
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	Bliss Transport Ltd	Reg. Number	12/AP/0375
Application Type	Full Planning Permission	Case Number	TP/2354-34
Recommendation	Grant with 'Grampian' Condition		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Change of use from offices (Class B1) / general industrial (Class B2) / storage or distribution (Class B8) to operations centre for a coach company with parking and storage (Sui Generis) / (Class B1) for up to 20 vehicles and coaches of varying sizes and increase of width of existing crossover.

At: 34-36 VERNEY ROAD, LONDON, SE16 3DH

In accordance with application received on 10/02/2012 08:00:37

and Applicant's Drawing Nos. Pro SP, Pro BP, 1-01; b/SLASouthwarkVerney1-01 revB; Design and access statement, Final Transport Assessment 12 July 2012; Sustainability Assessment.

Reasons for granting permission.

This planning application was considered with regard to various policies including, but not exclusively:

Strategic policies of the Core Strategy 2011

1 (Sustainable development) which requires developments to improve the places we live in and work in and enable a better quality of life for Southwark's diverse population; 2 (Sustainable transport) which seeks to encourage walking, cycling and the use of public transport rather than travel by car; 10 (Jobs and Business) which seeks to protect business floorspace and supports the provision of additional floorspace in defined locations in the borough and 13 (High environmental standards) which requires developments to meet the highest possible environmental standards.

Saved policies of the Southwark Plan 2007

1.2 (Strategic and preferred industrial locations); 3.1 (Environmental effects) seeks to ensure there will be no material adverse effect on the environment and quality of life resulting from new development; 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity; 3.3 (Sustainability Assessment) protects against the loss of amenity, including disturbance from noise, to present and future occupiers on or in the vicinity of the application site; 3.6 (Air quality) advises that permission will not be granted for development that would lead to a reduction in air quality; 3.11 (Efficient use of land) seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoids compromising development potential of adjoining sites, making adequate provision for access, circulation and servicing, and matching development to availability of infrastructure; 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design; 5.3 (Walking and cycling) seeks to ensure that there is adequate provision for cyclists and pedestrians within developments, and where practicable the surrounding area and 5.6 (Car parking) states that all developments requiring car parking should minimise the number of spaces provided.

Policies of the London Plan 2011

Policy 2.17 Strategic industrial locations
Policy 4.4 Managing industrial land and premises
Policy 5.12 Flood risk management
Policy 5.21 Contaminated land
Policy 6.3 Assessing effects of development on transport capacity
Policy 7.14 Improving air quality
Policy 7.15 Reducing noise and enhancing soundscapes

National Planning Policy Framework: Sections

1. Building a strong, competitive economy
4. Promoting sustainable transport
10. Meeting the challenge of climate change, flooding and coastal change

11. Conserving and enhancing the natural environment

Particular regard was had to the impact on amenity of neighbouring properties, the transport network and parking along Verney Road that would result from the proposed development but it was considered that the proposal would not be detrimental to the amenity of adjacent properties and that the transports impacts would not lead to an unacceptable level of vehicle trips around the site or congestion along Verney Road. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Subject to the following conditions:

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

Pro BP, Pro SP, 1-01; b/SLASouthwarkVerney1-01 revB.

Reason:

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

- 2 The front yard shall only be used as a manoeuvring area for coaches and no more than 6 staff or visitors vehicles shall be parked in the front yard at any time and the front yard shall not be used for any other purpose for as long as the development is occupied.

Reason:

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with Saved Policies 3.2 Protection of Amenity and 5.2 Transport Impacts of the Southwark Plan, Strategic Policies 2 Sustainable Transport and 13 High Environmental Standards of the Core Strategy 2011 and the National Planning Policy Framework 2012.

- 3 The use shall cease to operate if, after 3 months, double yellow lines have not been painted to secure a space of 4.5m west of the new crossover.

Reason:

To ensure that a space of 4.5m to the west of the crossover hereby approved is kept clear to allow adequate space for coaches to manoeuvre in the front yard 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.

Informatives

- 1 This application granted is subject to the Mayoral Community Infrastructure Levy. The Liability Notice issued by Southwark Council will state the chargeable floor space and current rate. The relevant parties will need to submit an Assumption of Liability Notice and a Commencement Notice to Southwark Council prior to Commencement. There are a number of legal requirements for the relevant parties to adhere to. For more information on this see the DCLG website at <http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevymay11>
- 2 The site is located within an air quality management area and the applicant should ensure that coaches are not left parked outside with their engines running.