

Planning Sub-Committee B

Monday 5 December 2022

7.00 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.1

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TABLED ITEMS:

Addendum report and Members pack – items of business

Welcome to Southwark Planning Sub-Committee B

05 December 2022

MAIN ITEMS OF BUSINESS

Item 7. TPO – 677

89 Talfourd Road SE15 5NN

Item 8.1 – 21/AP/2514

2 Somerford Way SE16 6QW

Item 8.2 22/AP/2598

12 Dulwich Village, London, SE21 7AL



Councillor Cleo Soanes (Chair)



Councillor Emily Tester (Vice Chair)



Councillor Sandra Rhule



Councillor Emily Hickson



Councillor Esme Hicks



Councillor Richard Livingstone



Councillor Adam Hood

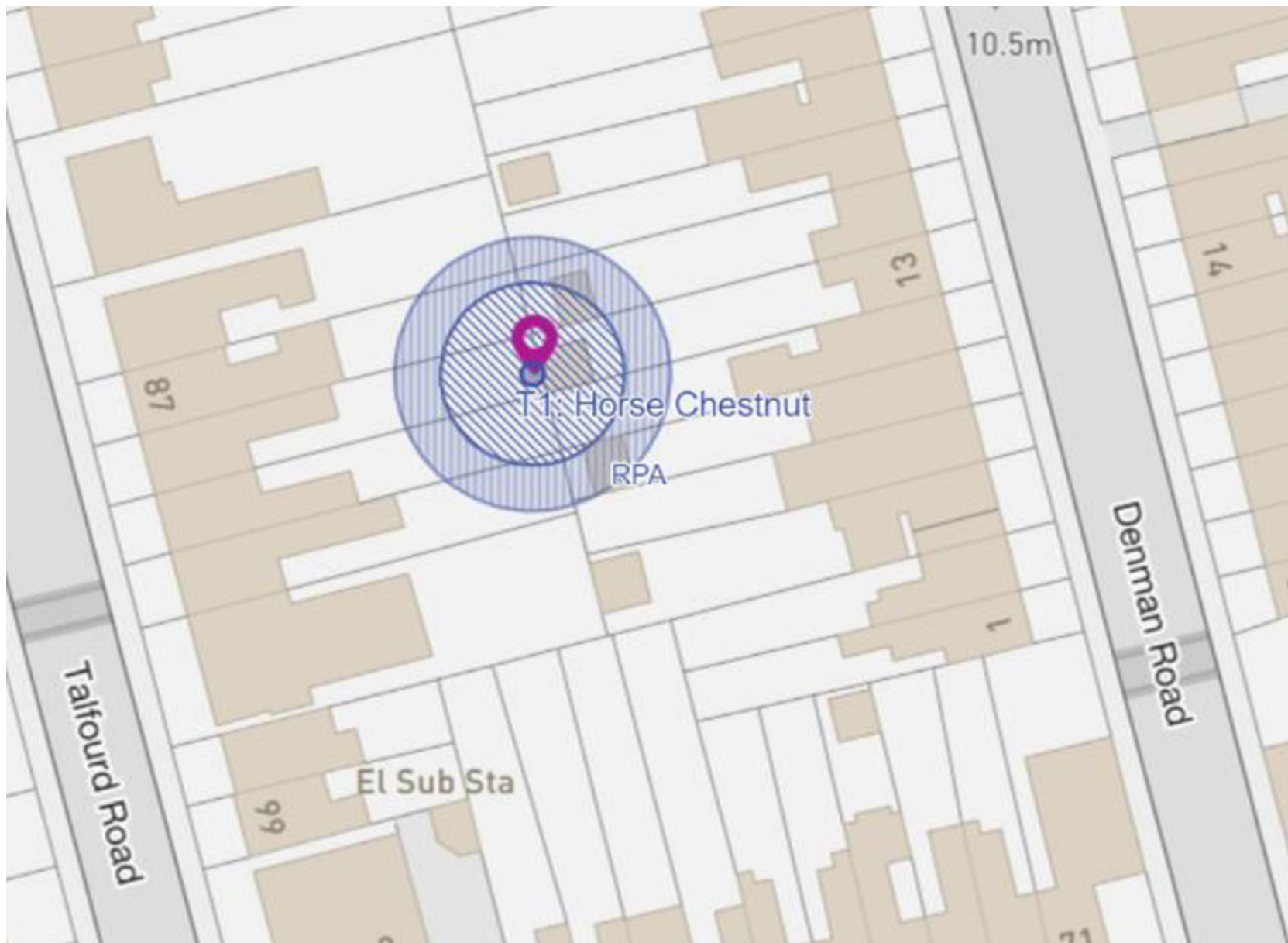
Item 7

Tree Preservation Order No. 677

89 Talfourd Road SE15 5NN

A Tree Preservation Order 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

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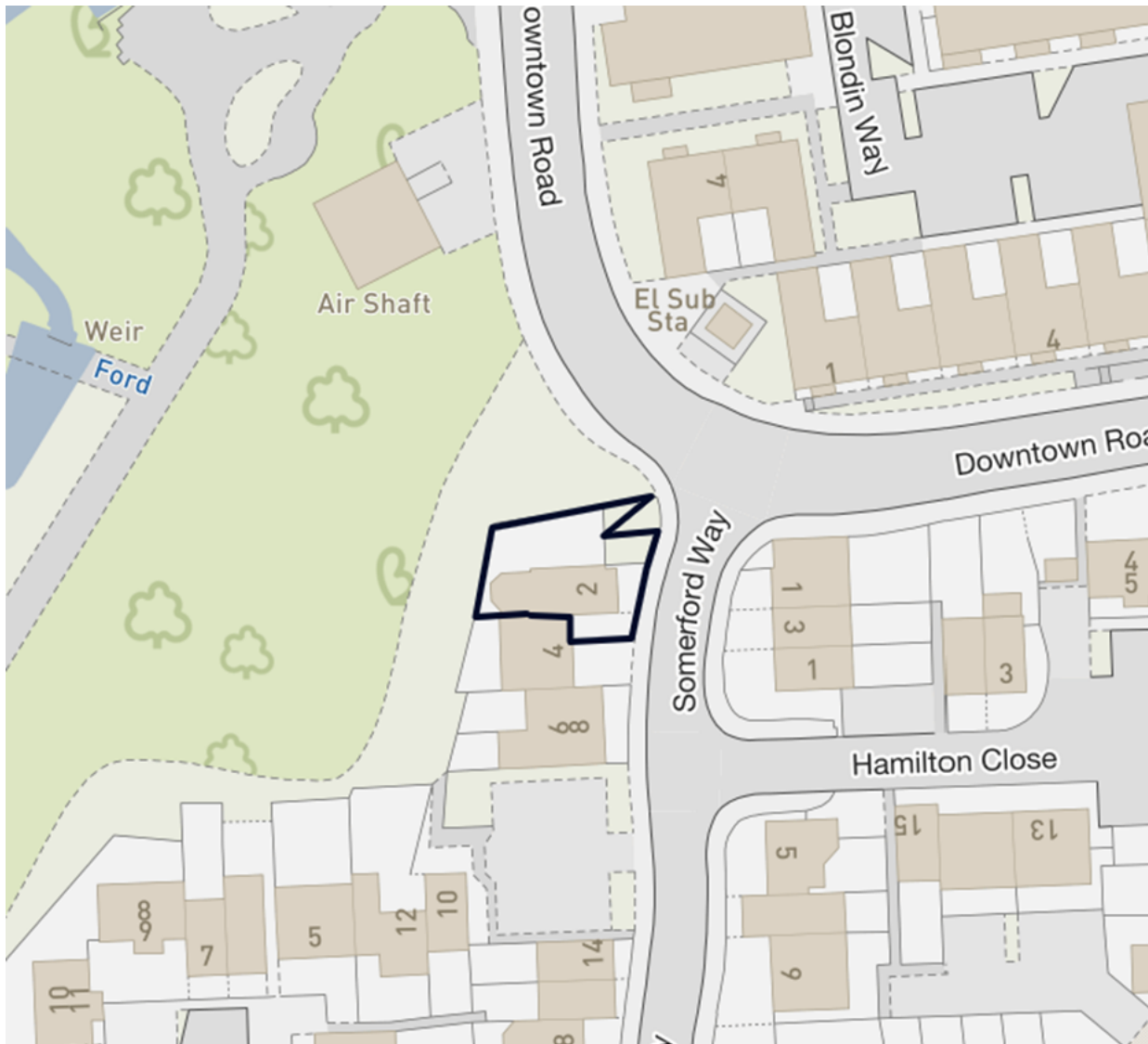




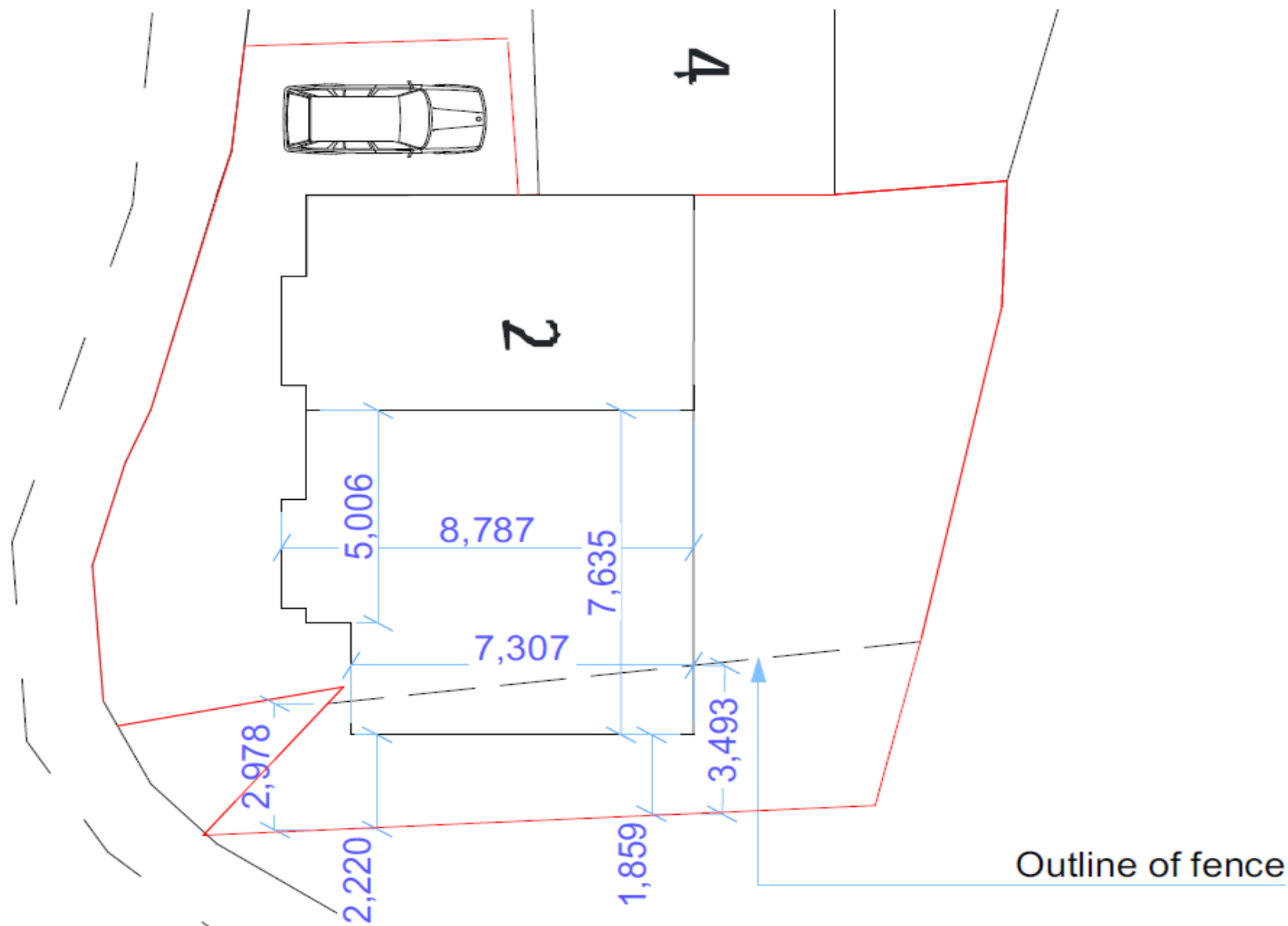
ITEM 8.1 - 21/AP/2514
2 SOMERFORD WAY SE16 6QW

Demolition of existing conservatory and construction of a dormer window to the existing house. Construction of a two-storey house to provide a 4-bedroom dwellinghouse with dormer windows.

Site Location Plan



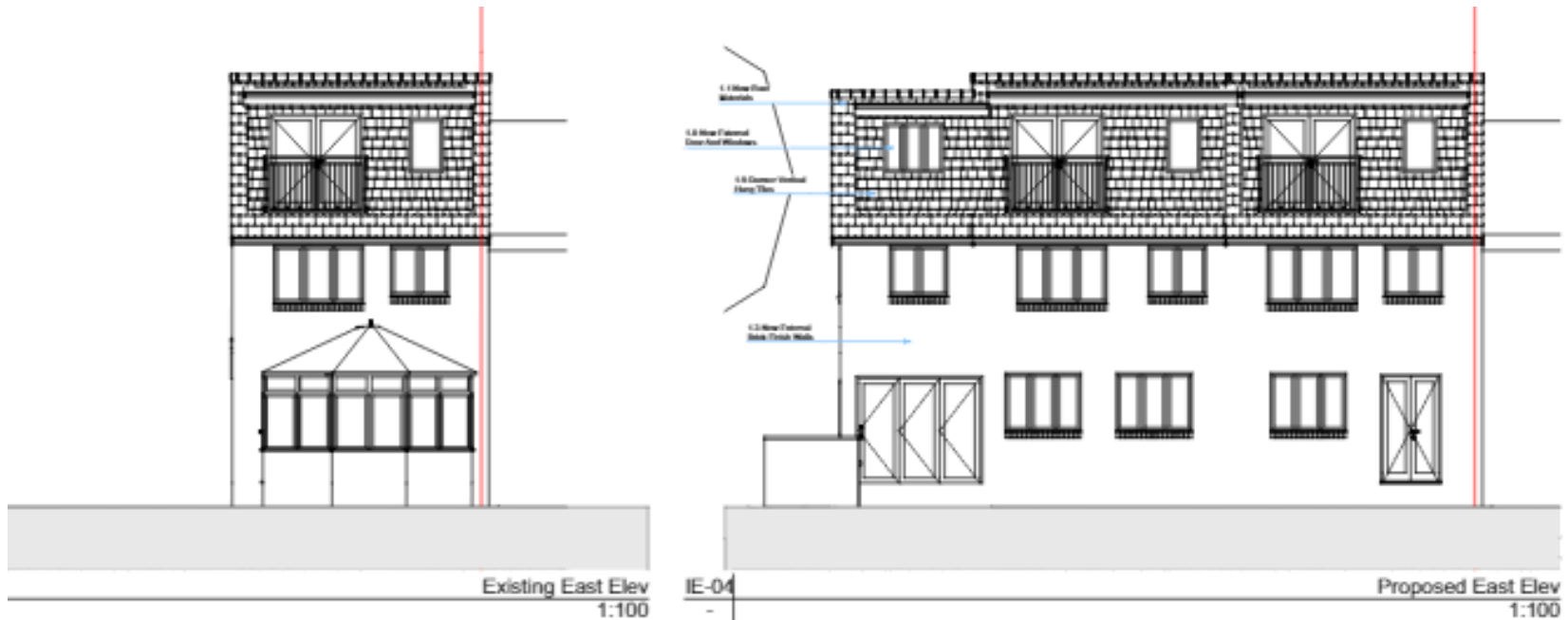




Existing and Proposed Front Elevation



Existing and Proposed Rear Elevation



Existing House, Terrace and Side Garden



Site and Surrounds

Two storey with roof accommodation end of the terrace house. Site does not lie within a conservation area and the building is not listed.

Site location adjacent to the Russia Dock Woodland which is Metropolitan Open Land, a Site of Nature Conservation and a local nature reserve.

Proposal

The application proposes construction of a new house to the side of the existing house, located on the side garden area.

Objections

Objections received from: Parks Department, Friends of Russia Dock Woodlands and neighbouring residents.

16 resident objections plus 3 objections from Parks Department, Friends of Russia Dock Woodland and Green Connections 106 Forum.

Impact on MOL

Impact on trees and ecology

Impact on the nature reserve

Development would encourage encroachment into MOL

Contravention of the biodiversity action plan

Parking

Amenity impacts

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Key Issues: Land use

- Location of the new house is on Metropolitan Open Land (MOL). The side garden of the existing house, plus the strip to the side that lies outside the fenceline, is designated as MOL. The boundary of the MOL lies on the flank wall of the house.
- The side garden was created through the sale of land to the owner of the house by the LDDC and the Council a number of decades ago.
- A new house is not development that complies with MOL policy; therefore this application is a departure from the local development plan.
- It is considered that the circumstances of the creation of the side garden as private garden land for a dwelling house, without public access means that there are material planning considerations that allow an exception of MOL policy to be made in this case.

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Key Issues: Affordable Housing

- Policy P1 of the Southwark Plan 2022 requires new dwellings to contribute to affordable housing.
- The applicant has stated that this is a 'self build' house for personal family use.
- Provided that the dwelling remains thus for a 3 year period, there is an exemption to an affordable housing contribution.
- This is secured via a S106 legal agreement.

Key issues: Impact on Amenity

- No significant impacts on neighbours. Building lines and heights are matched to the adjacent property.
- Good separation to other properties in the road.

Key issues: Design and Quality of Accommodation

New house is designed to match the existing neighbour in terms of materials, heights, details and building line.

New house is of a generous size and meets amenity space standards.

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Key Issue: Impact on Trees and Openness of MOL

Impact on the willow tree to the front has been reviewed by the Arboriculturalist and is considered acceptable, subject to conditions.

Given the location of the site on the extreme edge of Russia Dock Woodland, it is not considered that there is any substantial harm to the openness of the MOL.

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Equalities Impact Assessment

- Area to the north of the application site forms part of Russia Dock Woodland. Grassed area providing a visual amenity and a sense of openness.
- Not subject to specific recreational activities, can be used for informal recreation.
- Not considered that the development impacts specifically on groups with protected characteristics.
- Defensive planting around the site to limit access to wooded area to rear is suggested and a sum of money secured via S106. This will protect the wooded buffer from antisocial activities.

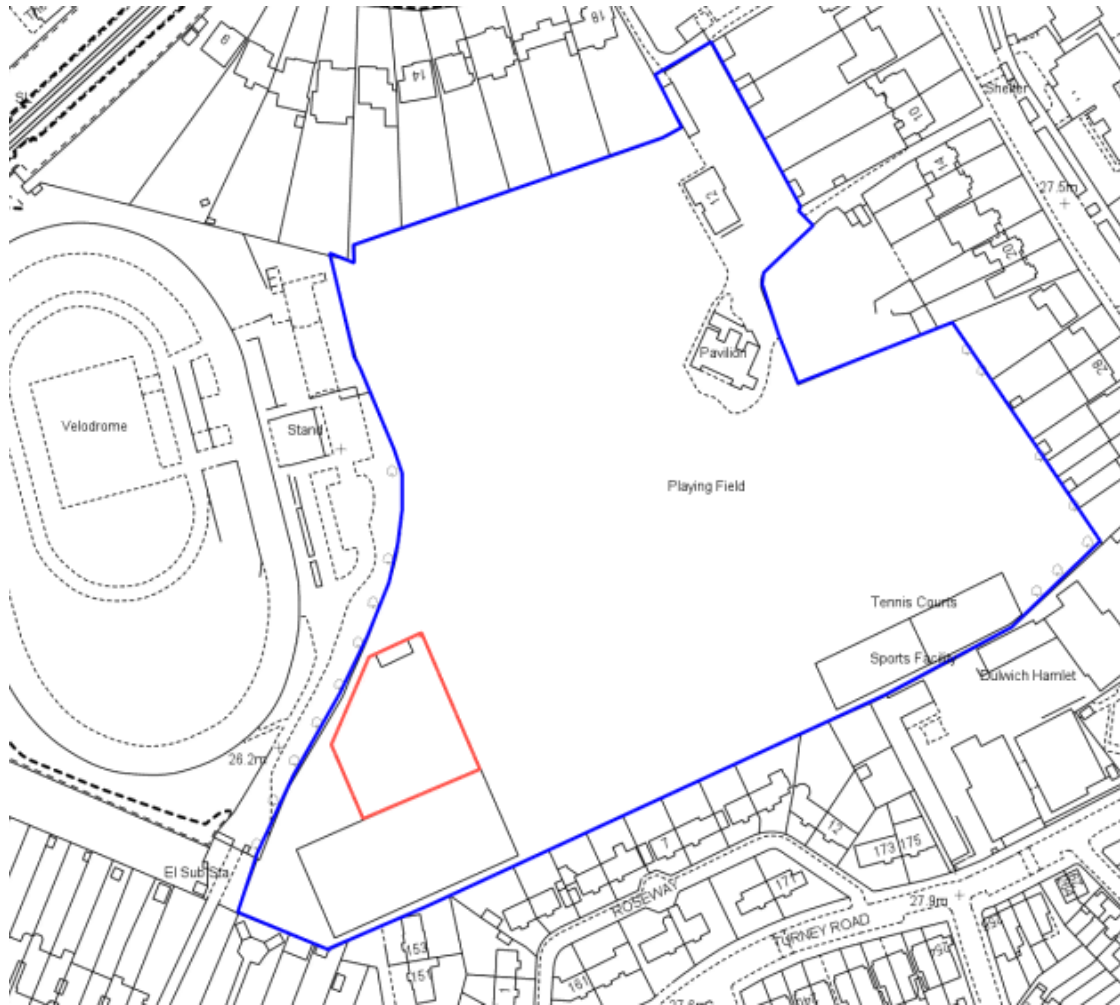
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Item 8.1 - 22/AP/2598
12 Dulwich Village (Griffin Sports Club)

Replacement of existing bowling green area with construction of cricket cage facility.

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SITE LOCATION



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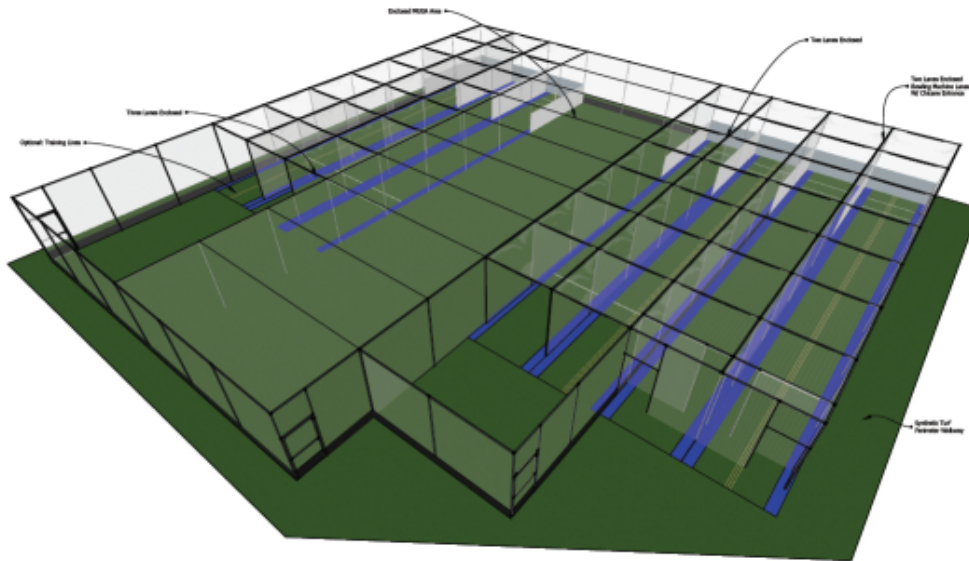
AERIAL VIEW



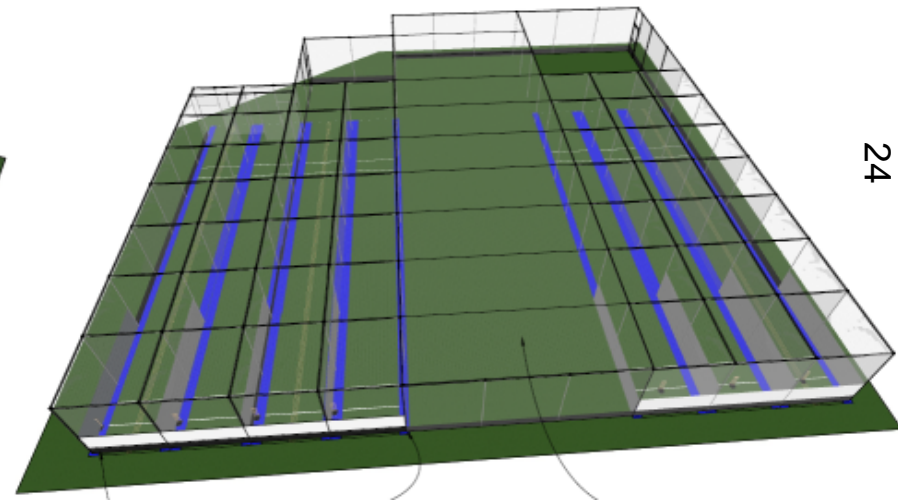
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PROPOSED DEVELOPMENT

- *Maximum length: 39m*
- *Maximum height: 4m*
- *Footprint: 170sqm*
- Other land owned by applicant, wider site (blue): 42,400 sqm



Front Perspective



Rear Perspective

PUBLIC CONSULTATION

2 contributions (1 objection and 1 neutral comment)

Objection (1)

- 10 cricket lane is considered large and excessive
- Unclear access arrangements

Neutral (1)

- Noise generated has not been assessed
- Insufficient detail regarding the overall proposal

Responses

- Cricket facility not considered to harm openness of MOL
- Access would not change
- Noise increase would be limited, recommended condition on hours of use
- Suitable amount of detail to make planning decision

PRINCIPLE OF DEVELOPMENT

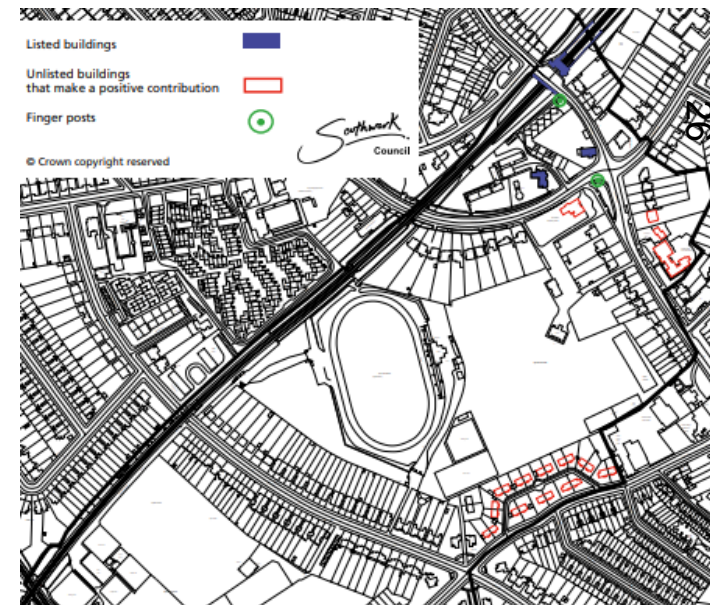
- MOL – protection with G4 (Open Space) of The London Plan (2021) and P57 (Open Space) of the Southwark Plan (2022)
- Exceptional circumstance: ancillary facilities providing positive contribution accessibility and quality of open space, essential for outdoors sports and does not impact openness
- Also supported through P45 (Healthy Developments) of the Southwark Plan (2022) increasing social-leisure benefits ([Link](#))

DESIGN AND IMPACT UPON DULWICH VILLAGE CONSERVATION AREA

- Development is 1850sqm (4.4%) of land area
- Would not harm openness of MOL or wider conservation area

IMPACT UPON NEIGHBOURS

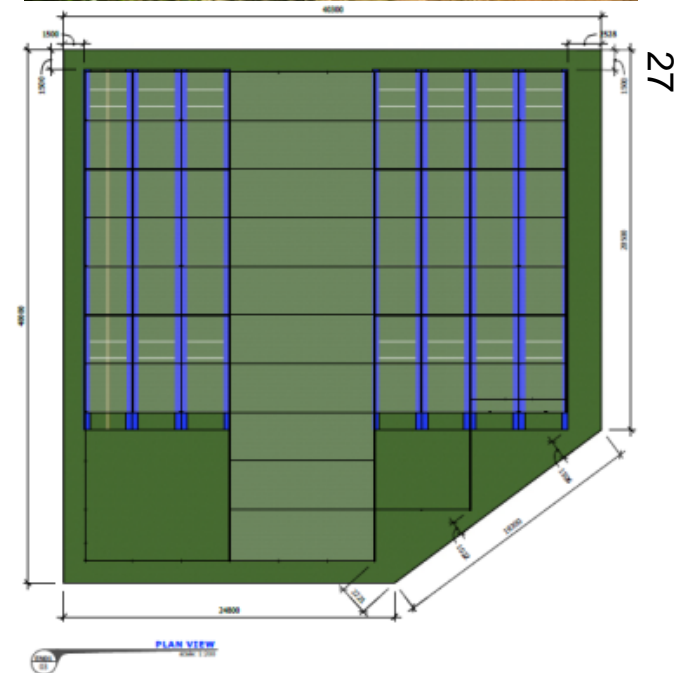
- 35m from rear of Roseway and 45m to rear of Burbage Road
- Could generate increased usage, but EPT recommended hours of use condition



PERIMETER HEDGE - BUFFER

ECOLOGY, BIODIVERSITY AND LANDSCAPING

- Located within a Local Site of Importance for Nature Conservation
- Grown hedges to remain in-situ, around the perimeter of the cricket cages with 1.5m buffer to ensure birds/wildlife are not in danger.



RECOMMENDATION: Grant – Subject to Conditions



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Item No: 8.1 & 8.2	Classification: Open	Date: 5 December 2022	Meeting Name: Planning Sub Committee B
Report title:		Addendum report Late observations and further information	
Wards or groups affected:		Dulwich Village and Surrey Docks	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of clarifications, corrections, 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 stated recommendation.

RECOMMENDATION

2. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

3. Report clarifications are required in respect of the following planning application on the main agenda, and additional information has been received:

Item 8.1:21/AP/2514 - 2 Somerford Way, London, SE16 6QW

Report Clarifications and/or Additional Information

4. One additional letter of objection has been received from the Green Connections 106 Forum. The objections raised are: departure from local plan policy resisting development on MOL, encroachment into the park. Support objection from Southwark Parks. Approval would set an unwelcome precedent.

Response: Noted, issues dealt with in main report.

Friends of Russia Dock Woodland have requested that this photograph showing the willow tree is included:



Item 8.2 - 22/AP/2598 - 12 Dulwich Village, London, SE21 7AL

Purpose

5. Following the applicants discussions with the Dulwich Estate, the proposed cricket cage facilities have been reduced in size from 10 cricket alleys to 8 cricket alleys. This is to ensure the perimeter hedges around the cage remains in situ rather than being translocated. A 1.5m buffer between the hedges and cricket cage helps protect flora and fauna, biodiversity along with ensuring birds do not get trapped in nets.

Update to paragraph 5 – Details of proposal

6. Replacement of existing bowling green area with construction of cricket cage facility.

Update to paragraph 23 – Ecology, biodiversity and landscaping

7. The application site is located within a Local Site of Importance for Nature Conservation. The existing bowling green has been left to develop into grassland and the proposal incorporates the whole site right up to the grown hedges. The perimeter hedging is to remain in situ, with a 1.5m

buffer around the perimeter of the facility. This will help ensure that birds do not get trapped in any netting.

Inserted update to Condition 1 – Approved Plans

8. Condition 1 – Approved Plans

The development hereby approved shall be carried out in accordance with the following approved plans:

Plans: Total Play EN Plan Views / Elevations 02 Dec 2022

Plans: Total Play EN Details / Perspective Views 02 Dec 2022

Plans: Total Play EN Front Perspective 02 Dec 2022

Plans: Total Play EN Rear Perspective 02 Dec 2022

Reason: For the avoidance of doubt and in the interests of proper planning.

New Informative

9. Further to the removal of dead trees within the boundary of Griffin Sports Ground to the rear of Roseway, section 213 of the Town and Country Planning Act 1990 requires that:

Enforcement of controls as respects trees in conservation areas.

(1) If any tree to which section 211 applies—

(a) is removed, uprooted or destroyed in contravention of that section; or

(b) is removed, uprooted or destroyed or dies [F1] at a time when its cutting down or uprooting is authorised only by virtue of the provisions of such regulations under subsection (1) of section 212 as are mentioned in subsection (4) of that section,] [F1] at a prescribed time,]

it shall be the duty of the owner of the land to plant another tree of an appropriate size and species at the same place as soon as he reasonably can.

[Town and Country Planning Act 1990 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/1990/21/section/213)

10. Details of the planting of a minimum of 5 trees are required to discharge the relevant duty.

Conclusion of the Director of Planning and Growth

11. Having taken into account the information set out above. The recommendation remains that planning permission should be granted subject to completion of a satisfactory legal agreement.

REASON FOR URGENCY

12. 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

13. The new information and corrections to the main reports and recommendations have been noted and/or received since the committee agenda was printed. They all relate 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