

Item No. 6	Classification OPEN	Decision Level PLANNING COMMITTEE	Date 07.12.04
From Interim Development & Building Control Manager		Title of Report DEVELOPMENT CONTROL	
Proposal (04-CO-0073) Alterations to park to provide 3 new pedestrian entrances and gates to match railings, reduce height of railings to 900mm bounding Lower Road, provide new pathways with level access to a re-paved sitting area, restore pergola and replant raised beds and provide new seating		Address Neptune Street Park SE16 Ward Rotherhithe	

PURPOSE

- 1 To consider the above application, which is before the committee for determination due to the proposal being a Council own development and the number of objections received.

RECOMMENDATION

- 2 Grant planning permission

BACKGROUND

- 3 Neptune Street Park is a 914 square metre site located on the corner of Neptune Street and Lower Road, which is designated as a class A road. An Assembly Hall is located to the north of the site with residential blocks located to the north west and south east. Further residential properties are located opposite the application site.
- 4 Access to the park is via a maintenance gate, located to the north west of the site. Further gates, which are both shown as locked, are located to the north and south east of the site. A variety of trees and shrubs are sporadically located within the park.
- 5 There is no relevant planning history for this site.

The proposal is to make alterations to the park. This includes:-

- The provision of three new pedestrian entrances, two towards Lower Road and one onto Neptune Street.
- The reduction in height of railings to 900 mm bounding Lower Road
- New pathways with level access to a re-paved area
- The restoration and replanting of raised beds and pergola to provide new seating

FACTORS FOR CONSIDERATION

Main Issues

- 6 The main issues in this case are the visual impact of the alterations to the park and highway safety issues in relation to the provision of additional gates and replacement fencing.

Planning Policy

- 7 The site is within a Regeneration Area

Southwark Unitary Development Plan 1995 [UDP]:

E.1.1 'Safety and Security in the Environment' - Complies

E.2.4 'Access and Facilities for People with Disabilities' -

E.2.5 'External Space' - Complies

E.3.4 'Upgrading the Environment' - Complies

The site is within the Canada Water Action Area and a Public Transport Accessibility Zone

The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004

3.11 'Quality in Design' - Complies

Supplementary Planning Guidance

'Access and Facilities for People with Disabilities and Mobility Difficulties' - Generally complies, however, details of gates required by condition.

Consultations

- 8 Site Notice: 10.08.04 Press Notice: N/A

Consultees: Arboriculturalist, Parks and Sport and Traffic Group

Replies from:

Arboriculturalist - No objection

Parks and Sport - Support the proposals

Traffic Group - No objection however, requires condition regarding details of the guard rails which must be erected on the public highway.

2 Blick House - Strange to be wasting money on a Park that is used only by dogs. It would be more fitting to put railings around the grassed area of Blick House, which would improve security.

2 Ritchie House - Disagrees that the park should be used for young children, as there are sufficient play facilities in surrounding parks.

PLANNING CONSIDERATIONS

Visual Impact

- 9 The scheme, for the enhancement of the Neptune Street Park, has been produced by the Council's Parks and Sports Division in collaboration with the Streetscene and Public Protection Group. It has been produced to enhance the park, which is overgrown and is not welcoming to the community.

- 10 The proposal, which includes the reduction of a number of trees, will add light into what is a dark and uninviting space that is not currently utilized to its maximum potential. The associated landscaping, seating and path layout etc. will further enhance the space for the benefit of all potential users.
- 11 Concern has been raised regarding the use of the park, in that it is being enhanced specifically for the use of children. It is the applicant's intention that the proposed enhancement is for the benefit of all members of the community and not specifically for children's use. To substantiate this, the proposal does not include details of any children's play equipment.

Highway Safety

- 12 Three new entrance gates are proposed; two onto Lower Road with the third opening towards Neptune Street.
- 13 There is no objection to the gates on highway grounds subject to details for the provision of guard rails onto the highway, which can be achieved by condition.

EQUAL OPPORTUNITY IMPLICATIONS

- 14 Will enhance an existing public space for the benefit of all.

LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

- 15 Will make better use of an urban lung.

LEAD OFFICER	Seamus Lalor	Interim Development and Building Control Manager
REPORT AUTHOR	Carolyn Southall	[tel. 020 7525 5457]
CASE FILE	TP/139-R	
Papers held at:	Council Offices, Chiltern, Portland Street SE17 2ES	
	[tel. 020 7525 5402]	