
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	Herne Hill Velodrome Trust	Reg. Number	12/AP/3195
Application Type	Full Planning Permission		
Recommendation	Grant permission	Case Number	TP/2074-C

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Installation of track lighting along the perimeter of the main velodrome track.

At: HERNE HILL VELODROME, 104 BURBAGE ROAD, LONDON SE24 9HE

In accordance with application received on 27/09/2012 12:01:21

and Applicant's Drawing Nos. 0001, 0010, 0011, 3000, Proposed Track Design from Peter Deer and Associates, Outer track overspill horizontal (rec'd 22/11/2012), Outer track overspill vertical (rec'd 22/11/2012), Design and Access Statement, PJC Ecology Habitat Assessment (Sept 12), HHVT Management Statement.

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

Strategic Policy 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.

Strategic Policy 2 Sustainable Development which seeks to encourage walking, cycling and the use of public transport rather than travel by car.

Strategic Policy 4 Places to Learn and Enjoy seeks to ensure that there will be a wide range of well used community facilities that provide spaces for many different communities and activities in accessible areas.

Strategic Policy 11 Open Spaces and Wildlife protects important open spaces, trees and woodland from inappropriate development.

Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces.

Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

Saved policies of the Southwark Plan 2007

Policy 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.

Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.

Policy 3.14 (Designing out Crime) seeks to ensure that development in both the private and public realm is designed to improve community safety and crime prevention.

Policy 3.25 (Metropolitan open land) advises when development would be considered appropriate on land designated as MoL.

Policy 3.28 (Biodiversity) requires biodiversity to be taken into account in the determination of planning applications and the inclusion in developments of features which enhance biodiversity will be encouraged.

Policy 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

Policy 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 3.19 Sports facilities

Policy 7.17 Metropolitan Open Land

National Planning Policy Framework

8 Promoting healthy communities

11 Conserving and enhancing the natural environment

12 Conserving and enhancing the historic environment

Particular regard was had to the impact of the proposal upon local residents and the Dulwich Village Conservation. The improvements to the facilities provided at the Velodrome would bring benefits to a wider group of people. The impacts on neighbouring amenity and transport conditions were assessed and were considered acceptable, subject to conditions. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Subject to the following condition:

- 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:

0010; 0011; Peter Deer and Associates Proposed track Lighting design E2 report

Reason:

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

- 3 The track side lighting hereby permitted shall not be used outside of the following hours and shall be fitted with automatic cut-off switches so that the lights automatically switch off at 21:15 on any given day.

Reason

To ensure no loss of amenity to the adjoining residential properties, in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 4 The use of Deryn bikes or other motorised cycles shall not be used at any time while the external lighting is in use.

Reason

To ensure no loss of amenity to the adjoining residential properties, in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 5 The proposal shall be carried out in accordance with the terms set out within the HHVT Management Statement submitted as part of the application, including the specified limit on hours of use and arrangements of use of Deryn bikes.

Reason

The area surrounding the velodrome is residential and the operation of a Management Strategy will reduce any potential for inconvenience and disruption to the general amenity of local residents, by way of disturbance, increased congestion and parking. In accordance with 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 pre-application service was used for this application and the advice given was followed.

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance.

The local planning authority delivered the decision in a timely manner.