

Item No: 7.	Classification: Open	Date: 7 September 2015	Meeting Name: Planning Sub-Committee B
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:			
From:		Head of Development Management	

PURPOSE

1. To advise Members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

RECOMMENDATION

2. That Members note and consider the late observations, consultation responses and information received in respect this item in reaching their decision.

FACTORS FOR CONSIDERATION

3. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

Item 1 – 15/AP/1363 for: Full Application - 197 MERROW STREET, LONDON, SE17 2NY

- 3.1. Paragraph 20 should refer to the occupiers of 195 Merrow Street.
- 3.2. Paragraph 24, for clarity, officers have independently undertaken a 45 degree test on this application, please refer to the appendix 1 in relation to further guidance on the 45 degree rule.
- 3.3. Paragraph 27 should refer to the impacts at 199 Merrow Street.

Item 3 – 15/AP/1916 for: Full Application - 111-113 FRIARY ROAD, LONDON, SE15 1PY

- 3.4. Paragraph 13 refers to the site being on a classified highway for which policy 1.4 would be engaged. The site is not on a classified highway as defined for the purpose of policy 1.4. The B1 floorspace is thus not protected and the principle of the land use proposed is still acceptable.
- 3.5. The applicant's agent has provided clarification on a number of matters.

Transport and servicing

- 3.6. The number of vehicle movements (4-6) includes private ambulances and other people visiting the site such as the doctor and embalmer.
- 3.7. Refuse is stored within the building and placed externally on collection days. There would be no fundamental change to this arrangement. All clinical waste would be removed by the coffins supplier who delivers twice a week and is licenced to carry such waste.
- 3.8. No chemicals would be stored on site, embalmers are sub-contractors who carry all of their requirements with them, would remove all equipment and chemicals left over from the embalming process from site. Most of the operation would take place during normal working hours although occasional night-time visits will occur.
- 3.9. The new facility would not be accessed by members of the public as this is a garaging and workshop area that serves other sites which the public do visit.

Odour

- 3.10. The applicant has advised that the mortuary would operate as a sealed unit within the building, there would be no escape of odour into the environment and that chemical fumes released would essentially be odourless.

Noise

- 3.11. The applicant would need to use the site occasionally at night when deceased are released at unsociable hours. Across other sites, this happens approximately twice a month. The roller shutter that would need to be operated to take delivery has the potential to cause disturbance if used at unsociable hours and for this reason, the following condition is recommended:

Prior to the commencement of use hereby permitted, details of a quiet roller shutter or other means of access to the mortuary shall be submitted to the local planning authority for approval. The use shall not commence until any means of access approved is installed and it shall be retained thereafter.

Reason:

To protect the amenity of future occupiers of the dwellings in accordance with the National Planning Policy Framework 2012; policy 7.15 reducing noise and enhancing soundscapes of the London Plan 2015, strategic policy 13 high environmental standards of the Core Strategy 2011 and saved policy 3.2 protection of amenity of the Southwark Plan 2007.

Item 4 – 15/AP/1469 for: Full Application - 8 FRANK DIXON WAY, LONDON, SE21 7BB

- 3.12. Due to the period of time the site has been vacant, local residents have requested that, if members are minded to grant permission for this scheme, the time period for commencement be reduced from 3 years. In officers' view, given the site is located within a conservation area and has been vacant for a long period of time, there is no material reason preventing a time limit condition for commencement of fewer than the standard 3 years. The applicant would have to provide an indication on how soon they can move on site to commence implementation of the scheme if consented.

- 3.13. Comments from a neighbour who is unable to attend have been received and are drawn to members' attention:

"I am speaking to have permission for this application to be refused by the committee.

1. This application is the latest in a long history of prior applications for this property.

To date all previous applications have had permission refused by this committee. And this latest application still does not address the objections which led to planning refusals with regard to street scene, bulk of design, occupancy density and overall detrimental effect to the area and special conditions to this road from its design and concept.

Although we all wish a property to be built on this site, it must be sympathetic to the position. It seems that similar plans with minor cosmetic changes continue to be submitted to the committee in the hope that everyone will get fed up and grant permission to end this long, tiring and expensive process. But I would ask the committee to continue to refuse permission until suitable plans are brought forward.

Indeed, it is actually to my personal benefit if the plans were approved, as it would set a planning precedent that would enhance the value of my plot which will no doubt be developed when I leave in a few years. But as a resident of 50 years I feel I have a responsibility to try and ensure the integrity of the road is maintained.

It would not take too much effort to submit plans which we all could support. And I could start the process of trying to rebuild the friendship with a neighbour that has been affected by this long application history.

2. There has been a recent amendment to the windows in the plans, to which I was not informed. There is a computer generated picture of this, but I must inform the committee that this is from a very favourable perspective and does not show the bulk of the property. Indeed the hedges and trees are not there and so does not accurately represent the property.

Indeed the Planning Officer's report on this application to recommend approval was only posted to Council website on 2 September which does not leave much time to respond.

3. The basement design of this application is still flawed.

i) This space was originally classified as living accommodation. And the number and design of bathrooms in the basement does indicate its primary use as accommodation.

Indeed the planning officers report so notes this description (point 56). If this is the case, then there is not sufficient off road car parking and garage for this level of residential occupation.

ii) The application before you however now describes the basement as an area for entertainment. Such a large area designated for this purpose, whether for

personal or business entertainment, would surely suggest a large and regular usage. In which case there is again insufficient off road parking, and therefore use the road for parking to the detriment of the area and neighbours.

It is very rare in my experience over 50 years that there is any parking on the road except for a New Year party at a house in the road, but this is in very small number of vehicles.

Whether living accommodation (which must be bedrooms by the number of bathrooms) or entertainment area is the usage, there is insufficient parking.

There is also insufficient design to the sewerage system. Nos 7 & 8 have a shared sewer. I have been living on my own for many years, and even occupancy of the previous building resulted in blockages. Whether living or entertainment usage, if there is no regard to this issue the increased usage will create more frequent problems (sewerage back up first effect my house!)

iii) if the external stairway has windows of clear brick this would either overlook the neighbouring property or would cause light to shine towards the neighbouring property.

It is a very subjective statement from the planning officer (report point 41) to say it would not affect any sensitive openings or windows. This should be refused.

4. The extension to the rear of the property is large and extensive. I am also very concerned that the window design at the rear indicates the roof area of this extension can easily be used as a balcony. This would overlook into my property and garden. If the plans were approved, I would ask for a condition that the usage of roof area cannot be changed into a balcony.

5. The planning officer report (point 26) notes there are no environmental issues. We have previously advised in objections to the underground water course going through Nos. 7 & 8 Frank Dixon Way, and the basement construction will have an effect on this. Over the past 50 years there has been flooding from this water course. I suggest planning cannot be approved without a planning office report on this.

In conclusion, the latest application sadly does not address or overcome reasons for prior planning application refusals. The scale is still overbearing and occupancy excessive. Planning permission should be refused."

REASON FOR URGENCY

4. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the planning sub-committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting.

REASON FOR LATENESS

5. The comments reported above have all been received since the agenda was printed. They all relate to an item on the agenda and members should be aware of the objections and comments made.

BACKGROUND DOCUMENTS

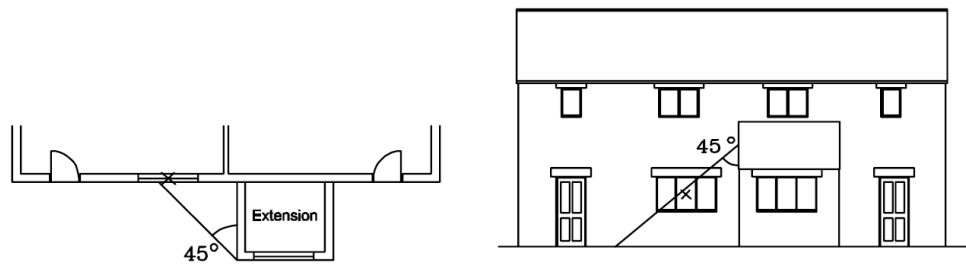
Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403

APPENDICES

No.	Title
Appendix 1	45 degree test

Appendix 1

The 45° test is used to check extensions that are perpendicular to a window - as in the example below.



Detailed daylight and sunlight study required