

Item No. 7.2	Classification: OPEN	Date: 7 October 2015	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 15/AP/2010 for: Full Planning Permission Address: HARRIS ACADEMY, 55 SOUTHWARK PARK ROAD, LONDON SE16 3TZ Proposal: Installation of a floodlighting system to the Harris Academy Multi Use Games Area (MUGA) and resurfacing the MUGA with artificial turf surface		
Ward(s) or groups affected:	Grange		
From:	Director of Planning		
Application Start Date 02/06/2015		Application Expiry Date 28/07/2015	
Earliest Decision Date 01/07/2015			

RECOMMENDATION

1. To grant planning permission subject to conditions.

BACKGROUND INFORMATION

2. This application is being reported to committee following a referral request from local councillors.

Site location and description

3. The application site forms part of the existing Harris Bermondsey Academy site (formerly Aylwin Girls School). The Academy is an educational establishment situated off Southwark Park Road in Bermondsey opposite the Thornburn Grove Conservation area.
4. The site comprises of a number of separate school buildings and is situated on an A road and is adjacent to residential properties including those along Southwark Park Road to the south of the site and Yalding Road to the east.

Details of proposal

5. The proposal details the installation of a floodlighting system to the Harris Academy Multi Use Games Area (MUGA) and resurfacing the MUGA with artificial turf surface.
6. The proposed MUGA would allow for sport activities for football (5 and 11 aside), athletics, volleyball and hockey. The principle reason for the installation of the floodlights is to allow to further the schools after school and sports programmes up to 6pm in the evenings, however this would also enable for a community use after 6pm and the applicants have identified community sports clubs and other schools as potential users of the facilities. The hours applied for are up until 10pm on weekdays and 8pm at weekends.

Planning history

7. **TP115-D** - Erection of pre-fabricated radio equipment cabin on roof for cellular radio purposes at Aylwin School. **Approved:** July 1987.
8. **TP/115-D/JC** - Construction of brick built radio equipment building at ground floor level for cellular radio purposes **Approved:** February 1988.
9. **L105-02** - Construction of brick built radio equipment building at ground floor level for cellular radio purposes. **Approved:** February 1988.
10. **95/410** - Erection of non-illuminated schools name and badge sign on west facing wall of school. **Approved:** June 1995.

97/PA/0028 Application type: Prior Approval (PRAP) - Installation of BTS Class 3 Cabin on roof of building. Decision date 05/11/1997 Decision: Prior Approval not required (PANR).
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98/PA/0024 Application type: Prior Approval (PRAP) - Installation of an additional three GSM 1800 dual polar antennae . Decision date 18/06/1998 Decision: Prior Approval not required (PANR).
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98/CO/1346 Application type: Council's Own Development - Reg. 3 (REG3) - Demolition of existing dining hall and construction of single storey building for use as dining/assembly hall and ancillary space, together with landscaping and new entrance to upper ground floor of main tower. Decision date 27/10/1998 Decision: Grant (GRA).

99/CO/0898 Application type: Council's Own Development - Reg. 3 (REG3) - New entrance to upper ground floor of main tower (AMENDMENT TO PREVIOUS APPLICATION). Decision date 05/08/1999 Decision: Grant (GRA).
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06/AP/0948 Application type: Full Planning Permission (FUL) - Erection and installation of temporary classroom accommodation, upgrading and refurbishment of existing school buildings, addition of external entrance stair to tower block and replacement of existing windows of school tower block. Decision date 05/10/2006 Decision: Granted (GRA).

08/AP/2646 Application type: Full Planning Permission (FUL) - Retrospective application for extension to existing sub-station & air handling unit on roof of Victorian block - Decision date 18/12/2008 Decision: Granted (GRA) .

10/AP/1431 Application type: Full Planning Permission (FUL) - Lecture hall on the land adjacent to the existing sports hall of the Academy, for ancillary school purposes; together with fenced plant area adjacent. Decision date 02/11/2010 Decision: Granted (GRA) .

Planning history of adjoining sites

11. None relevant to this application.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

12. The main issues to be considered in respect of this application are:

- a) The principle of the development in terms of land use and conformity with

strategic policies.

- b) The amenity impacts on the surrounding residential properties.
- c) The design and visual impact of the proposed development
- d) Transport impacts.

Planning policy

- 13. National Planning Policy Framework (the Framework)
 - Section 4 - Promoting sustainable transport
 - Section 7 - Requiring good design
 - Section 8 - Promoting healthy communities
 - Section 11 - Conserving and enhancing the natural environment
 - Section 12 - Conserving and enhancing the historic environment

- 14. London Plan July 2015
 - Policy 3.19 Sports facilities
 - Policy 7.8 Heritage assets and archaeology

- 15. Core Strategy 2011
 - Strategic policy 1 - Sustainable development
 - Strategic policy 2 - Sustainable transport
 - Strategic policy 4 - Places to learn and enjoy
 - 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.

Policy 2.2 Provision of new community facilities

Policy 3.2 'Protection of Amenity'

Policy 3.4 'Energy Efficiency'

Policy 3.11 'Efficient use of Land'

Policy 3.12 'Quality in Design'

Policy 3.13 'Urban Design'

Policy 3.18 'Setting of listed buildings, conservation areas and world heritage sites'

Principle of development

- 17. The proposal is to provide a new MUGA area for the school with associated floodlighting in order to improve sports facilities within the existing school curtilage and this does not raise any land use issues subject to the potential design, amenity and transport impacts of the proposal. These issues will be assessed below.

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

- 18. Saved policy 3.2 of the Southwark Plan seeks to ensure an adequate standard of

amenity for existing and future occupiers.

19. In terms of the proposed new MUGA area and new artificial surface, no significant concerns are raised. The introduction will result in a more useable area for sporting activities which is supported in principle as it will reduce the potential for injuries whilst also providing a more suitable surface for sports for the school.
20. Neighbouring residents have raised concerns that the proposed development will result in unacceptable levels of noise and light pollution, especially during the winter months when the floodlights are likely used most intensively and later into the evenings.
21. The proposal would involve the retention of the existing 3.6m high twin bar ball stop fencing to all sides of the MUGA and no amenity concerns are raised as a result of this.
22. With regard to noise and disturbance, it is noted that the club is located at the rear of a number of houses along Henley Drive as well as properties on the opposite side of the road along Grange Road and Southwark Park Road. The properties within Henley Drive are situated close to the northwest corner of the MUGA with the properties along Grange Road and Southwark Park Road being approximately 50 and 55m away from the proposed floodlights.
23. There are currently no restrictions on the hours during which the existing MUGA and playground can be used by the school's after school clubs, although this would be dictated by daylight levels. It is recognised that there would be some additional use of this facility with the introduction of floodlighting and as such this could result in additional noise generation. However, it is the view of officers that the hours of use for the MUGA and floodlighting proposed (until 10pm weekdays and 8pm at weekends) would be within the normally expected hours for similar secondary schools with community facilities and would also help improve the facilities offered by the school, for pupils and the wider community, and would not unduly compromise the ability of people to enjoy their homes and gardens.
24. The lighting scheme will produce 258 lux average illuminance over the court area. The lighting will have a uniformity ratio of 0.62 (Emin/Eave). The floodlighting system will have a reduced level of illuminance for training purposes upon the pitch – this will be 200 lux. The application includes the technical information for the proposed flood light lamps, a lighting plan and planning statement which considers the effect of the proposed floodlighting on the adjoining sites.
25. The proposal has been reviewed by the council's environmental protection team which has advised that no unacceptable light pollution would occur. There would be a degree of light spillage onto the nearby properties however as the majority of the properties are situated some distance away it is considered that this would not be to an extent that would cause any unreasonable loss of amenity. The lights would be fitted with automatic cut-off switches, and a condition to secure this is recommended to ensure that they cannot be used beyond the specified times.
26. The applicants have sought to use the floodlights for hours inclusive of 07:00 to 22:00 on Monday to Friday or 09:00 to 20:00 on Saturday and Sunday and as noted above, it would thus operate within sociable hours and would not unreasonably impact on the neighbouring amenities. A condition is proposed to require the switch off of the lights at the specified times and a timer will be fitted should the floodlights not be switched off prior to this time.
27. Concerns have also been raised in relation to the overall size of the floodlight columns

at 12m in height. Whilst it is noted that these will be visible from some of the surrounding public vantage points, in themselves the columns are not of a scale that would significantly impact on the visual amenity of the surrounding area to an extent that would warrant refusal of permission, taking into account also other columns in the area such as the street lights on Southwark Park Road to the south.

28. For the abovementioned reasons, subject to conditions, the proposed MUGA and associated lighting would not result in a detrimental impact on the amenities of local residents to an extent that would warrant refusal of permission and thus accords with Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

Transport issues

29. The existing site has a PTAL of between 2-4 depending on where within the site you are and as such denotes an average access to public transport with two major bus routes servicing the site. The applicants have advised that the predominant reason for the upgrade is to allow for additional school uses for after school clubs and as such this in itself would not result in any additional trip generation.
30. However in terms of evening uses, the proposed MUGA would allow for approximately 30 users at any one time and as such could result in some additional trip generation to the site. However there is good capacity for on-site parking with 58 spaces and 2 disabled bays as well as a bus bay and cycle parking for 15 cycles. Given this on-site capacity any additional users in the evenings would be able to be accommodated within the existing car park and as such it would be unlikely to result in any overspill parking impacts onto the surrounding streets.
31. In terms of cycle storage, the existing arrangements are secure and the extending of their use into the evenings would also be deemed acceptable.
32. Overall, no significant transport impacts would be expected as a result of the proposed MUGA and extended evening use and as such would accord with saved policy 5.2 of the Southwark Plan.

Design issues and impact on the setting of the nearby conservation area

33. The proposed resurfaced MUGA would not result in any significant impacts on the appearance of the area, however it would help improve the overall landscaping and useability of the site and this is supported. In terms of the proposed lighting columns, they are simple in design and appearance, and are located within the school grounds. It is acknowledged that at 12m in height they would be visible from the street, however they would not be a dominant feature within the streetscene and it is not considered that they would create harm to the character of the area.
34. Further, given the simple nature of the design and the significant distance of over 40m from the Thorburn Square conservation area, it is considered that they would preserve the character and appearance of the area.
35. Overall, the proposed scheme is considered to accord with saved policies 3.12, 3.13 and 3.18 of the Southwark Plan and as such is considered acceptable in design terms.

Impact on trees

36. No trees would be affected as a result of the proposal.

Other matters

37. The application would not be CIL liable.

Conclusion on planning issues

38. Overall, for the reasons explored above, it is considered that the proposal would contribute positively to the character and appearance of the area. The proposal will result in use of the facility potentially later into the evening, particularly in the winter months when daylight levels would otherwise dictate an earlier finish, however the hours proposed are not considered to be unreasonable given the location of the site close to Southwark Park Road and the separation to neighbouring residential properties. Furthermore, the proposal will allow greater use of this sports facility not just by pupils, but by other members of the community, which will serve to increase healthy active life styles which is supported by other strategic planning objectives. Parking should be capable of being accommodated wholly or largely within the site. It is therefore considered that subject to the imposition of suitable conditions that the development would be in accordance with the relevant policies of the Development Plan and the NPPF and should be granted.

Community impact statement

39. 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 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

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

Consultation replies

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

42. Summary of consultation responses

A total of five objections have been received from local residents at 56 Southwark Park Road, and 59,60,61 and 64 Henley Drive. The objections raise concerns in relation to an increase in light pollution into the adjoining properties as this would result in impacts on sleep patterns of residents and their children as well as increased noise concerns for local residents. Concerns are also raised in relation to impacts on overflow on-street parking. Many of the residents also raise the issue that the proposed use up to 10pm on weekdays and 8pm at weekends would be for commercial gain as another issue. These issues are dealt with above.

43. Concerns are also raised in relation to impacts on property value, however this is not a planning consideration.

Human rights implications

44. 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.
45. This application has the legitimate aim of providing an upgraded MUGA facility with the addition of floodlights. 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/115-D Application file: 15/AP/2010 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 5416 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	Alex Cameron, Senior Planning Officer	
Version	Final	
Dated	10 September 2015	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic director, finance & corporate services	No	No
Strategic director, environment and leisure	No	No
Strategic director, housing and community services	No	No
Director of regeneration	No	No
Date final report sent to Constitutional Team	25 September 2015	

APPENDIX 1

Consultation undertaken

Site notice date: 04/06/2015

Press notice date: n/a

Case officer site visit date: 29/06/2015

Neighbour consultation letters sent: 08/06/2015

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

36 Southwark Park Road London SE16 3RT
36b Southwark Park Road London SE16 3RT
34 Southwark Park Road London SE16 3RT
38a Southwark Park Road London SE16 3RT
4 Southwark Park Road London SE16 3RT
38 Southwark Park Road London SE16 3RT
38b Southwark Park Road London SE16 3RT
34b Southwark Park Road London SE16 3RT
30a Southwark Park Road London SE16 3RT
28 Southwark Park Road London SE16 3RT
28b Southwark Park Road London SE16 3RT
30b Southwark Park Road London SE16 3RT
32 Southwark Park Road London SE16 3RT
32b Southwark Park Road London SE16 3RT
30 Southwark Park Road London SE16 3RT
48 Southwark Park Road London SE16 3RT
46 Southwark Park Road London SE16 3RT
46b Southwark Park Road London SE16 3RT
6 Southwark Park Road London SE16 3RT
48b Southwark Park Road London SE16 3RT
36a Southwark Park Road London SE16 3RT
8 Southwark Park Road London SE16 3RT
46a Southwark Park Road London SE16 3RT
42b Southwark Park Road London SE16 3RT
40 Southwark Park Road London SE16 3RT
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42 Southwark Park Road London SE16 3RT
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12b Southwark Park Road London SE16 3RT

12a Southwark Park Road London SE16 3RT
14a Southwark Park Road London SE16 3RT
16b Southwark Park Road London SE16 3RT
14 Southwark Park Road London SE16 3RT
14b Southwark Park Road London SE16 3RT
10 Southwark Park Road London SE16 3RT
68 Henley Drive London SE1 3AR
67 Henley Drive London SE1 3AR
66 Henley Drive London SE1 3AR
69 Henley Drive London SE1 3AR
10b Southwark Park Road London SE16 3RT
71 Henley Drive London SE1 3AR
70 Henley Drive London SE1 3AR
24b Southwark Park Road London SE16 3RT
22 Southwark Park Road London SE16 3RT
22b Southwark Park Road London SE16 3RT
24 Southwark Park Road London SE16 3RT
28a Southwark Park Road London SE16 3RT
26 Southwark Park Road London SE16 3RT
26b Southwark Park Road London SE16 3RT
22a Southwark Park Road London SE16 3RT
18 Southwark Park Road London SE16 3RT
18b Southwark Park Road London SE16 3RT
16 Southwark Park Road London SE16 3RT
2 Southwark Park Road London SE16 3RT
20 Southwark Park Road London SE16 3RT
20b Southwark Park Road London SE16 3RT
20a Southwark Park Road London SE16 3RT
64 Henley Drive London SE1 3AR
61 Henley Drive London Se1 3ar
59 Henley Drive London SE1 3AR
60 Henley Drive London SE1 3AR

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

None

Neighbours and local groups

59 Henley Drive London SE1 3AR
59 Henley Drive London SE1 3AR
60 Henley Drive London SE1 3AR
61 Henley Drive London Se1 3ar
64 Henley Drive London SE1 3AR