

Item Nos: 7.1	Classification: Open	Date: 07 October 2015	Meeting Name: Planning Sub-Committee A
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		All	
From:		Director of Planning	

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: L

Item 7.1 – 15/AP/1426 for: Full Planning – 7 Court Lane, London SE21 7DH

- 3.1. The applicants of 7 Court Lane submitted a statement on the 2nd October to Cllr Kirby and other members of the Plans sub Committee. The statement sets out the applicants' opinion on how the planning application submitted is fully compliant with planning policy. The statement also sets out the additional evidence that was requested by the planning officer. Additional information related to the basement impact during construction and ground water interference. The applicants emphasise how they consider they've complied with all the requests by the planning authority and will continue to engage with a building surveyor during the construction. T
- 3.2. The applicants argue that to secure the space they need they need to extend in this way as to move to a larger property which provides this level of space is not feasible for them. T
- 3.3. The applicant closes their statement by commenting that they have worked with Dulwich Estates to bring revisions to the scheme and hopes this will be enough to gain the support of the committee. T

- 3.4. O
Officers comment that there are no new planning points raised here which have not already been dealt with in the main report.

Item 7.2 – 15/AP/2010 for: Full Application – Harris Academy, 55 Southwark Park Road, London SE16 3TZ

- 3.5. F
Following the submission of additional information in relation to the community use and additional transport data two additional comments were received.

- 3.6. T
The objections raise concerns about the details of the proposed usage of the new floodlights and they feel that the use by pupils at the academy will be very minimal (from 3 pm to 6 pm during term-time only). The vast majority of usage will be by the commercial hiring of the facility to outside users. The applicant has still not identified precisely who these outside users may be or what demand there is for such a facility. Concerns are also raised in relation to the use of the school site for commercial sports companies.

- 3.7. O
Officer response: Officers agree that additional information should be provided in relation to the proposed community uses, however the applicant at present has not formally identified any user groups as of yet. As such, it is considered prudent to include an additional condition requiring the submission of additional information in relation to the community use strategy: The proposed condition is:

Community Use Scheme

Prior to first use of the new floodlights, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of the following:

- i) The access to and right to use the Community Use Facilities by users from the community (whether groups or individuals) who are not staff, pupils or members of the School;*
- ii) The management, maintenance and cost for use of the Community Use Facilities;*

The approved Community Use Scheme shall be implemented upon first use of the new floodlights hereby permitted and shall continue to be adhered to thereafter for the life of this permission.

Reason:

To secure community use of the facilities in accordance with Saved Policy 2.3 Enhancement of Educational Establishments of the Southwark Plan 2007 and SP4 Places for learning, enjoyment and healthy lifestyles of the Core Strategy 2011 and to ensure that residential amenity is satisfactorily protected with regards to Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 3.8. C
Concerns are also raised in relation to the level of use of the car park as they comment the applicants' claims are not supported by any evidence. The neighbour comments that the car park is regularly already full when used by outside groups. They also argue that it would be likely that more than 15 parking spaces would be required for a commercial use due to visitors overlapping.

3.9. O
officer response: *Given the very large car park, provision of cycle storage, and relatively good access to public transport links including bus stops directly outside the school site, officers are satisfied that there is sufficient parking located within the site to accommodate this additional use of the MUGA into the evenings.*

3.10. O
objections also raise concerns in relation to the hours of use of the MUGA as they feel that usage up to 10pm is considered inappropriate as they feel that these hours are considered unsociable as it is located adjacent to residential properties. They note that they object to the use of the MUGA and floodlights after 6pm. They note that the case officer report is misleading as it does not include specific distance. Concerns are also reiterated about the potential light pollution that would result from the use of floodlights.

3.11. O
officer response: *The proposed floodlight at the north-eastern corner would be approximately 6m away from the closest residential property. Officers are satisfied that subject to the hours of operation restriction proposed, the impacts of light pollution will be suitably mitigated. However, condition 3 is proposed to be amended to include the automated timer system to ensure that the floodlights turn off automatically at 10pm on weekdays and 8pm on weekends.*

3.12. A
amended Condition 3: *The use hereby permitted for Multi Use Games Area (MUGA) purposes shall not be carried on outside of the hours 07:00 to 22:00 on Monday to Friday or 09:00 to 20:00 on Saturday and Sunday. The floodlighting hereby permitted shall not be used outside of the above hours and shall be fitted with automatic cut-off switches so that the lights automatically switch off at these specified times.*

Reason:

To safeguard the amenity 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.

Item 7.3 – 15/AP/2091 for: Full Planning – 64 Beauval Road, London SE22 8UQ

3.13. A
an additional comment has been received from a neighbour in which they raise further comments in relation to the case officer's report. They note that they disagree with paragraph 30 of the report, and argue that there are no similar developments recently within the adjoining properties.

3.14. C
case officer response: As mentioned within paragraph 30 of the case officer's report, a number of extensions have been granted along Beauval Road for side/rear extensions within the area, these also include a side extension at no.70 which infills the side of the outrigger in its entirety. Whilst this would be slightly larger in terms of overall depth, the height would be substantially lower at 2.2m to the eaves and as such would protrude only 0.2m above a fence or wall which could be constructed without requiring planning permission. Whilst the extensions within the area, are not all exactly the same as the proposals here, each application should be assessed on its merits and officers are satisfied that the scheme before members is acceptable in both design and amenity terms.

Item 7.4 – 15/AP/0618 for: Full Planning – 68A Beauval Road, London SE22 8UQ

3.15. A
An additional comment has been received from a neighbour in which they raise further comments in relation to the case officer's report. They note that they disagree with paragraph 32 of the report, and argue that there are no similar developments recently within the adjoining properties.

3.16. C
Case officer response: As mentioned within paragraph 32 of the case officer's report, a number of extensions have been granted along Beauval Road for side/rear extensions within the area, these also include a side extension at no.70 which infills the side of the outrigger in its entirety. This would be a similar overall depth to this proposal as a result of the lightwell retained under this proposal. Whilst the extensions within the area, are not all exactly the same in design terms as the proposed L-shape extension here, each application should be assessed on its merits, and officers are satisfied that the revised scheme before members overcomes the issues raised in relation to the impacts on amenity.

3.17. A
As was discussed during the previous committee meeting, some potential overlooking concerns would be raised by the introduction of a glazed door opening into the courtyard, as such this raises some potential overlooking back into the adjoining property at no.66 Beauval Road. As such, the following condition is also proposed:

The proposed door on the east elevation (facing into the courtyard) of the extension hereby permitted shall be obscure glazed and shall not be replaced or repaired otherwise than with obscure glazing.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at 66 Beauval Road from undue overlooking 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.

Item 7.4 – 15/AP/1776 for: Full Planning – 1 Potters Fields, London SE1 2AA

3.18. T
The applicant has requested that the description of development be amended as follows;

Temporary use of the open space for events with the erection of associated temporary structures (cumulatively of no more than 800sqm) for no more than 66 days in any one ~~calendar~~ financial year (56 days for events and an additional 10 days for set up and take down of associated structures) for a period of five years.

3.19. O
Officers recommend that this change is agreed as the proposal to vary the description from calendar year to financial year does not materially alter the assessment of this application.

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 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