

Planning Sub-Committee A

Tuesday 25 January 2022

6.30 pm

Meeting Room G02, 160 Tooley Street London SE1 2QH

Supplemental Agenda No. 2

List of Contents

Item No.	Title	Page No.
8.	Development Management Items	1 - 33

Tabled items: Addendum report and members pack

Item No: 7, 8.1 & 8.2	Classification: Open	Date: 25 January 2022	Meeting Name: Planning Sub Committee A
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Rotherhithe, Faraday and Dulwich Village	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of consultation responses and further information received in respect of the following items 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 stated recommendation.

RECOMMENDATION

2. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.
3. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:
4. The New Southwark Plan is at an advanced stage following the Examination in Public (EiP) of the New Southwark Plan (NSP) and the amendments within the Proposed Changes to the Submitted New Southwark Plan will be considered along with the consultation responses received at each stage of public consultation. As the NSP is not yet adopted policy, it can only be attributed limited weight.

FACTORS FOR CONSIDERATION

Item 7: TPO 634 Confirmation Report GasHolder Site, Salter Road, Rotherhithe

Further representations

5. A further response has been received from the Planning Policy Manager which confirms that there was a factual error to the Design and Access Guidance for site allocation NSP78 (formerly NSP75) be changed for the adopted version that the Council is preparing for Council Assembly. The

change to NSP78 D&A guidance – mature trees on Brunel Road should read mature trees on Salter Road instead.

Item 8.1: 21/AP/3625 - Burgess Park Community Sports Pavilion, Burgess Park Community Sport Ground, 106 Cobourg Road, London, Southwark, SE5 0JB

Revised conditions

6. Condition 1 'approved plans' should be updated to include reference to the proposed elevation plan drawing reference 18-0822 08 02 Elevations Layout (North and West). This plan was received on 17.01.2021 to show the new ball court fence heights in the context of the proposed artificial grass pitches and spectator mounds, consented as part of the Burgess Park 21/AP/1002.
7. Condition 6 in relation to the permitted hours of use should be amended to replace reference to the artificial grass pitch with specific reference to the ball court, which is the subject of this application.

Recent representations

8. Additional comments have been received since the publication of the report, objecting to the proposed development. The material planning considerations raised reinforce earlier objections, in relation to the impact of development on local wildlife, light and noise pollution in addition to the loss of this area of the park as publically open space for the enjoyment of park users and use of the adjacent BBQ area. Concern has also been reiterated regarding the location of this wheelchair accessible court away from the park entrance. All of these matters have been addressed in the officer's report.
9. An objection from Friends of Burgess Park was received on 25/01/2022 in regard to the loss of open green space and impact on the use of the adjacent BBQ area, smoke pollution from the adjacent BBQ area, and the controlled use of the court. The assessment on loss of open space is set out in the officer's report. The new court is proposed to sit adjacent to the existing BBQ area on land consented for a spectator mound, although this has not yet been delivered. EPT have reviewed that application and raised no concerns in relation to smoke pollution.
10. 46 comments have now been received on this application including 24 letters of support, 1 neutral comment and 21 letters of objection.

Item 8.2: 21/AP/2615 - 10 GALLERY ROAD, SOUTHWARK, LONDON, SE21 7AB

Error in the report

11. Paragraph 19 refers to a condition for anti-rattle fencing. This type of fencing is commonly needed where heavier balls can strike a fence such as footballs or basketballs. Tennis balls won't cause as much noise so the condition was not recommended.

Revised condition

12. The applicant has highlighted that the current hours of operation of the floodlights allow for them to be used on bank holidays and to accord with this, it is recommended that condition 4 be amended to allow the floodlights to be used on bank holidays as follows:

floodlighting installed to tennis court 3A shall not be used outside the hours of 08:00 - 21:30 Monday to Saturday. No use of LED lighting is permitted on ~~Sundays and Bank Holidays~~. This is to be controlled though an automatic timer.

Conclusion of the Director of Planning

13. Having taken into account the additional consultation responses, and other additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions.

REASON FOR URGENCY

14. The TPO Confirmation report has been publicised as being on the agenda for consideration at this meeting of the Planning Sub Committee and supporters and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the Order, leading to its lapse and would also inconvenience all those who attend the meeting

REASON FOR LATENESS

15. The new information and comments have been received since the committee agenda was printed. It relates to items on the agenda and members should be aware of the 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

Welcome to Southwark Planning Sub-Committee A

25 January 2022

Item 7

Tree Preservation Order No. 634- Land at
Salter Road Gas Holder Site ,SE16 6HZ

Item 8.1 - 21/AP/3625

Burgess Park Community Sports Pavilion,
Burgess Park Community Sport Ground,106
Cobourg Road ,SE50JB

Item 8.2 - 21/AP/2615

10 Gallery Road,London SE21 7AB



Councillor Kath Whittam (Chair)



Councillor Adele Morris (Vice Chair)



Councillor Richard Leeming



Councillor Sunil Chopra



Councillor Maggie Browning



Councillor Martin Seaton



Councillor Jane Salmon

Reserves

Councillor Anood Al-Samerai

Councillor Peter Babudu

Councillor Renata Hamvas

Councillor Victoria Olisa

Councillor Paul Fleming

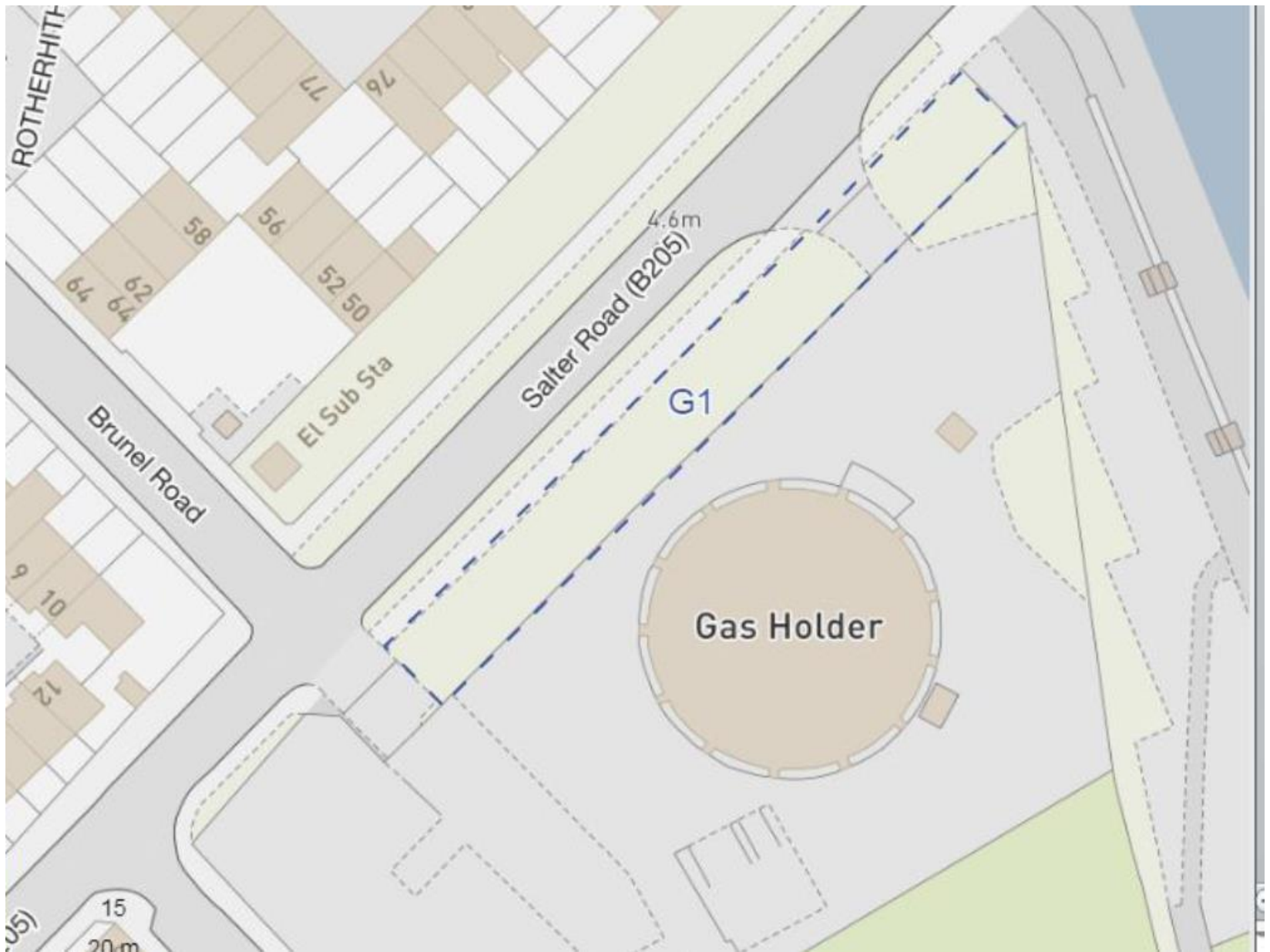


Item 7

Tree Preservation Order No. 634- Land at Salter Road
Gas Holder Site ,SE16 6HZ

It prohibits anyone from cutting down, topping or lopping any of the trees described in the Schedule and shown on the map, without the local planning authority's consent

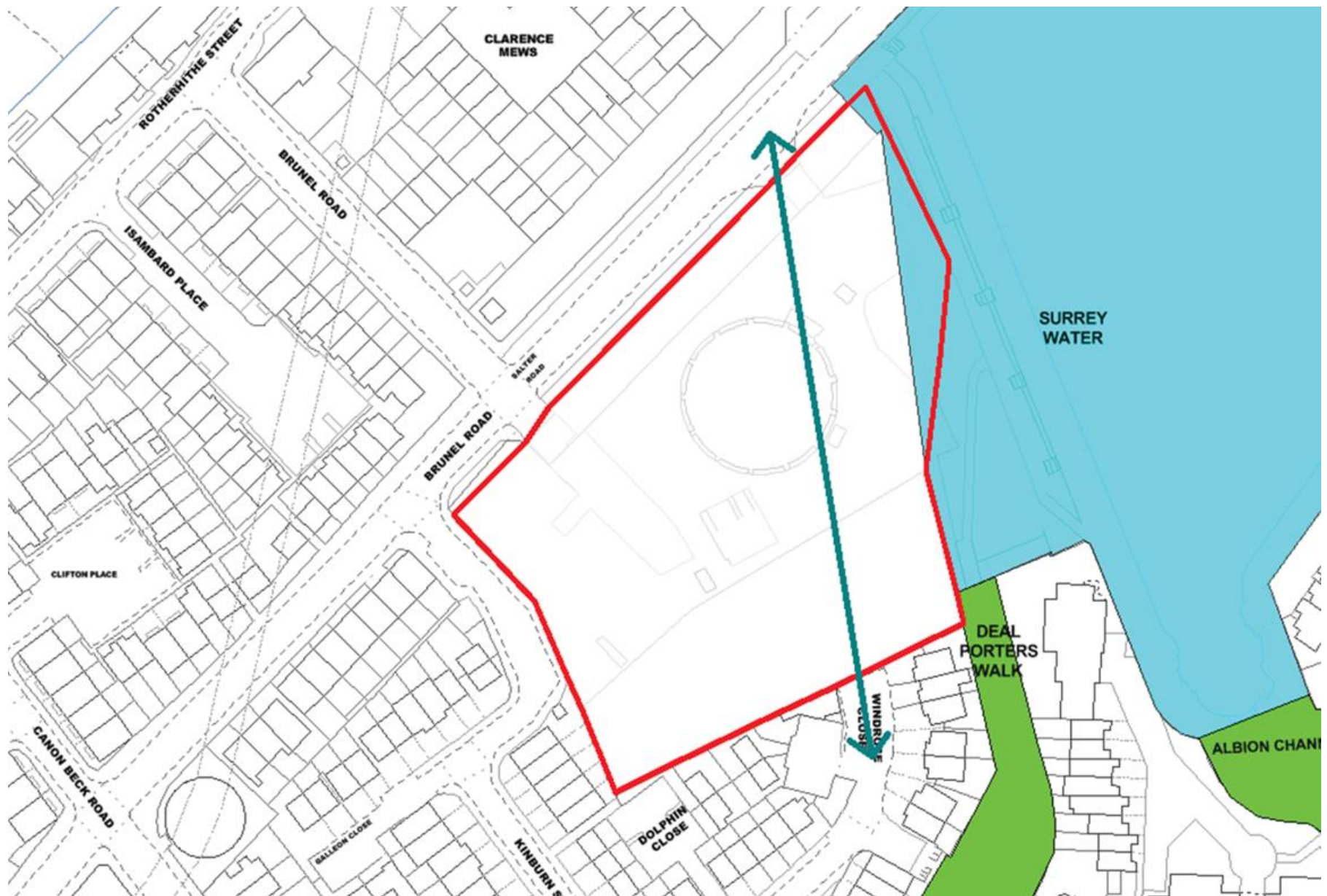
5



9



7



8

Item 8.1 - 21/AP/3625

Burgess Park Community Sports Pavilion, Burgess Park Community Sport Ground, 106 Cobourg Road, SE50JB

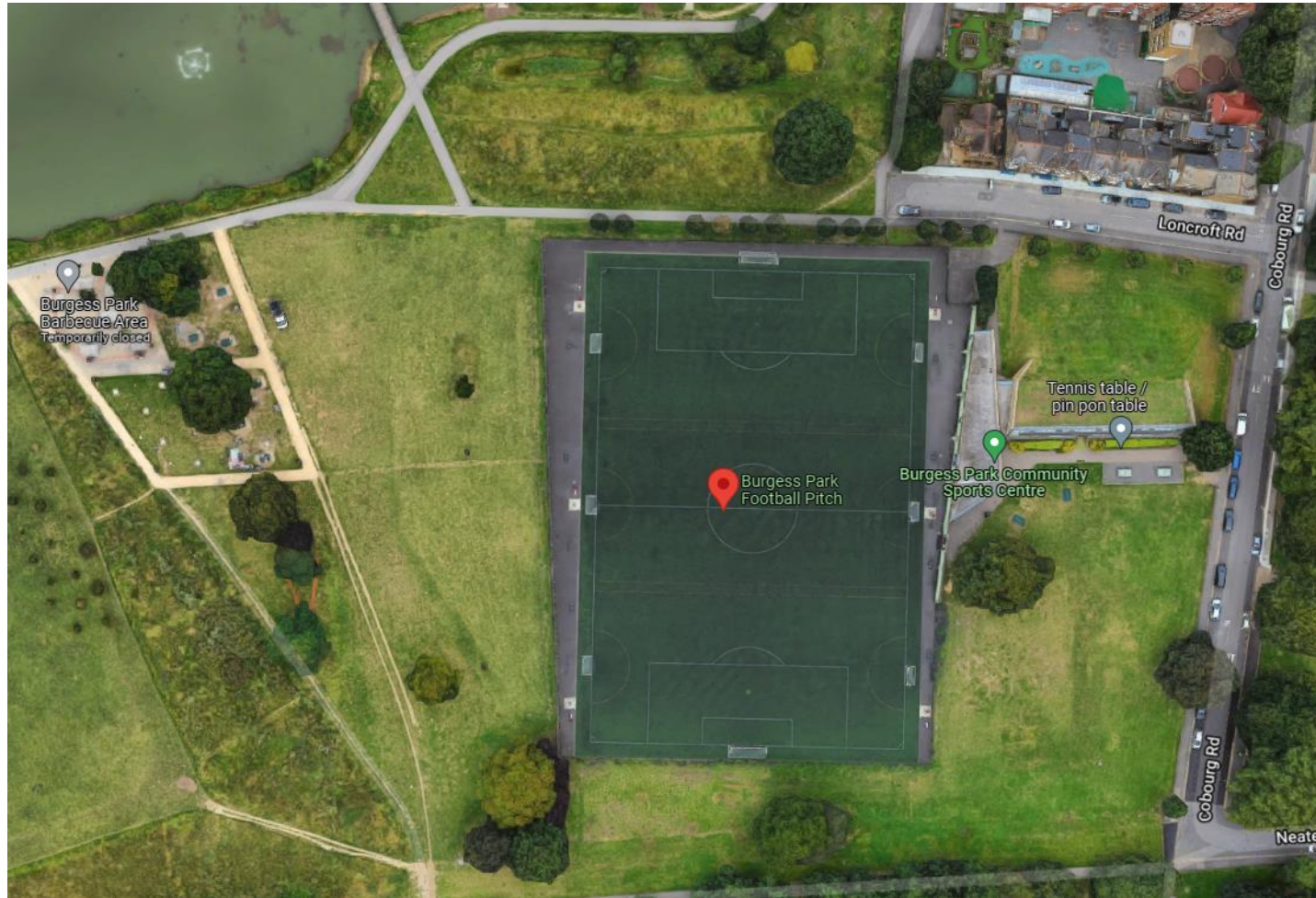
Construction of a ball court with perimeter fencing and installation of x2 LED floodlights. The ball court will provide a pitch for wheelchair sports which also functions as a court for basketball, to be included as part of the new Burgess Park Sports Centre Hub. facility.

6

Site Location Plan



Site Aerial View



11

Consultation Responses

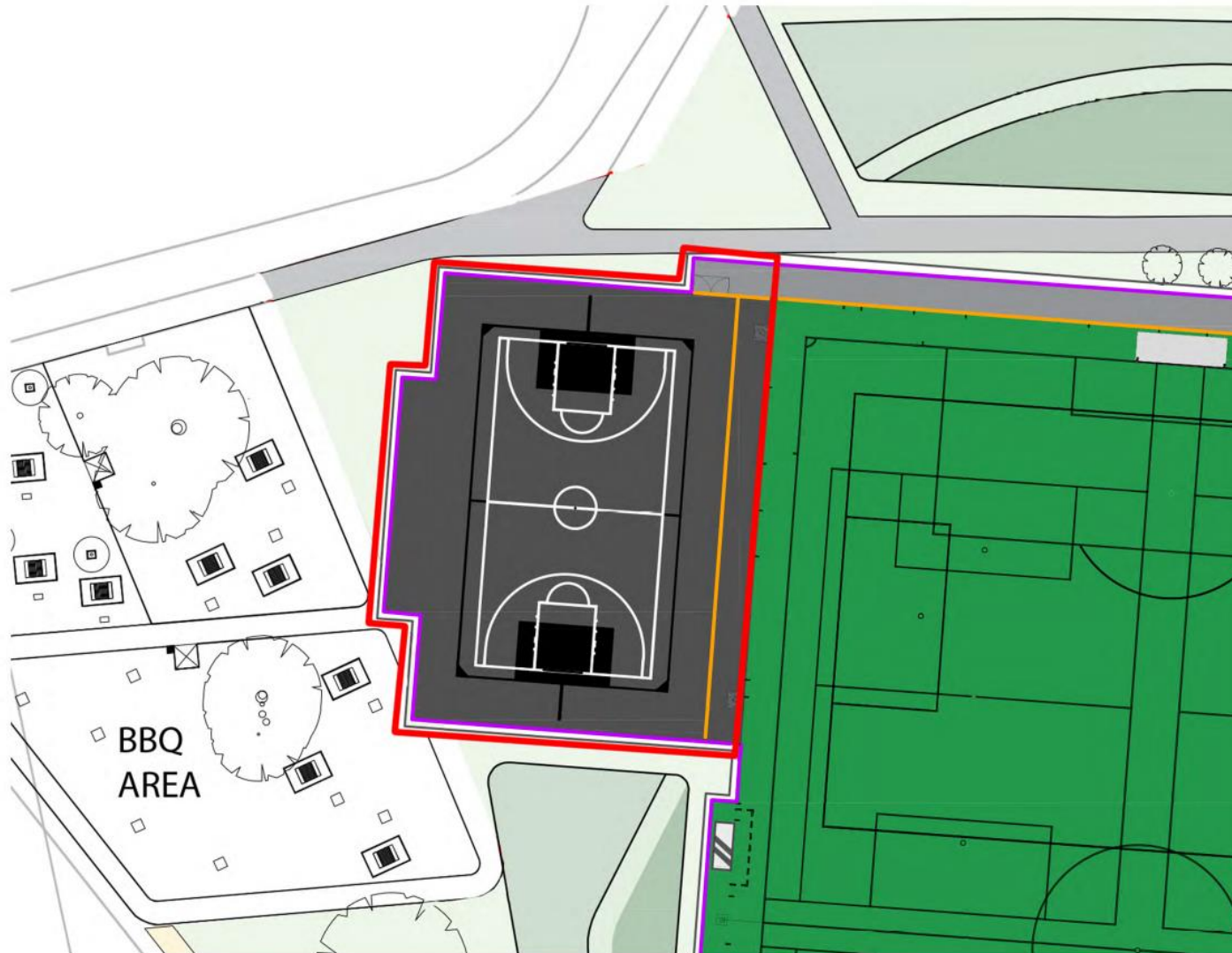
Neighbours consulted via letter	Site notice date of display	Public comments received	Support	Neutral	Objection
68	10/11/2021	46	24	1	21

Support	Neutral	Objection
<ul style="list-style-type: none"> Provides a basketball facility and wheelchair sports facility, both of which area needed in the area. Provides a sporting facility for young people and disability sports. Encourages outdoor sports and active lifestyles. Encourages diversity in sport. Positive community asset. 	<ul style="list-style-type: none"> Location of the court should be closer to the sports centre to ensure easier access for people with disabilities. 	<ul style="list-style-type: none"> Encourages anti-social behaviour if access is not controlled. Negatively impacts on amenity of the park through loss of green space for informal play and walking. Negatively impacts on the use of the BBQ area, creating a bottleneck. Impacts on views of the park facing south across the lake bridge. Delivers an over-provision of sports facilities in this area of the park. Located too far from the sports centre, creating accessibility issues. Increased light and noise pollution, impacting on wildlife and park users.

Proposed Site Plan



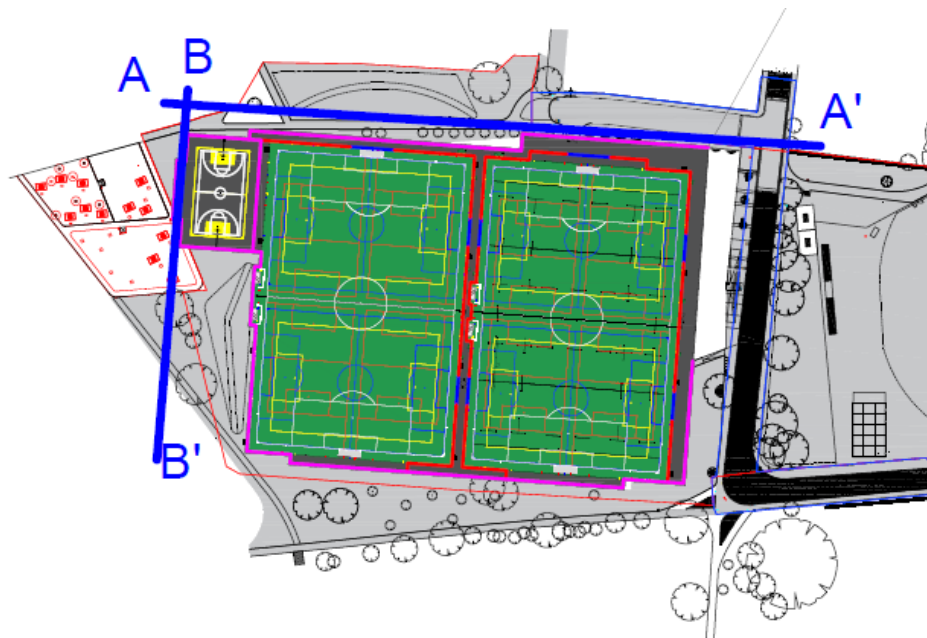
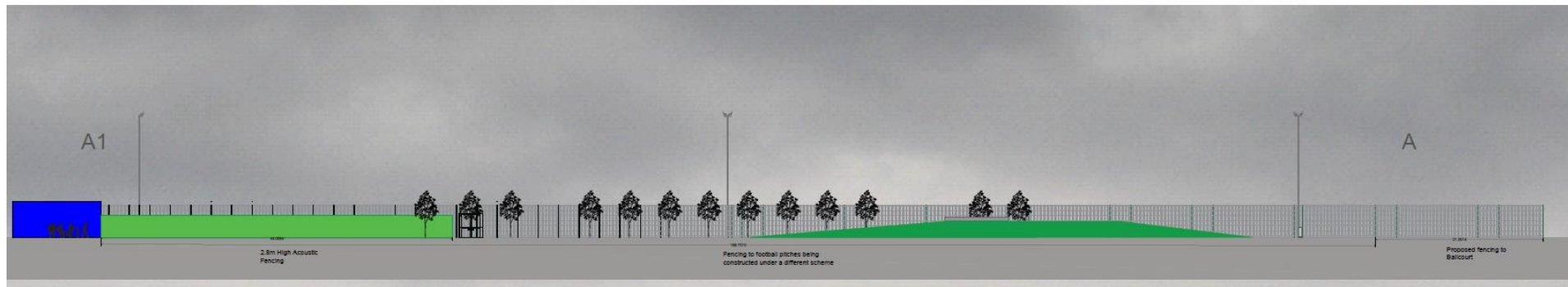
Proposed Site Plan



14

Proposed Elevations A-A

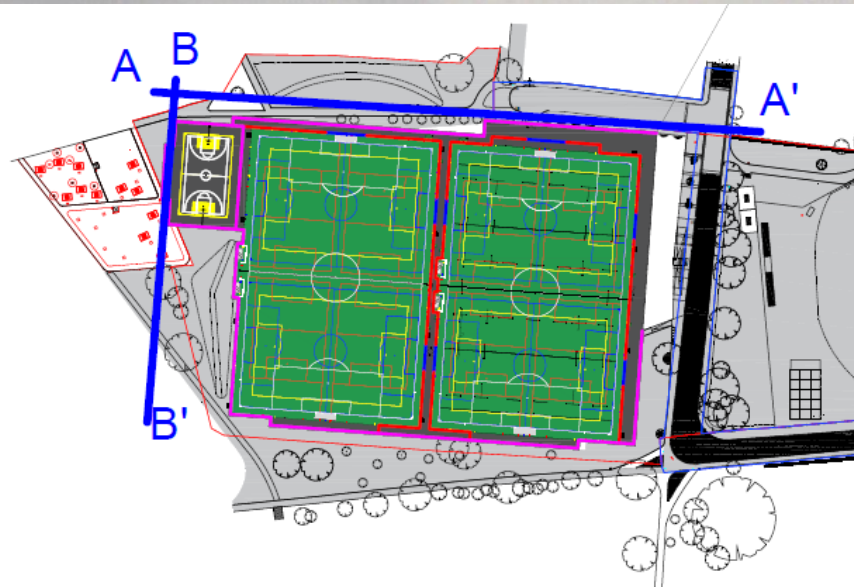
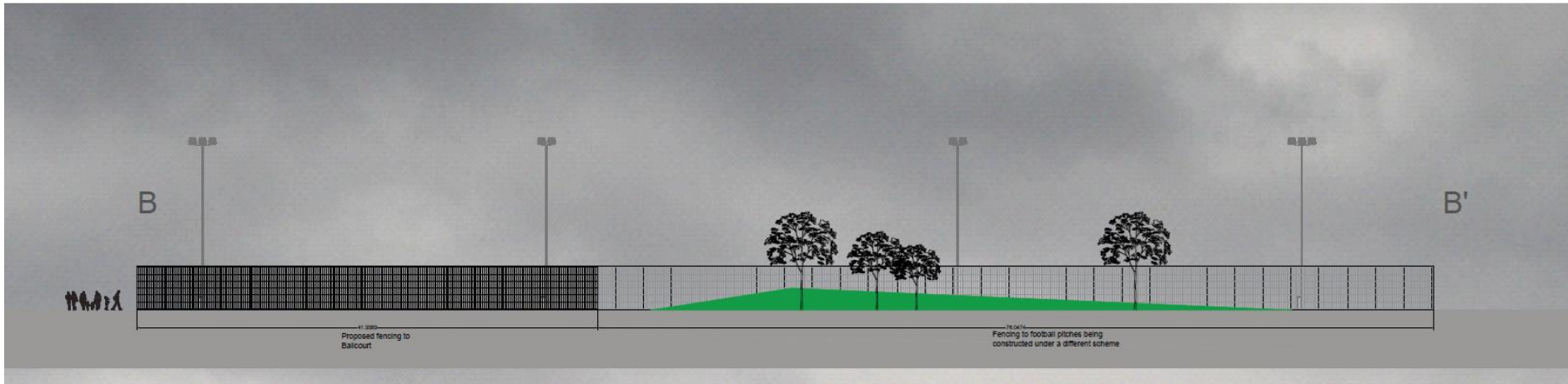
VIEW FROM NORTH TOWARDS PITCHES



15

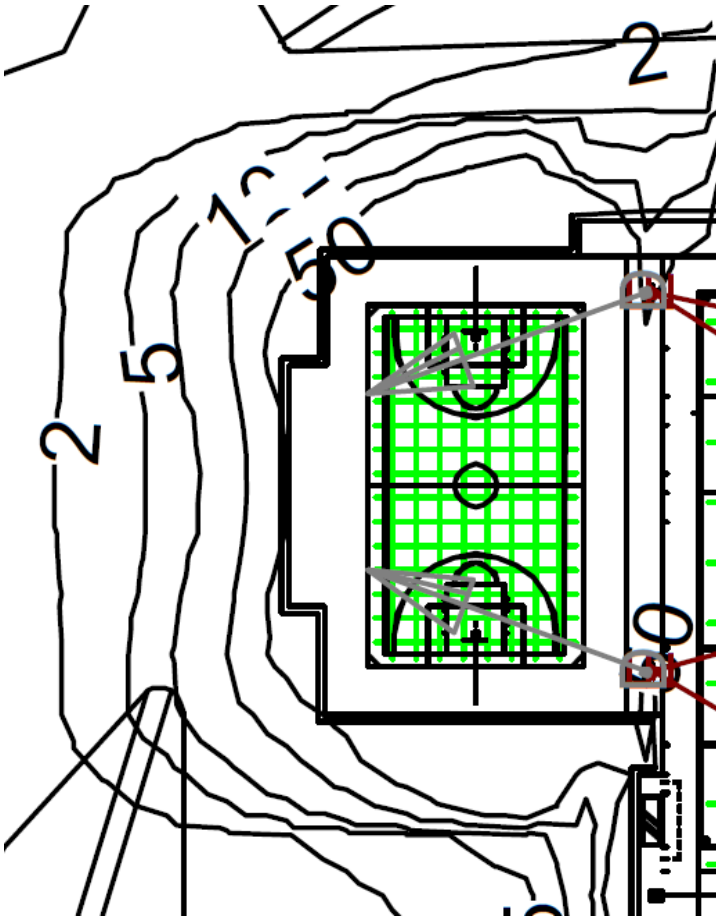
Proposed Elevations B-B

VIEW FROM WEST TOWARDS PITCHES



16

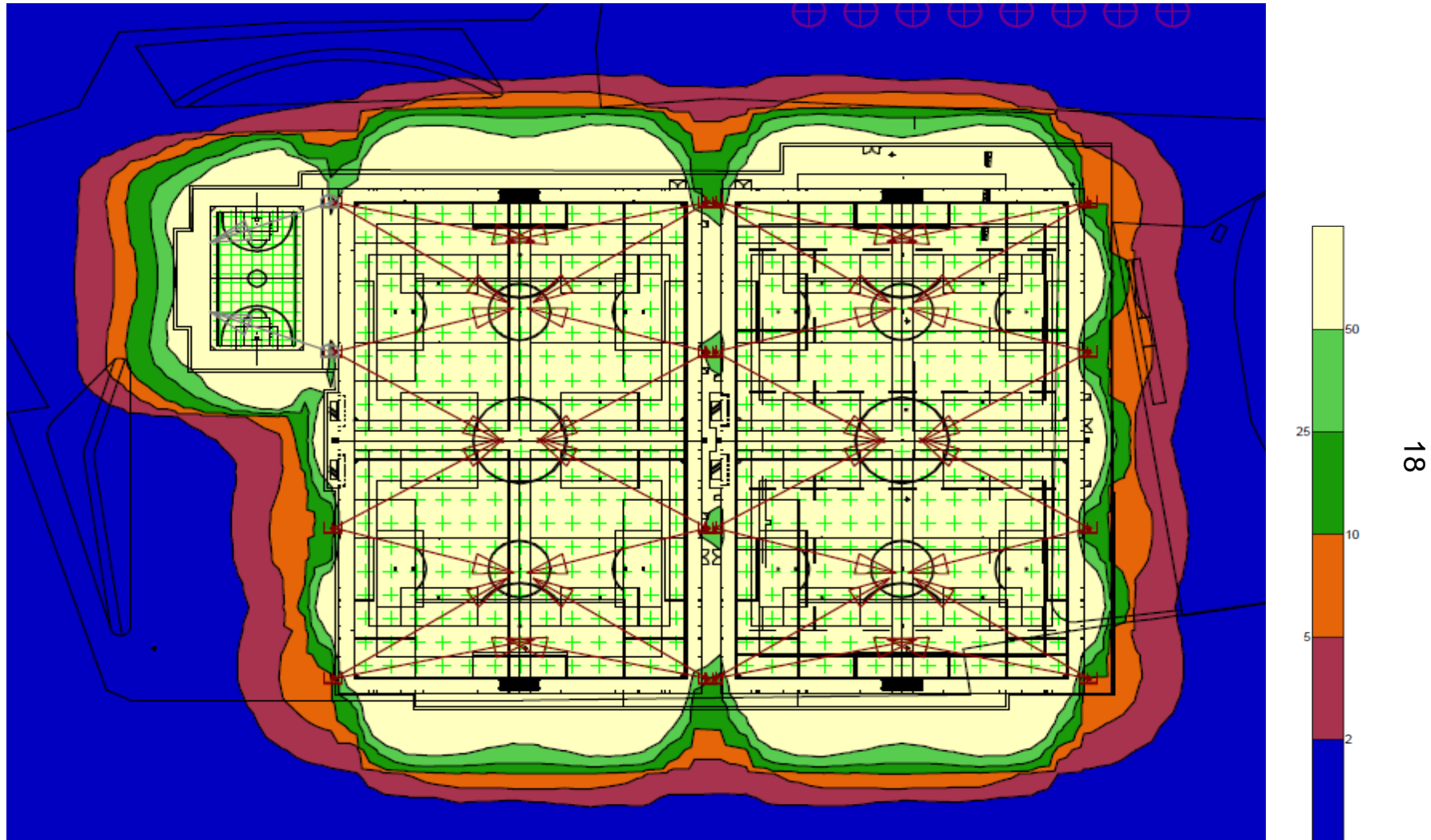
ISO Light Contour Diagram



- X2 LED floodlights to be attached to columns on the eastern court boundary.
- Artificial Lighting Assessment demonstrates complaint with ILP guidance.
- Proposed lighting does not face towards any residential development.
- Ecologist satisfied that lighting levels are low.
- Use of floodlights to be restricted by planning condition.

17

ISO Filled Light Contour Diagram



Ecology Impacts



- New ball court replaces an area consented to deliver a spectator and ecological mound.
- Existing site is flat grassed park land with limited ecological value.
- Significant positive benefits of new ball court.
- 500sqm of wildflower planted to be planted elsewhere in the park.

19

Summary

- Principle of development in MOL is acceptable
- Not considered to harm openness of MOL or detract from its character
- External artificial lighting is acceptable in accordance with ILP standards
- Conditions for hours of use and lighting controls to be consistent with the use of the Burgess Park Sports Centre pitches.
- Suitable access arrangements provided for disabled persons, including the provision of x2 Blue Badge visitor bays to be delivered prior to occupation.
- No negative impact on biodiversity and the creation of 500m² of wildflower meadow.
- Degree of certainty that the consented scheme for Burgess Park Sports Centre Hub (21/AP/1002) will be brought forward simultaneously with this application

Item 8.2

21/AP/2615 10 Gallery Road London SE21 7AB

Construction of tennis court, erection of perimeter fencing, installation of x3 LED floodlights, extension of x3 existing LED

21

Site Location Plan



Site Aerial View



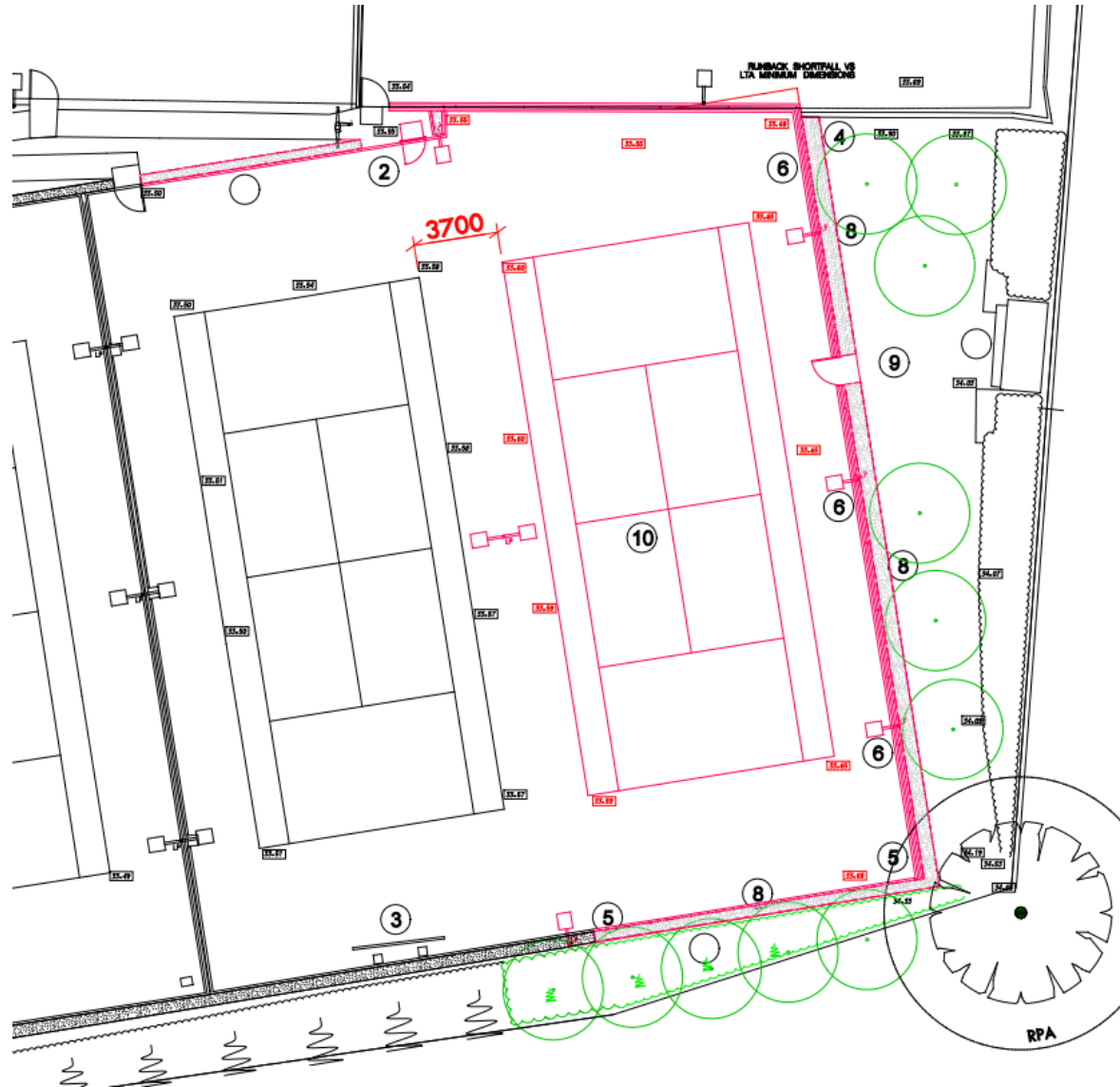
Consultation

Neighbours Identified through letters	Support	Objection
23	22	1

- 23 neighbours consulted through letters
- Site Notices displayed surrounding the application site

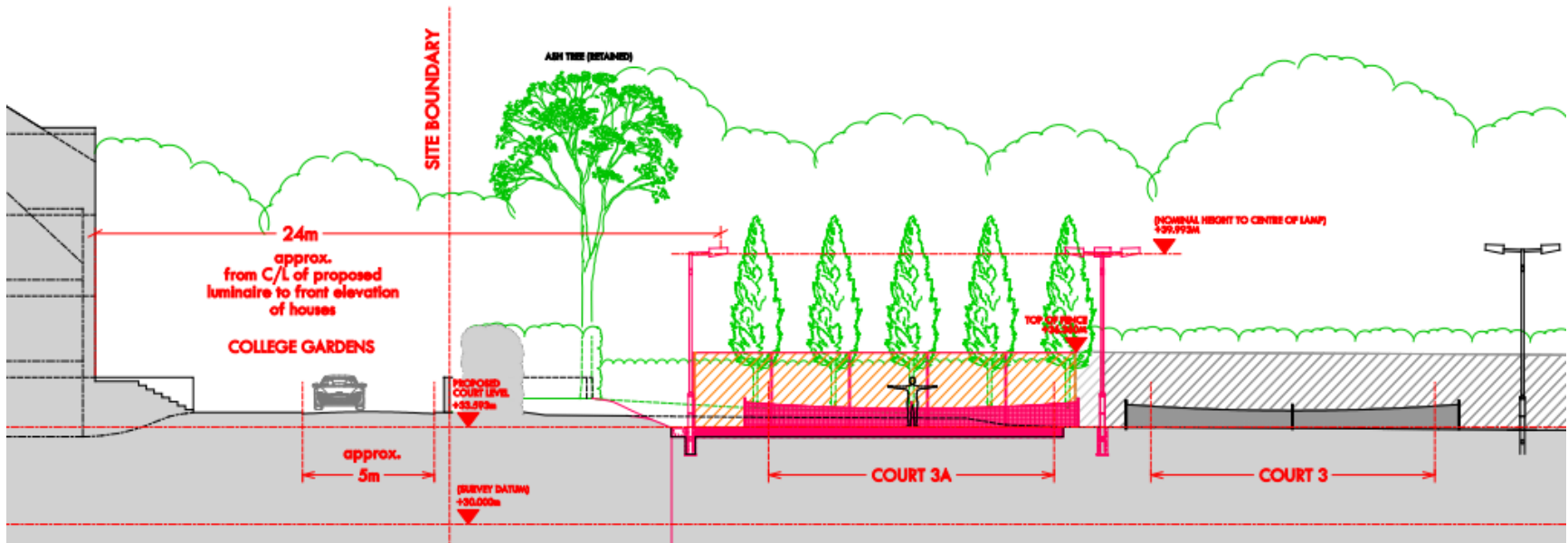
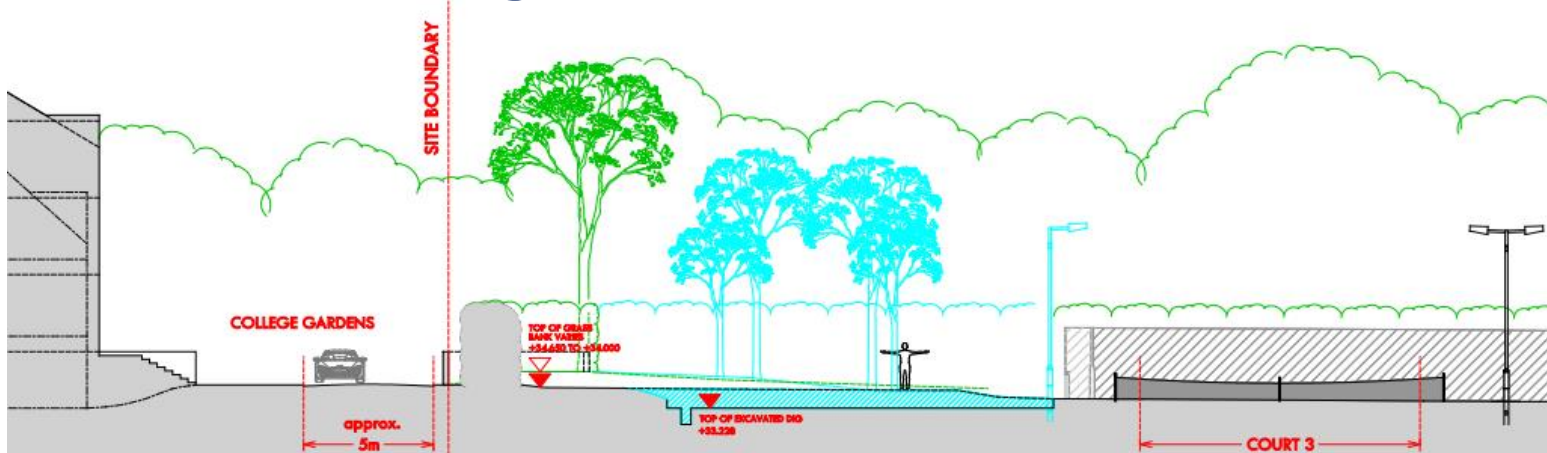
Supportive	Objections
<ul style="list-style-type: none"> • The local tennis club is a strong community asset providing important sports facilities for the area adding to social infrastructure • The proposal makes efficient use of land by locating the tennis court on an underutilised piece of grassland • Increased capacity for the tennis club would improve health and wellbeing of users 	<ul style="list-style-type: none"> • Installation of new tennis court will harm the beauty and tranquillity of MOL • Additional LED flood lights will contribute towards light pollution • Removal of 4 trees harms local ecology

Proposed Tennis Court



25

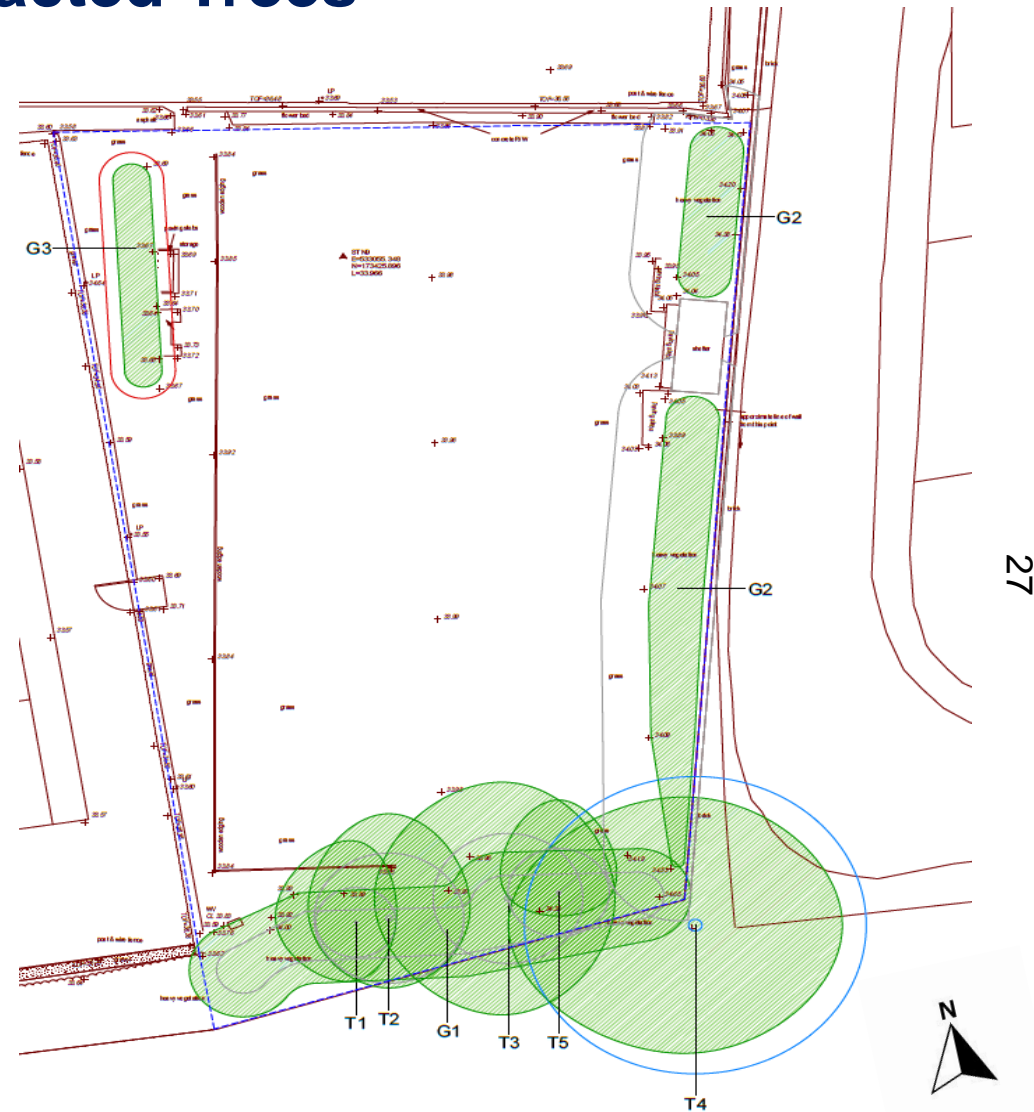
Existing and Proposed Sections



Impacted Trees

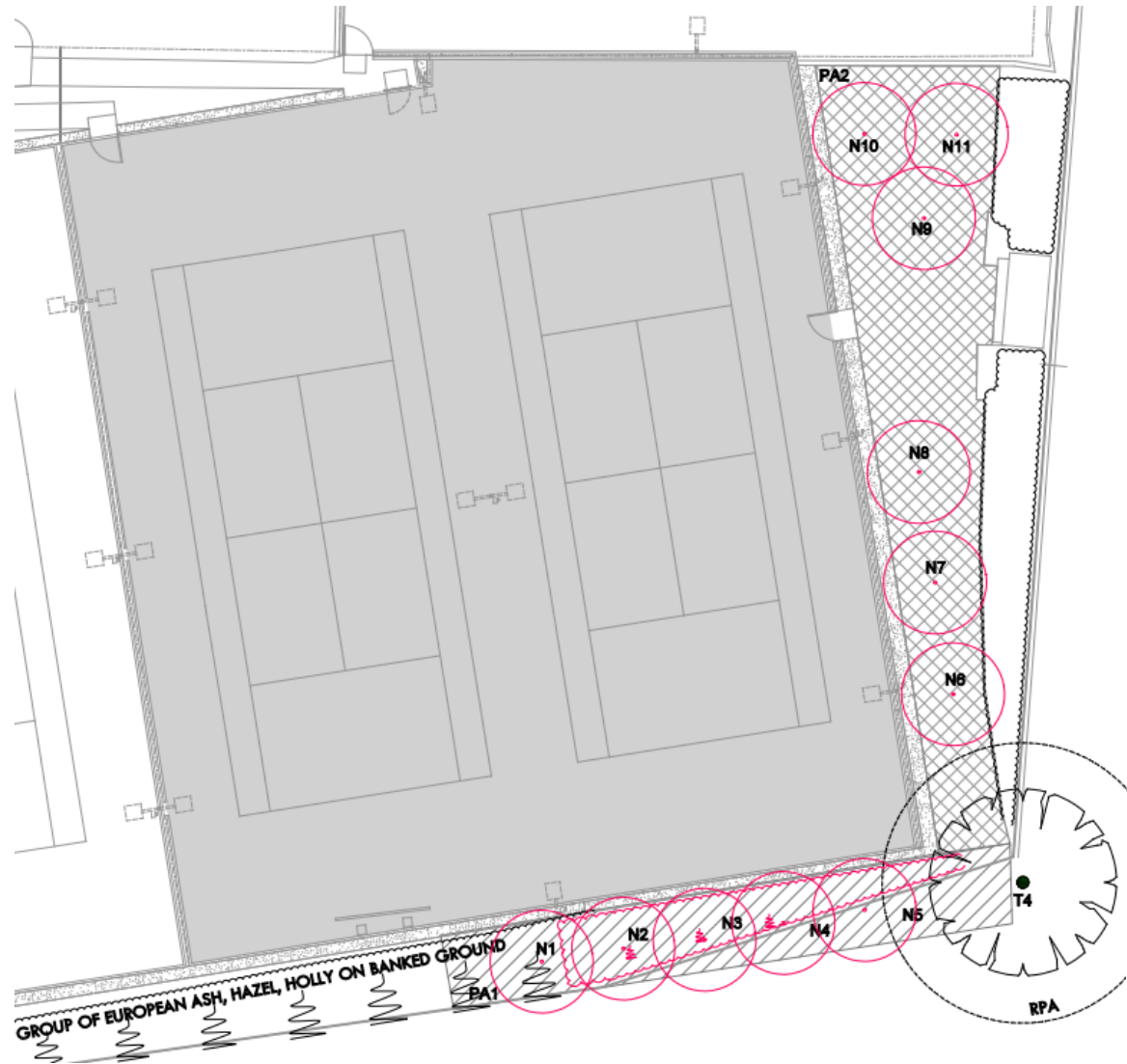
- Removal of 4 European ash trees of early-semi mature ages

Tree Ref	Category	Physiological Condition	Structural Condition
T1	C	Fair	Fair
T2	C	Fair	Fair
T3	C	Good	Fair
T5	C	Fair	Fair

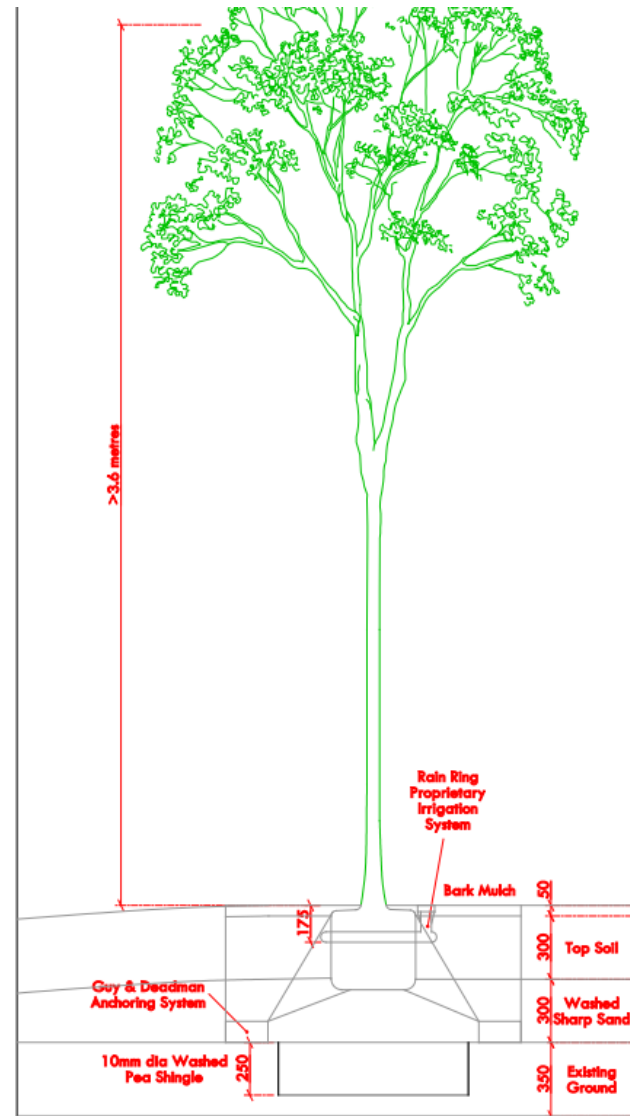
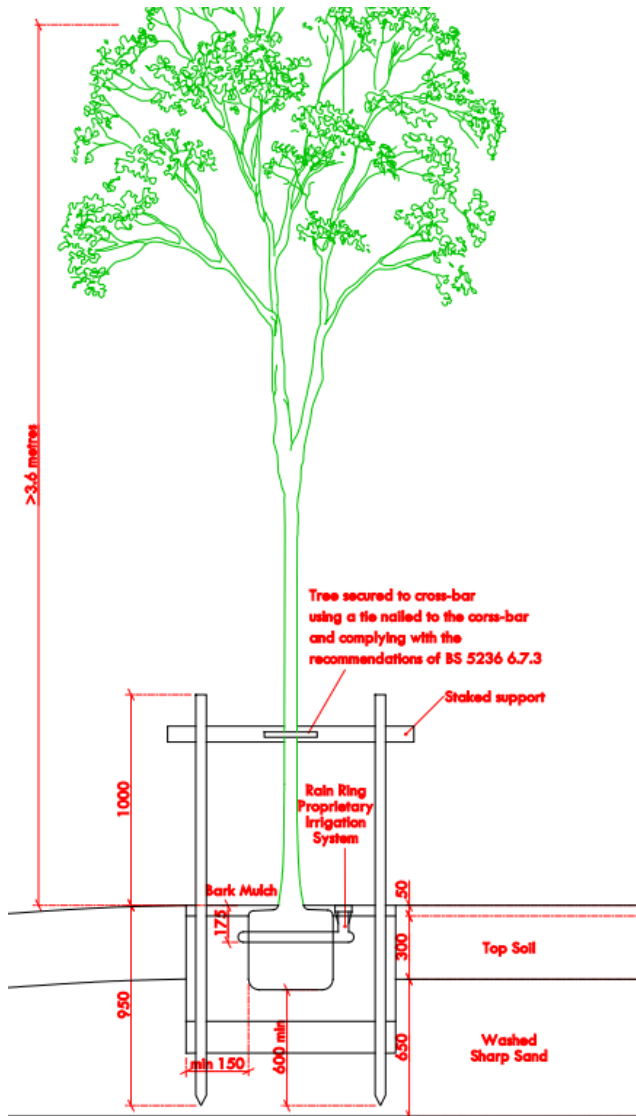


Proposed Landscape Plan

- Replanting of 11 trees
- N1 – N5 (5 field maples)
- N6 – N11 (6 silver birches)
- Considered to mitigate loss for stem girth



Proposed Tree Pit Sections



ISO Light Contour Diagram

- 3 LED floodlight poles and 3 LED floodlight arms
- ILP limit of 5.0 Lux
- Most impacted no. 7 College Gardens (4.25 Lux)



30

Hours of LED Lighting

DAY OF WEEK	COURT #	HOURS OF LED PERMITTED
Monday to Saturday	Court 1	08:00 – 21:30
	Court 2	08:00 – 21:30
	Court 3	08:00 – 21:30
	Court 3A	08:00 – 21:30
	Court 4	08:00 – 21:30
	Court 5	08:00 – 21:30
	Court 6	08:00 – 21:00
	Court 7	08:00 – 21:00
Sunday	Court 1	08:00 – 20:30
	Court 2	08:00 – 20:30
	Court 3	08:00 – 20:30
	Court 3A	No lighting permitted
	Court 4	08:00 – 20:30
	Court 5	08:00 – 20:30
	Court 6	No lighting permitted
	Court 7	No lighting permitted

- Consistent with other tennis courts
- Automatic timers will be installed
- Agreed through recommended condition

Ecology - Impact upon Bat Activity

- Bat Activity Survey conducted in July and August 2021
- Artificial lighting can result in spatial avoidance however the application area is already well lit

Recommendations

- 1) Proposed lighting matching the existing LED specification
- 2) Proposed lighting to only illuminate the tennis courts
- 3) Minimal light spillage from proposed lights/hoods with negligible in light spill from pre-existing levels; and
- 4) Proposed lighting will be timed as with pre-existing lighting to turn off at 21:30

- Southwark Council Ecologist has reviewed survey and agreed with findings
- All recommendations to limit impact upon bat activity incorporate into proposed development

Summary

- Principle of development upon MOL is acceptable
- Not considered to harm openness of MOL
- No detrimental impact from noise, outlook or sense of enclosure
- External artificial lighting – controlled through condition
- Impact of light acceptable through ILP standards
- Court timings to be controlled through automatic timer
- Loss of 4 trees, replanting of 11 trees is suitable mitigation
- Ecology – Bat Activity Survey recommendations included