. As such the proposed development is considered to have an acceptable impact on biodiversity.

Planning obligations (S.106 undertaking or agreement)

61. Not required for an application of this nature.

Sustainable development implications

62. Strategic policy 13 of the Core Strategy 'High environmental standards' requires community facilities to achieve at least BREEAM 'very good'.
63. Based upon the BREEAM Evidence Schedule and Credit Summary (found in Section 4 of the Homestall Road Phase 3 report dated 15 January 2016), the scheme achieves a score of 56.88 which achieves a rating of 'Very Good'. As such it complies with Strategic policy 13 of the Core Strategy.

Miscellaneous

64. A brick built electrical termination cabinet is also proposed on the eastern boundary of the playing field, within the tree line immediately adjoining Homestall Road. This is constructed to UK Power Networks standard and measures 1200mm tall, 1175mm wide and 500mm deep. It is a necessary component of the development and raises no concerns with regard to the development plan policies referenced above.

Other matters

65. S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material 'local financial consideration' in planning decisions. Development leading to the creation of more than 100sqm is deemed to be chargeable development for the purposes of CIL. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail, and is charged at £35 per sqm in Southwark. Submitted plans indicate 137sqm of chargeable floorspace, equating to a MCIL of £3,237. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker.
66. Southwark's adopted CIL Charging Schedule states that development falling within the D2 Use Class is exempt from paying the Southwark CIL.

Conclusion on planning issues

67. The proposal would improve the quality of facilities available at a site with an established sporting use. The increased building footprint here is tempered by the demolition of the existing, separate, poor quality structures. Officers consider that the pavilion, by virtue of its location, scale and as a result of the demolition of existing buildings, would preserve the openness of the MOL. It is considered that the provision of this facility is essential to the continued successful operation of the playing field.
68. The proposed development is not considered to be of a form or intensity to significantly impact on the amenity of neighbouring residents or the local highway

network. There are no other planning issues arising which would result in material harm to the site or its surroundings. The proposed development is considered to be acceptable for the reasons set out above. Accordingly approval is recommended subject to the conditions.

Community impact statement

69. In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a) The impact on local people is set out above.

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: None

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Human rights implications

70. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

71. This application has the legitimate aim of providing a replacement pavilion. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|--|--|--|
| Site history file: TP/2613-A Application file: 16/AP/3203 Southwark Local Development Framework and Development Plan Documents | Chief Executive's Department 160 Tooley Street London SE1 2QH | Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5451 Council website: www.southwark.gov.uk |

APPENDICES

| No. | Title |
|------------|---------------------------------|
| Appendix 1 | Consultation undertaken |
| Appendix 2 | Consultation responses received |
| Appendix 3 | Recommendation |

AUDIT TRAIL

| | | |
|---|-----------------------------------|--------------------------|
| Lead Officer | Simon Bevan, Director of Planning | |
| Report Author | Neil Loubser, Planning Officer | |
| Version | Final | |
| Dated | 14 October 2016 | |
| Key Decision | None | |
| CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER | | |
| Officer Title | Comments Sought | Comments included |
| Strategic Director of Finance and Governance | No | No |
| Strategic Director of Environment and Leisure | No | No |
| Strategic Director of Housing and Modernisation | No | No |
| Director of Regeneration | No | No |
| Date final report sent to Constitutional Team | | 20 October 2016 |

APPENDIX 1**Consultation undertaken****Site notice date:** 19/08/2016**Press notice date:** 18/08/2016**Case officer site visit date:** 19/09/2016**Neighbour consultation letters sent:** 12/08/2016**Internal services consulted:**

Ecology Officer
 Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]

Statutory and non-statutory organisations consulted:

Sport England

Neighbour and local groups consulted:

| | |
|---------------------------------|---------------------------------|
| 35 Colyton Road London SE22 0NP | 30 Colyton Road London SE22 0NP |
| 36 Colyton Road London SE22 0NP | 3 Scutari Road London SE22 0NN |
| 37 Colyton Road London SE22 0NP | 5 Scutari Road London SE22 0NN |
| 34 Colyton Road London SE22 0NP | 7 Scutari Road London SE22 0NN |
| 31 Colyton Road London SE22 0NP | 15 Scutari Road London SE22 0NN |
| 32 Colyton Road London SE22 0NP | 1 Scutari Road London SE22 0NN |
| 33 Colyton Road London SE22 0NP | 11 Scutari Road London SE22 0NN |
| 38 Colyton Road London SE22 0NP | 13 Scutari Road London SE22 0NN |
| 43 Colyton Road London SE22 0NP | 9 Scutari Road London SE22 0NN |
| 44 Colyton Road London SE22 0NP | 27 Colyton Road London SE22 0NP |
| 45 Colyton Road London SE22 0NP | 28 Colyton Road London SE22 0NP |
| 42 Colyton Road London SE22 0NP | 29 Colyton Road London SE22 0NP |
| 39 Colyton Road London SE22 0NP | 26 Colyton Road London SE22 0NP |
| 40 Colyton Road London SE22 0NP | 23 Colyton Road London SE22 0NP |
| 41 Colyton Road London SE22 0NP | 24 Colyton Road London SE22 0NP |
| | 25 Colyton Road London SE22 0NP |

Re-consultation: n/a

APPENDIX 2**Consultation responses received****Internal services**

None

Statutory and non-statutory organisations

None

Neighbours and local groups

None

RECOMMENDATION LDD MONITORING FORM REQUIRED

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

| | | | |
|-------------------------|--|--------------------|------------|
| Applicant | Mr David Nettleship London Borough of Southwark | Reg. Number | 16/AP/3203 |
| Application Type | Full Planning Permission | Case Number | TP/2613-A |
| Recommendation | Grant permission | | |

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing derelict pavilion and WC block and construction of a new modular pavilion building and electric termination cabinet together with hard and soft landscaping and vehicular parking.

At: HOMESTALL ROAD PLAYING FIELDS, (ATHENLAY FC) HOMESTALL ROAD, LONDON SE22

In accordance with application received on 05/08/2016 12:00:57

and Applicant's Drawing Nos. 5139526 (A) 1001 - Existing Site Plan; 978-PE-XX-XX-DR-0500 Rev P01 - Existing Drainage Layout

BREEAM Assessment; Ecology Assessment;

001 – Tree planting details; 002 – Proposed Views and Tree Schedule; (A) 1204 – Existing and Proposed North Elevation; EDS 08-0123.06 ISSUE 2 - SERVICE TERMINATION CABINET; 5139526 (A) 1202 - PROPOSED ROOF PLAN; BLOCK PLAN; 978-PE-XX-01-DR-S-2101 REV P01 - PLATFORM STEELWORK PLAN ; 5139526 (A) 1501 - GROUND FLOOR DOOR SCHEDULE; 978-PE-XX-XX-DR-0501 REV P01 - PROPOSED DRAINAGE PLAN; 978-PE-XX-ZZ-DR-S-2901 REV P01 - PROPOSED STEELWORK SECTIONS; 000-PE-XX-FD-DR-S-1001 REV P01 - FOUNDATION PLAN; 978-PE-XX-01-DR-S-2102 REV P01 - PLATFORM FLOOR PLAN; 978-PE-XX-XX-DR-0503 REV P01 - STANDARD CONSTRUCTION DETAILS; 978-PE-XX-ZZ-DR-S-9901 Rev. P01 – 3D Steelworks & Foundation Views; 978-PE-XX-ZZ-DR-S-1901 REV P01 - PROPOSED FOUNDATION SECTIONS; 5139526 (A) 1201 - PROPOSED GROUND FLOOR; 978-PE-XX-FD-DR-S-2001 REV P01 - PROPOSED COLUMN PLAN; 978-PE-XX-XX-DR-0103 REV P01 - PROPOSED SITE LEVELS; 5139526 (A) 1502 REV A - PROPOSED WINDOW SCHEDULE ; 978-PE-XX-XX-DR-0100-A REV P04 - PROPOSED SITE LAYOUT; 16730-SK-001 REV P1 - MECHANICAL & ELECTRICAL SERVICES DETAILS

Subject to the following nine conditions:

Time limit for implementing this permission and the approved plans

- 1 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.

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

001 - Tree planting details; 002 - Proposed Views and Tree Schedule; (A) 1204 - Existing and Proposed North Elevation; EDS 08-0123.06 ISSUE 2 - SERVICE TERMINATION CABINET; 5139526 (A) 1202 - PROPOSED ROOF PLAN; BLOCK PLAN; 978-PE-XX-01-DR-S-2101 REV P01 - PLATFORM STEELWORK PLAN ; 5139526 (A) 1501 - GROUND FLOOR DOOR SCHEDULE; 978-PE-XX-XX-DR-0501 REV P01 - PROPOSED DRAINAGE PLAN; 978-PE-XX-ZZ-DR-S-2901 REV P01 - PROPOSED STEELWORK SECTIONS; 000-PE-XX-FD-DR-S-1001 REV P01 - FOUNDATION PLAN; 978-PE-XX-01-DR-S-2102 REV P01 - PLATFORM FLOOR PLAN; 978-PE-XX-XX-DR-0503 REV P01 - STANDARD CONSTRUCTION DETAILS; 978-PE-XX-ZZ-DR-S-9901 Rev. P01 ; 3D Steelworks & Foundation Views; 978-PE-XX-ZZ-DR-S-1901 REV P01 - PROPOSED FOUNDATION SECTIONS; 5139526 (A) 1201 - PROPOSED GROUND FLOOR; 978-PE-XX-FD-DR-S-2001 REV P01 - PROPOSED COLUMN PLAN; 978-PE-XX-XX-DR-0103 REV P01 - PROPOSED SITE LEVELS; 5139526 (A) 1502 REV A - PROPOSED WINDOW SCHEDULE ; 978-PE-XX-XX-DR-0100-A REV P04 -

PROPOSED SITE LAYOUT; 16730-SK-001 REV P1 - MECHANICAL & ELECTRICAL SERVICES DETAILS

Reason:

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

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 Prior to works commencing, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

Reason: To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12, Policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 4 Prior to the new development becoming operational, a double row mixed native hedge will be planted along the southern and western boundaries of the site, as recommended in the approved ecological report (8273_R_APPR_V2_150715) and as identified on approved plan 14907/001/Planning.

Reason: To mitigate any impact from the development hereby approved and increase the biodiversity of the site in accordance with saved policy 3.28 of the Southwark Plan 2007, policy 19 of the Peckham and Nunhead Area Action Plan 2014 and Strategic Policy 11 of the Southwark Core Strategy 2011.

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 5 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season.

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 6 Prior to occupation of the development, details (1:50 scale drawings) of the facilities to be provided for the vehicular parking spaces including the disabled parking shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the vehicular parking facilities provided shall be retained and the space used for no

other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To ensure that adequate facilities are provided in accordance with the standards set out in Saved Policies 5.6 Car Parking and 5.7 Parking Standards for Disabled People and the Mobility Impaired of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

- 7 Before the first occupation of the building the cycle storage facilities as shown on drawing 978-PE-XX-XX-DR-0100/P01 shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 8 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, 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

- 9 The use hereby permitted shall not be carried on outside of the hours 08:00 to 18:00 on Monday to Friday or 08:00 to 18:00 on Saturday to Sunday and bank holidays.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

Statement of positive and proactive action in dealing with the application

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

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PLANNING SUB-COMMITTEE B AGENDA DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2016-17

NOTE: Original held by Constitutional Team all amendments/queries to Beverley Olamijulo: telephone 020 7525 7434.

| Name | No of copies | Name | No of copies |
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| To all Members of the sub-committee | | | |
| Councillor Cleo Soanes (Chair) | 1 | Environmental Protection Team | 1 |
| Councillor Maria Linforth-Hall (Vice-Chair) | 1 | | |
| Councillor Nick Dolezal | 1 | Communications | By email |
| Councillor Octavia Lamb | 1 | Louise Neilan, media manager | |
| Councillor Damian O'Brien | 1 | | |
| Councillor Sandra Rhule | 1 | | |
| Councillor Catherine Rose | 1 | Total: | 24 |
| (Reserves to receive electronic versions only) | | Dated: 24 October 2016 | |
| Councillor Evelyn Akoto | | | |
| Councillor Anne Kirby | | | |
| Councillor Eliza Mann | | | |
| Councillor Darren Merrill | | | |
| Councillor Leo Pollak | | | |
| Officers | | | |
| Constitutional Officer, Hub 2 (2 nd Floor), Tooley Street | 10 | | |
| Jacquelyne Green/Abrar Sharif, Hub 2 (5 th Floor), Tooley Street | 4 | | |
| Margaret Foley/Jon Gorst, Legal Services, Hub 2 (2 nd Floor), Tooley Street | 2 | | |