

# Rotherhithe Community Council

## Planning

Thursday 19 January 2012

7.00 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

### Membership

Councillor Jeff Hook (Chair)  
Councillor Wilma Nelson (Vice-Chair)  
Councillor Columba Blango  
Councillor David Hubber  
Councillor Richard Livingstone  
Councillor Catherine McDonald  
Councillor Paul Noblet  
Councillor Lisa Rajan  
Councillor Michael Situ

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Members of the committee are summoned to attend this meeting

**Annie Shepperd**

Chief Executive

Date: Tuesday 10 January 2012



## Order of Business

Item No.	Title	Time
1.	INTRODUCTION AND WELCOME	
2.	APOLOGIES	

Item No.	Title	Time
3.	<b>ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT</b>	
	The chair to advise whether they have agreed to any items of urgent business being admitted to the agenda.	
4.	<b>DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS</b>	
	Members are asked to declare any interest or dispensation and the nature of that interest or dispensation which they may have in any of the items under consideration at this meeting.	
5.	<b>MINUTES</b> (Pages 5 - 6)	
	To confirm as a correct record the minutes of the meeting held on 16 November 2011.	
6.	<b>DEVELOPMENT MANAGEMENT ITEMS</b> (Pages 7 - 11)	
	<b>6.1. 67-105 ORMSIDE STREET, LONDON, SE15 1TF</b> (Pages 12 - 25)	
	<b>6.2. ADVERT PANEL JUNCTION CREDON ROAD &amp; ROTHERHITHE NEW ROAD SE16</b> (Pages 26 - 35)	

Date: Tuesday 10 January 2012

## **INFORMATION FOR MEMBERS OF THE PUBLIC**

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**CONTACT:** Tim Murtagh, Constitutional Officer, Tel: 020 7525 7187 or email: [tim.murtagh@southwark.gov.uk](mailto:tim.murtagh@southwark.gov.uk)  
Website: [www.southwark.gov.uk](http://www.southwark.gov.uk)

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### **ACCESS TO INFORMATION**

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### **ACCESSIBLE MEETINGS**

The council is committed to making its meetings accessible. For further details on building access, translation and interpreting services, the provision of signers and other access requirements, please contact the Constitutional Officer.

Disabled members of the public, who wish to attend community council meetings and require transport assistance in order to attend, are requested to contact the Constitutional Officer. The Constitutional Officer will try to arrange transport to and from the meeting. There will be no charge to the person requiring transport. Please note that it is necessary to contact us as far in advance as possible, and at least three working days before the meeting.

### **BABYSITTING/CARERS' ALLOWANCES**

If you are a resident of the borough and have paid someone to look after your children or an elderly or disabled dependant, so that you can attend this meeting, you may claim an allowance from the council. Please collect a claim form from the Constitutional Officer at the meeting.

### **DEPUTATIONS**

Deputations provide the opportunity for a group of people who are resident or working in the borough to make a formal representation of their views at the meeting. Deputations have to be regarding an issue within the direct responsibility of the Council. For further information on deputations, please contact the Constitutional Officer.

**For a large print copy of this pack,  
please telephone 020 7525 7234.**

## Rotherhithe Community Council

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#### إحتياجات لغوية

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Cantonese:

語言上的需要

如果你喜歡社區議會的資訊翻譯成你的語言，請致電020 7525 7234 或前往160 Tooley Street, London SE1 2TZ面見有關官員。

Turkish:

Dil İhtiyaçları

Eğer Community Councils (Toplum Meclisleri) ile ilgili bilgilerin kendi ana dilinize çevrilmesini istiyorsanız, lütfen 020 7525 7234 numaralı telefonu arayınız veya 160 Tooley Street, London SE1 2TZ adresindeki memurları ziyaret ediniz.

Twi:

Kasaa ohohia,

se wopese wo hu nsem fa Community Councils ho a, sesa saakasa yie ko wo kuro kasa mu. wo be tumi afre saa ahoma torofo yie 020 7525 7234 anase ko sra inpanyinfo wo 160 Tooley Street, London SE1 2Tz.

## Planning at Community Council Meetings

**This sheet will tell you about what happens at the meeting when the community council considers a planning application, a planning enforcement case or other planning proposals.**

The community council must follow the same rules and procedures as the council's main planning committee.

The items are heard in the order printed on the agenda, but the chair may change the running order of the items.

At the start of each item, the council's planning officer will present the report about the planning application and answer points raised by Members of the committee. After this, the following people may speak on the application if they wish, but **not more than 3 minutes each**:

1. A representative (spokesperson) for the objectors - if there is more than one objector wishing to speak the time is then divided within the 3 minute time slot.
2. The applicant or their agent
3. A representative for any supporters who live within 100 metres of the development site
4. A ward councillor from where the proposal is located.

The chair will ask the speakers to come forward to speak. Once the speaker's three minutes have elapsed, members of the committee may ask questions of them, relevant to the roles and functions of the community council.

Members of the committee will then debate the application and consider the recommendation.

### Note

If there are several objectors or supporters, they have to identify a representative who will speak on their behalf. If more than one person wishes to speak, the 3 minute time allowance must be shared amongst those who wish to speak. Objectors may wish to meet with other objectors in the foyer of the hall prior to the start of the meeting to appoint a representative.

Speakers should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already on the report.

**The arrangements at the meeting may be varied at the discretion of the Chair.**



## **ROTHERHITHE COMMUNITY COUNCIL Planning**

MINUTES of the Rotherhithe Community Council held on Wednesday 16 November 2011 at 7.00 pm at Ground Floor Meeting Room G01B - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Jeff Hook (Chair)  
Councillor Wilma Nelson (Vice-Chair)  
Councillor Richard Livingstone  
Councillor Catherine McDonald  
Councillor Michael Situ

**OFFICER** Alex Cameron, Planning Enforcement Officer  
**SUPPORT:** Tim Murtagh, Constitutional Officer

### **1. INTRODUCTION AND WELCOME**

The chair welcomed members of the public, councillors and officers to the community council meeting.

### **2. APOLOGIES**

There were apologies for absence from Councillors David Hubber, Richard Livingstone, Paul Noblet and Lisa Rajan.

### **3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS**

There were none.

### **4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

There were none.

**5. MINUTES****RESOLVED:**

That the minutes of the meeting held on 23 June 2011 be agreed as a correct record of the meeting, and signed by the chair.

**6. PLANNING ENFORCEMENT PERFORMANCE FOR PERIOD 1 APRIL 2011 - 31 AUGUST 2011.**

The planning enforcement officer presented the report and Councillors asked questions.

**RESOLVED:**

Members noted the report.

Members asked officers to explore how to avoid meetings being summoned where there were no planning applications for consideration. They said that a meeting to note a report was not a good use of resources.

The meeting ended at 7.10pm

**CHAIR:**

**DATED:**



<b>Item No.</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 19 January 2012	<b>Meeting Name:</b> Rotherhithe Community Council
<b>Report title:</b>		Development Management	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		Deputy Chief Executive	

### RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

### BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and Part 3H which describes the role and functions of community councils. These were agreed by the annual meeting of the council on 19 May 2010 and amended on 20 October 2010. The matters reserved to the planning committee and community councils exercising planning functions are described in parts 3F and 3H of the Southwark Council constitution. These functions were delegated to the planning committee.

### KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate -
6. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
7. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.

8. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.
9. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
10. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the Council's case at appeal which may be substantial if the matter is dealt with at a public inquiry.
11. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
12. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
13. All legal/Counsel fees and costs as well as awards of costs against the council are borne by the regeneration and neighbourhood's budget.

### **Community impact statement**

- 14 Community impact considerations are contained within each item.

### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

#### **Strategic Director of Communities, Law & Governance**

15. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the development & building control manager shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
16. A resolution to grant planning permission subject to legal agreement shall mean that the development & building control manager is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the strategic director of legal and democratic services, and which is satisfactory to the development & building control manager. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the strategic director of legal & democratic services. The planning permission will not be issued unless such

an agreement is completed.

17. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.
18. The Southwark Plan is part of the Development Plan along with the Core Strategy and London Plan. Some of the detailed Southwark plan policies were 'saved' in July 2010 with permission from the Secretary of State. Some of these policies have now been superseded by policies in the Aylesbury Area Action Plan and the Core Strategy which was adopted on April 6 2011. The enlarged definition of "development plan" arises from s38(2) of the Planning and Compulsory Purchase Act 2004. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
19. Government policy on planning obligations is contained in the Office of the Deputy Prime Minister Circular 05/2005. Provisions of legal agreements must fairly and reasonably relate to the provisions of the development plan and to planning considerations affecting the land. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests. From 6 April 2010 the Community Infrastructure Levy regulations (CIL) have given these policy tests legal force.

Regulation 122 provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:

- a. necessary to make to the development acceptable in planning terms;
- b. directly related to the development; and
- c. fairly and reasonably related to the scale and kind to the development."

20. Government policy on planning obligations is contained in the Office of the Deputy Prime Minister Circular 05/2005. Provisions of legal agreements must fairly and reasonably relate to the provisions of the development plan and to planning considerations affecting the land. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.

**BACKGROUND DOCUMENTS**

Background Papers	Held At	Contact
Council Assembly Agenda June 27 2007 and Council Assembly Agenda January 30 2008	Constitutional Team Communities, Law & Governance 2 <sup>nd</sup> Floor 160 Tooley Street PO Box 64529 London SE1 5LX	Kenny Uzodike 020 7525 7236
Each planning committee item has a separate planning case file	Council Offices, 5th Floor 160 Tooley Street, London SE1 2TZ	The named case Officer as listed or Gary Rice 020 7525 5437

**AUDIT TRAIL**

<b>Lead Officer</b>	Deborah Collins, Strategic Director of Communities, Law & Governance	
<b>Report Author</b>	Nagla Stevens, Principal Planning Lawyer Kenny Uzodike, Constitutional Officer	
<b>Version</b>	Final	
<b>Dated</b>	25 October 2010	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	Yes	Yes
Deputy Chief Executive	No	No
Head of Development Management	No	No

**ITEMS ON AGENDA OF THE ROTHERHITHE CC**  
**on Thursday 19 January 2012**

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**Appl. Type** Full Planning Permission  
**Site** 67-105 ORMSIDE STREET, LONDON, SE15 1TF

**Reg. No.** 11-AP-2618  
**TP No.** TP/2407-E  
**Ward** Livesey  
**Officer** Susannah Pettit

**Recommendation** GRANT PERMISSION FOR LIMITED PERIOD

### *Item 6.1*

**Proposal**

Retrospective application for the change of use from light industry (Class B1) to a storage and logistics yard (Class B8) to support the Blackfriars Station redevelopment, associated temporary single storey building and boundary treatment.

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**Appl. Type** Advertisement Consent  
**Site** ADVERT PANEL JUNCTION CREDON ROAD & ROTHERHITHE NEW ROAD SE16

**Reg. No.** 11-AP-3299  
**TP No.** TP/ADV/GEN  
**Ward** Livesey  
**Officer** Michael Mowbray

**Recommendation** GRANT PERMISSION

### *Item 6.2*

**Proposal**

1 x free-standing, internally illuminated 6-Sheet Advertising Panel. The Panel will display 3 x scrolling advertising posters on one side and a further advertising poster on its reverse side.

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# 67-105 ORMSIDE STREET, LONDON, SE15 1TF

Ordnance Survey

Date 9/1/2012



# Agenda Item 6.1

- Annotations
- LIUIG\_Southwark
- Google Street View
- Text\_NonStreetNames
- Text\_StreetNames
- Topo\_Line
- WARDS\_OS
- Community Councils
- 20k\_Collins\_Bartholomew
- 50k\_Collins\_Bartholomew
- 200k\_Collins\_Bartholomew
- OS\_tiles\_grid

<b>Item No.</b>	<b>Classification:</b>	<b>Date:</b>	<b>Meeting Name:</b>
6.1	OPEN	19 January 2012	Rotherhithe Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Application 11-AP-2618 for: Full Planning Permission  <b>Address:</b> 67-105 ORMSIDE STREET, LONDON, SE15 1TF  <b>Proposal:</b> Retrospective application for the change of use from light industry (Class B1) to a storage and logistics yard (Class B8) to support the Blackfriars Station redevelopment, associated temporary single storey building and boundary treatment.		
<b>Ward(s) or groups affected:</b>	Livesey		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 7 September 2011		<b>Application Expiry Date</b> 7 December 2011	

## RECOMMENDATION

- 1 To grant temporary planning permission until 31 December 2012.

## BACKGROUND INFORMATION

### Site location and description

- 2 To be determined at Rotherhithe Community Council due to three objections received. The application site is a service and goods yard occupying 1935sqm (0.1935ha) of land within the Preferred Industrial Location (PIL). It is currently in use by Network Rail as a servicing and logistics yard (Class B8) in connection with the Blackfriars station redevelopment project, and it is this use that is retrospectively being applied for here.
- 3 There are no buildings on site, as these were demolished during 2008, prior to the occupation by Network Rail. The site was previously occupied by four industrial buildings in light industrial use (Class B1), used as a plating factory which closed in 2004 (according to previous planning application form in connection with 08-AP-1223 - see paragraph 19)
- 4 The site lies within the Old Kent Road Preferred Industrial Location, the Urban Density Zone and the Air Quality Management Area. The site is bounded to the north by further commercial units, to the east by Ormside Street, to the south by the residential units at Manor Grove and bounded to the west by the recently opened Waste Management facility.
- 5 The site has a Public Transport Accessibility Level of 3, indicating a medium access to public transport.

## Details of proposal

- 6 Change of use:
- 7 The site would remain within B use class, but would add a more intensified B8 use to the site. The planning history is fairly ambiguous as to the existing (previous) use of the site, although from records it is clear that some form of light industrial (B1(c) and an element of B8 storage) occurred here.
- 8 Physical Alterations:
- 9 All previous buildings that were on site had been demolished prior to the applicant's occupation of the site. A palisade fence has been erected around the perimeter of the site, to a height of 2.5m.
- 10 Network Rail wish to continue to use the site as a logistics and storage yard in connection with the Blackfriars station redevelopment. The use of the site for this purpose falls within B8 and would cease at the end of December 2012.
- 11 Hours of operation of the southern part of the site would be between 08:00 and 22:00 Monday to Saturday and 09:00 to 21:00 on Sundays. The northern part of the yard would be in use for 24 hours, however the only deliveries or collections, of which there would be between three to six per night, would taken place through the northern gate during the night time hours (outside the normal operating hours stated above). This section would be screened with an acoustic screen.
- 12 There is a collection of 4 temporary timber buildings towards the northern end of the site of the following dimensions:
- 13 Toilet: 4.8m (L) x 2.4m (W) x 2.4m (H)  
Tea Room: 4.8m (L) x 2.4m (W) x 2.4m (H)  
Stores: 6m (L) x 2.4m (W) x 2.4m (H)  
Drying Room: 3m (L) x 2.4m (W) x 2.4m (H)
- 14 Seven inward facing floodlights have been positioned on the eastern perimeter of the site. Eight members of staff are permanently employed on the site.
- 15 The Transport Statement submitted with the application sets out the three types of vehicles that use the yard:
- **Suppliers:** Fifteen deliveries per day, up to 20 in busy periods. Restricted to the following times:  
Mon-Fri 08:00 - 18:00
  - 16 Sat 08:00 - 13:00
  - Sun & BH - None
  - 17 - **BBCEL Logistics:** To use the site 24/7, although movements between 22:00 - 08:00 will be kept to a minimum.
  - 18 - **BBCEL Telehandler** for yard based material, tools, plant or equipment, off loading, or distribution.

The document indicates that there is sufficient space within the site to allow all vehicles to turn on site and to leave in a forward direction. The site would be one-way south-north.



### **Planning history**

- 19 08-AP-1223: Planning permission was refused on 29/07/08 for the demolition of existing buildings and erection of two attached industrial units (Class B1(c) or Class B8 with ancillary offices B1(a)) with associated lorry parking and security fencing. The three reasons for refusal were:
- 20 1) The proposed building, by reason of its bulk together with poor design and use of materials, would be of an excessive scale and hostile in appearance to the surrounding area, to the detriment of the streetscene. As such, the proposal is contrary to 3.11 'Efficient Use of Land', 3.12 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan 2007 (July).
- 21 2) The proposal fails to include or demonstrate that the incorporation of renewable energy would adversely affect the viability of the scheme. As such, the proposal is contrary to Policy 3.5 'Renewable Energy' of the Southwark Plan 2007 (July).
- 22 3) The proposal fails to demonstrate that adequate provision for waste and recycling storage, disposal and collection would be made within the development. As such, the proposal is contrary to Policies 3.1 'Environmental Effects', 3.2 'Protection of Amenity', 3.7 'Waste Reduction' and 3.11 'Efficient Use of Land' of the Southwark Plan 2007 (July).
- 23 Planning permission was granted on appeal on 08/05/09 for the development referenced above and the Planning Inspector observed that at the time of the site visit the buildings on site had been demolished.

### **Planning history of adjoining sites**

- 24 783 Old Kent Road  
08-AP-2209  
Planning permission was granted with legal agreement on 16/02/10 for the erection of an Integrated Waste Management Facility (incorporating mechanical biological treatment plant and waste transfer station, material recycling facility and household waste re-use and recycling centre), 16.2m high to top of ridge (20.33m AOD), with ancillary infrastructure including a municipal depot, contract administration and visitor centre (Resource Centre) with associated landscaping, car parking and internal access road.

### **KEY ISSUES FOR CONSIDERATION**

#### **25 Summary of main issues**

- 26 The main issues to be considered in respect of this application are:
- a) The land use implications of the proposal.
  - b) The impact of the proposal on the amenity of surrounding residential and other occupiers.
  - c) The impact of the proposal on the highway network including parking provision in the area.
  - d) The visual appearance of the fence and temporary buildings.

## **Planning policy**

### Core Strategy 2011

- 27 Strategic Policy 2 – Sustainable transport  
Strategic Policy 12 – Design and conservation  
Strategic Policy 13 – High environmental standards

### Southwark Plan 2007 (July) - saved policies

- 28 1.2 Strategic and local preferred industrial locations  
3.1 Environmental Effects  
3.2 Protection of Amenity  
3.12 Quality in Design  
3.7 Waste Reduction  
3.9 Water  
3.11 Efficient Use of Land  
5.2 Transport Impacts  
5.6 Car Parking

### London Plan 2011

- 29 Policy 6.12 Road network capacity  
Policy 6.13 Parking  
Policy 7.15 Reducing noise and enhancing soundscapes

### Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

- 30 Ministerial Statement: Planning for Growth.  
31 Draft National Planning Policy Framework (NPPF)

### **Principle of development**

- 32 The draft National Planning Policy Framework (NPPF) was published at the end of July 2011 for consultation until 17 October 2011. The Government has set out its commitment to a planning system that does everything it can do to support sustainable economic growth. Local planning authorities are expected to plan positively for new development. All plans should be based on the presumption in favour of sustainable development and contain clear policies that will guide how the presumption will be applied locally.
- 33 The NPPF builds upon the Government's 'Plan for Growth' which was published in March 2011. The overall theme of this document is to support long term sustainable economic growth and job creation in the UK. This is set out as a clear and current Government objective (and accordingly should attract significant weight).
- 34 The site is within a Preferred Industrial Location, which promotes its use for employment generating uses such that would otherwise be unacceptable in residential areas. The planning history for the site accords with this, and states that due to the previously derelict nature of the site an active industrial use would be welcomed.

### **Environmental impact assessment**

- 35 None required due to the nature and size of the scheme which does not fall within Schedule 1 and is below the relevant thresholds for Schedule 2 development, being

less than 0.5ha in area and as it is not within a sensitive area and would not generate significant environmental impacts in this urbanised location.

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

- 36 The main impact of the use on nearby residential occupiers and office occupiers will be from the noise and presence of large vehicles entering and leaving the site, as well as the floodlights.
- 37 The yard will not be used for manufacturing or contain noisy plant or machinery, so noise will not result from activities associated with the site. Vehicles using the site will typically be present for a short time each, as they drop off or make collections of materials and items stored here. The restriction on hours of operation will ensure that activity is located away from the residential uses (to the north of the site) during the night time hours.
- 38 The floodlights are facing into the site, and the nearest lamp column to residential property is 32m away which is considered sufficient distance that the residential amenity would not be harmed. In addition, the windows facing the site are flank windows and not likely to relate to habitable rooms.
- 39 The proposal is therefore in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan 2007, and SP13 High Environmental Standards of the Core Strategy 2011.

### **Impact of adjoining and nearby uses on occupiers and users of proposed development**

- 40 None envisaged.

### **Traffic issues**

- 41 Car Parking  
Appendix 15 of the Southwark Plan details the maximum parking standards for a B8 land use. They are as follows:
- 1 lorry space per 200m<sup>2</sup> gfa (minimum of 1):
  - 1 car parking space per 1000m<sup>2</sup> gfa.
- 42 As indicated within the application form the applicant is proposing the following car parking provision:
- 2 car parking spaces:
  - Parking for 2 LGVs and 1 large lorry; and
  - Space for a telehandler.
- 43 The on-site parking spaces provided are in line with these maximum parking standards. The plan provided shows these as being located within the site, close to the corner of Ormside Street and Manor Grove.
- 44 In terms of overspill car parking, during the day only 8 employees are forecast to be present on site. Within the Transport Statement the applicant states that 75% of the existing employees travel to the site by public transport (mainly via buses on Old Kent Road). This is perfectly possible as the site benefits from a PTAL of 3 (medium public transport accessibility). With the majority of existing employees travelling by public

transport and there being the provision of 2 car parking spaces on site it is unlikely that there will be significant overspill car parking from the development.

45 In terms of other vehicles accessing the site these will usually be there to load/un-load and are therefore by their nature unlikely to be in-situ for any length of time. Loading/un-loading of vehicles will take place from within the site and therefore not cause overspill car parking.

46 Therefore as the proposed on-site car parking is in line with the maximum parking standards and it is unlikely that there will be significant overspill car parking the level of car parking is acceptable.

#### Cycle Storage

47 Whilst no cycle storage has been indicated on the site plans, it is not considered necessary to require details of cycle storage provision to be submitted as there is sufficient space on site for these to be accommodated satisfactorily.

#### Disabled Parking

48 Due to the nature of the development it is not considered necessary for any disabled car parking to be secured through this planning application. The land use is not forecast to generate a need for disabled car parking.

#### Trip Generation/Highway impacts

49 The proposed trip generation and highway impact are forecast to be similar to that of the existing B1 light industrial use. Therefore the new use would have a neutral impact on highway movements.

50 Given the above it is considered that in this case there is no need to secure a Service Management Plan by condition.

### **Design issues**

51 The new palisade fence at 2.5m is appropriate and not having any adverse impact on the appearance of the area. It is the type of fence that would be expected within a Preferred Industrial Location, therefore no objections are raised to the retention of this fence for the same period as the use, and being removed after 31/12/12 along with the remainder of the materials associated with the site.

52 The temporary buildings are positioned towards the north eastern end of the site, which abuts a taller industrial building (1-2 commercial storeys) on a neighbouring site. They are standard timber temporary buildings painted blue and white, and none are taller than 2.4m high. The impact they are having on the streetscene is minimal, being positioned in the part of the site which is least visible from the public domain.

53 The appearance of the temporary logistics yard is considered to be acceptable, and appropriate to the site's location, in accordance with saved policy 3.12 Quality in Design, of the Southwark Plan 2007, and SP12 Quality in Design of the Core Strategy 2011.

### **Other matters**

54 The double yellow lines were applied to the road in accordance with a Traffic Management Order. This was to reduce the double parking on the corner which was creating a pinch point in the road. It is not considered that the application proposal is affected by, or affects the parking in the street or conflicts with the double yellow line.

### **Conclusion on planning issues**

- 55 The proposal is not envisaged to have any adverse impact on the transport or amenity of the area, and for a limited period is considered that the retention of the B8 use and associated structures is acceptable.

### **Community impact statement**

- 56 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.

### **Consultations**

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

### **Consultation replies**

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

### Summary of consultation responses

- 59 Objections from three nearby residents regarding parking, heavy goods vehicles blocking the entrance to Manor Grove, noise, disturbance, dust and hazard late at night.

### **Human rights implications**

- 60 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.
- 61 This application has the legitimate aim of providing a temporary service and logistics yard within B8 use class. 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.

### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

#### **Strategic Director of Communities, Law & Governance**

- 62 None

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/2407-E  Application file: 11-AP-2618  Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 020 7525 5405 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

**AUDIT TRAIL**

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Susannah Pettit, Senior Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	29 November 2011	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	N/A	N/A
Strategic Director of Regeneration and Neighbourhoods	Yes	Yes
Strategic Director of Environment and Housing	N/A	N/A
<b>Date final report sent to Constitutional Team</b>		9 January 2012

### Consultation undertaken

- 63 **Site notice date:** 16/09/2011
- 64 **Press notice date:** 22/09/11
- 65 **Case officer site visit date:** 16/09/2011
- 66 **Neighbour consultation letters sent:** 20/09/11

#### Internal services consulted:

- 67 Environmental Protection Team
- 68 Transport Planning Team
- 69 Waste Management
- 70 Public Realm.

#### Statutory and non-statutory organisations consulted:

- 71 N/A

#### Neighbours and local groups consulted:

- 72 85 MANOR GROVE LONDON SE15 1EH
- 87 MANOR GROVE LONDON SE15 1EH
- 89 MANOR GROVE LONDON SE15 1EH
- 83 MANOR GROVE LONDON SE15 1EH
- 110-116 ORMSIDE STREET LONDON SE15 1TF
- THE UNIVERSAL CHURCH OF GOD 107-109 ORMSIDE STREET LONDON SE15 1TF
- 91 MANOR GROVE LONDON SE15 1EH
- PART FIRST FLOOR 78-94 ORMSIDE STREET LONDON SE15 1TF
- 113 ORMSIDE STREET LONDON SE15 1TF
- 118-120 ORMSIDE STREET LONDON SE15 1TF
- GROUND FLOOR 78-94 ORMSIDE STREET LONDON SE15 1TF
- 93 MANOR GROVE LONDON SE15 1EH
- 95 MANOR GROVE LONDON SE15 1EH
- 97 MANOR GROVE LONDON SE15 1EH
- UNITS 1I TO 1L AND UNIT 1N 96-108 ORMSIDE STREET LONDON SE15 1TF
- UNIT 1A AND 1B 96-108 ORMSIDE STREET LONDON SE15 1TF
- UNIT 1C 96-108 ORMSIDE STREET LONDON SE15 1TF
- 24B MANOR GROVE LONDON SE15 1SX
- UNITS 1D AND 1E 96-108 ORMSIDE STREET LONDON SE15 1TF
- FIRST FLOOR 78-94 ORMSIDE STREET LONDON SE15 1TF
- 24A MANOR GROVE LONDON SE15 1SX
- UNIT 1H 96-108 ORMSIDE STREET LONDON SE15 1TF
- 61 MANOR GROVE LONDON SE15 1EH
- 63 MANOR GROVE LONDON SE15 1EH
- 24 MANOR GROVE LONDON SE15 1SX
- 59 MANOR GROVE LONDON SE15 1EH
- GROUND FLOOR 96-108 ORMSIDE STREET LONDON SE15 1TF
- 115-125 ORMSIDE STREET LONDON SE15 1TB
- 57 MANOR GROVE LONDON SE15 1EH

#### Re-consultation:

- 73 N/A

## Consultation responses received

### Internal services

- 74 Environmental Protection Team: No objections
- 75 Transport Planning Team: Transport DC have no objections to this application, however the following should be provided.
- The applicant should provide adequate cycle parking as is detailed above (minimum of 4 cycle parking spaces):
  - We would look for a Delivery and Service Management Plan to be conditioned:
  - We would look for the travel information pack for employees to be conditioned.
- 76 Waste Management : No comments
- 77 Public Realm: No objections

### Statutory and non-statutory organisations

- 78 N/A

### Neighbours and local groups

- 79 95 Manor Grove: Objection  
I strongly object to the permission for the activities to continue, the people working there have no consideration for the tenants/owners nearby. The noise and the fact that they simply commandeer parking spaces, and use our entrance to Manor Grove as a turning and parking point, this also goes on in the early hours. It must cease.
- 80 97 Manor Grove: Objection.  
From the onset of Network Rail moving into the site it has been a nightmare for those of us who live at Manor Grove. There has been unbearable noise from the site on several occasions. Manor Grove was also frequently blocked by heavy duty trucks which was hazardous and prevented us several times from being able to access our home.  
Residents have held meetings with Network Rail and a senior officer from Southwark's Environmental Protection team, and a number of promises have been made. Nothing has been put into place.  
The residents of Manor Grove can no longer endure noise, disturbance, dust and hazard. We therefore urge Southwark Council to seek first the 'well-being' of its residents and ensure their safety against environmental pollution.
- 81 Saltash Enterprises Ltd., 110-116 Ormside Street: Objection.  
The parking restrictions in this area are already a major problem and further reduction following the commencement of works has increased the continuous problems surrounding our offices.  
The road is an industrial road and is in constant use by large heavy goods vehicles, waste carriers, and delivery trucks as well as individuals driving to their respective places of work.  
With the recent changes in the area, including one side of Ormside Street now having double yellow lines, the available parking has been severely restricted. To ease congestion and to free the road for ease of use to the industrial vehicles, the hardstanding to the front of the building has been used with no detriment to passers by for the last ten years. However, Southwark's enforcement officers are now constantly issuing tickets to those parked on the hardstanding who in their opinion contravene an invisible line denoting pavement/hardstanding, thus requiring the need



for more vehicles to park on the road.

With additional anxiety caused by the demolition works taking place at Manor Grove end of the street, parking is now at best extremely limited and precarious, reducing the already restricted availability and we respectfully request your consideration of addressing additional parking requirements during these works.

Notably, the new access and egress points to the site have reduced the parking by a considerable amount to accommodate the size of vehicles who will be entering it and now have double yellow lines to reduce it further.

Network Rail assured interested parties that their working vehicles would be kept off the roads and parking would be available to their workforce on site. This is not the case. We have on several occasions requested workmen on site to move their vehicles, in some cases they take up three spaces with only two cars.

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## RECOMMENDATION

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This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application.

<b>Applicant</b>	Mr Peter D. Girvan National Rail Blackfriars Redevelopment Project	<b>Reg. Number</b>	11-AP-2618
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2407-E
<b>Recommendation</b>	Grant permission for limited period		

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Retrospective application for the change of use from light industry (Class B1) to a storage and logistics yard (Class B8) to support the Blackfriars Station redevelopment, associated temporary single storey building and boundary treatment.

**At:** 67-105 ORMSIDE STREET, LONDON, SE15 1TF

**In accordance with application received on 08/08/2011**

**and Applicant's Drawing Nos.** BBCEL-SK-01816 Rev R6, BBCEL-SK-01708 R6, BBCEL-SK-01901 R3, BBCEL-SK-01982 R2, BBCEL PDG 001 rev1; Extract from BBCEL SK 01708 Logistics; Additional Info; Design and Access Statement, Management Plan, Transport Statement, Parking layout plan.

**Reasons for granting permission.**

This planning application was considered with regard to various policies including, but not exclusively:

a) Policies of the Southwark Plan [July 2007].

Policy 1.2 Strategic and Preferred Industrial Locations, which advises that planning permission will only be granted for developments falling within B use class or sui generis which are inappropriate in residential areas.

3.2 Protection of Amenity (advises that permission would not be granted where it would cause a loss of amenity);

3.11 Efficient Use of Land (seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoid compromising development potential, providing adequate access, circulation and servicing, and matching development to the availability of infrastructure);

3.12 Quality in Design (requires new development to achieve a high standard of architectural design);

5.2 Transport Impacts (states that permission will not be granted for developments that have an adverse affect on the transport network and that there is adequate provision for servicing, circulation and access;

5.6 Car Parking (states that all developments requiring car parking should minimise the number of spaces provided).

b) Core Strategy 2011:

Strategic Policy 2 – Sustainable transport: requires new developments to help create safe attractive, vibrant and healthy places for people to live and work by reducing congestion, traffic and pollution.

Strategic Policy 10 – Jobs and businesses: States that development should contribute to an environment in which businesses can thrive, and where local people can benefit from opportunities which are generated by development.

Strategic Policy 12 – Design and conservation: Requires development to achieve the highest standard of design for buildings and public spaces, and to help create attractive and distinctive spaces.

Strategic Policy 13 – High environmental standards: Requires development to comply with the highest possible environmental standards, including in sustainability, flood risk, noise and light pollution and amenity problems.

c) Policies of the London Plan [2004].

Policy 6.12 Road network capacity; Policy 6.13 Parking; Policy 7.15 Reducing noise and enhancing soundscapes

d] Draft NPPF, Ministerial Statement, Planning for Growth.

Particular regard was had to vehicle movements, impact on parking and impact on amenity of nearby residential occupants. The use does not create additional overspill parking on the street as a limited number of staff are employed that require parking spaces, sufficient space is provided on site for these. Large vehicle movements are restricted in entry and egress routes, as well as turning within the site, and restricted in terms of hours they can use the site. No adverse impact was therefore envisaged. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

**Subject to the following condition:**

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:  
BBCEL-SK-01816 Rev R6, BBCEL-SK-01708 R6, BBCEL-SK-01901 R3, BBCEL-SK-01982 R2, BBCEL PDG 001 rev1

Reason:

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

- 2 The use hereby permitted shall be until 31/12/12, on or before which date the use shall be discontinued.

Reason

The site shall no longer be required by the applicant for B8 purposes therefore all material associated with the applicant shall be removed from site by this date, in order that the site may become available for other B use class uses, in accordance with saved policy 1.2 Strategic and Local Preferred Industrial Locations of the Southwark Plan 2007 and SP10 Jobs and Businesses.

- 3 The use hereby permitted for storage and logistics yard within B8 use class purposes shall not be carried on outside of the hours 08:00 to 22:00 on Monday to Saturday or 09:00 to 21:00 on other Sundays and Bank Holidays, with the exception of the northern part of the site which may be used outside these hours.

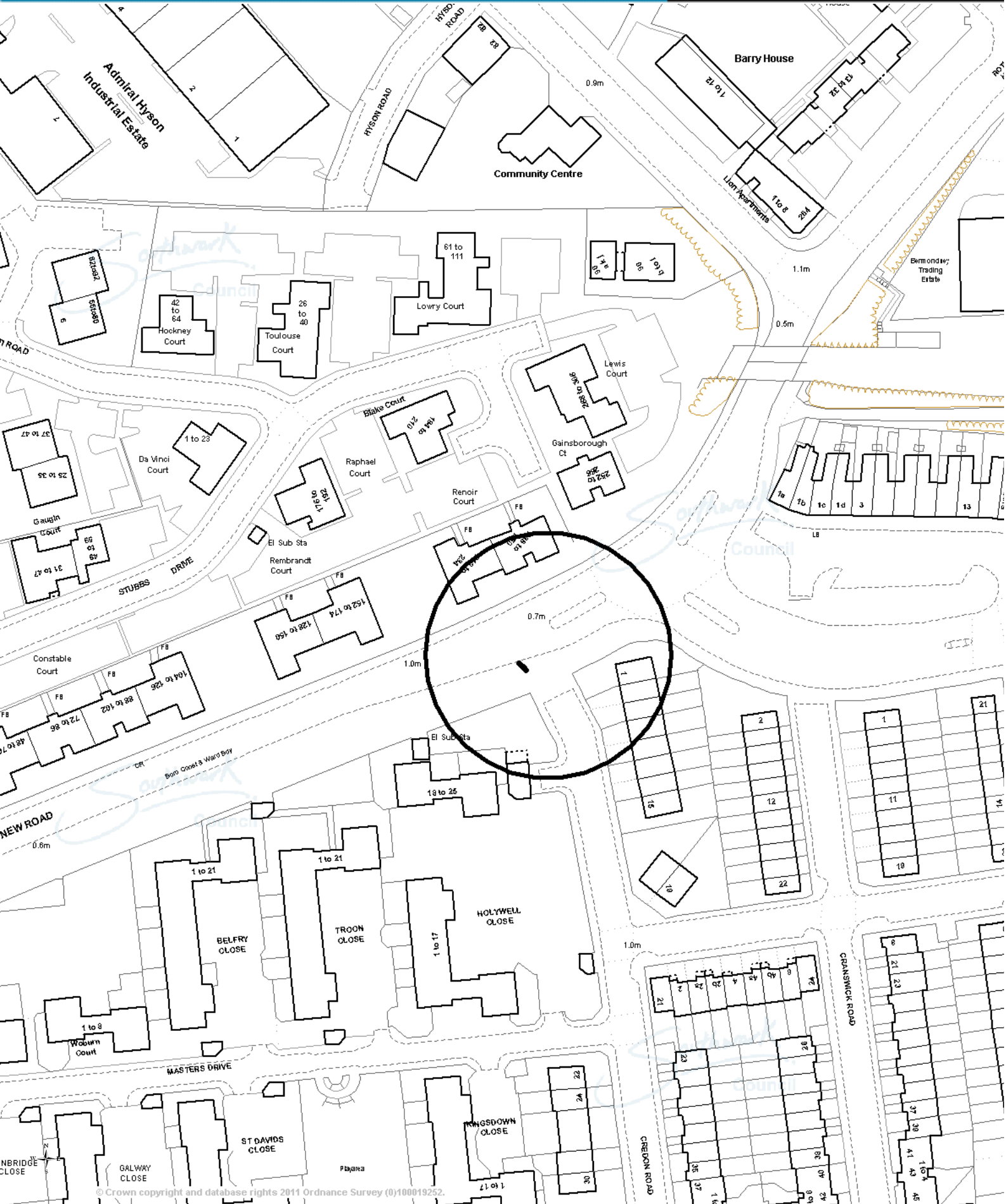
Reason

In order to protect the residents on Manor Grove from excessive noise and disturbance associated with deliveries and collections from the site at potentially anti-social hours, and in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan 2007, and SP13 High Environmental Standards of the Core Strategy 2011.

# Agenda Item 6.2

## Ordnance Survey

Date 19/12/2011



© Crown copyright and database rights 2011 Ordnance Survey (0)100019252.

<b>Item No.</b> 6.2	<b>Classification:</b> Open	<b>Meeting Date:</b> 19 January 2012	<b>Meeting Name:</b> Rotherhithe Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Application 11-AP-3299 for: Advertisement Consent  <b>Address:</b> ADVERT PANEL JUNCTION CREDON ROAD & ROTHERHITHE NEW ROAD SE16  <b>Proposal:</b> 1 x free-standing, internally illuminated 6-Sheet Advertising Panel. The Panel will display 3 x scrolling advertising posters on one side and a further advertising poster on its reverse side.		
<b>Ward(s) or groups affected:</b>	Livesey		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 7 October 2011		<b>Application Expiry Date</b> 2 December 2011	

## RECOMMENDATION

- 1 Grant Permission

## BACKGROUND INFORMATION

- 2 The application is brought before committee as a result of the number of objections received by residents.

### Site location and description

- 3 The application site is a small section of pavement situated adjacent to Credon Road and Rotherhithe New Road in Rotherhithe. The pavement is very wide in this location and accommodates a two cycle lane.

The adjacent highway, Rotherhithe New Road is an A road while the site falls within an Air Quality Management Area and an Archaeological Priority Zone.

### Details of proposal

- 4 The application is for advertisement consent for the erection of a free standing illuminated 6-sheet advertising panel. The proposed panel would display 3 x scrolling advertising posters on one side and a further advertising poster on the reverse side. The panel would stand at a height of 2.7m and a width of 1.47m facing parallel with the main highway.

### Planning history

- 5 None identified

### **Planning history of adjoining sites**

- 6 None identified

### **KEY ISSUES FOR CONSIDERATION**

#### **Summary of main issues**

- 7 The main issues to be considered in respect of this application are:
- a) The impact on the visual amenity of the area;
  - b) The impact of the signage on the safety of pedestrian and vehicular traffic.

### **Planning policy**

#### Core Strategy 2011

- 8 Strategic Policy 13 - Design and Conservation

#### Southwark Plan 2007 (July) - saved policies

- 9 3.2 - 'Protection of amenity'  
3.12 - 'Quality in Design'  
3.23 - 'Outdoor Advertisements and Signage'

#### Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

- 10 PPG 19: Outdoor Advertisement Control

### **Principle of development**

- 11 There is no objection in principle to the erection of advertisement displays of this nature. This is provided the signage has no adverse impact upon visual amenity in the area or highways and pedestrian safety in this location.

### **Environmental impact assessment**

- 12 Not required.

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

- 13 The proposed advertisement would be situated a good distance away from the closest residential properties at Holywell Close. Due to the scale and positioning of the proposed panel the advert would not have an overbearing impact upon the amenity of these closest residents.
- 14 The proposed level of illumination, and positioning would also prevent any adverse impact from light pollution into these properties.
- 15 Residential amenity would therefore be protected in accordance with saved policy 3.02 'Protection of Amenity' of the Southwark Plan.

### **Impact of adjoining and nearby uses on occupiers and users of proposed development**

16 N/A

### **Traffic issues**

17 The proposed signage would be situated on a public footway adjacent to a public highway. However the width of the footway would be wide enough to accommodate the signage without creating an obstruction to pedestrians, including wheelchair users and people using prams. The footway is relatively wide in this location and could comfortably accommodate the proposed sign without obstruction.

18 The proposed signage would face the highway on both sides. However at the proposed scale and level of illumination, it is not considered that the scheme would cause a distraction to motorists or compromise highways safety in this location.

### **Design issues**

19 The proposed signage panel is of a modern design constructed from aluminum with a toughened glass cover. The scale of the panel is reasonable and would not appear incongruous in this location or create an unacceptable level of visual clutter.

### **Impact on character and setting of a listed building and/or conservation area**

20 N/A

### **Impact on trees**

21 No impact.

### **Planning obligations (S.106 undertaking or agreement)**

22 N/A

### **Sustainable development implications**

23 None identified.

### **Other matters**

24 None identified.

### **Conclusion on planning issues**

25 The proposed advertisement panel is considered acceptable in terms of its visual impact and impact upon the adjacent highways and footway. The signage would not affect the amenity of adjacent residents and therefore accords with saved plan policy 3.23 'Outdoor advertisements and signage' and is recommended for approval.

### **Community impact statement**

26 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) No issues relevant to particular communities/groups likely to be affected by the proposal have been identified.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

### **Consultations**

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

### **Consultation replies**

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

#### Summary of consultation responses

- 28 4 objections were received towards the proposal. No objection was raised by the Councils Highways department.

### **Human rights implications**

- 29 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.
- 30 This application has the legitimate aim of providing a proposed advertisement panel. 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.

### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

#### **Strategic Director of Communities, Law & Governance**

- 31 None



**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/ADV/GEN  Application file: 11-AP-3299  Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 020 7525 3602 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Neighbour consultees

**AUDIT TRAIL**

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Michael Mowbray, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	29 November 2011	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Housing	No	No
<b>Date final report sent to Constitutional Team</b>	9 January 2012	

**Consultation undertaken**

**Site notice date:** 1 November 2011

**Press notice date:** Not required.

**Case officer site visit date:** 1 November 2011

**Neighbour consultation letters sent:**

24 October 2011

**Internal services consulted:**

Transport Team

**Statutory and non-statutory organisations consulted:**

None.

**Neighbours and local groups consulted:**

See appendix 3.

**Re-consultation:**

N/A

## Consultation responses received

### Internal services

Transport Team:

Raised no objection to the scheme as an adequate pavement width was maintained and the highway would not be obstructed.

### Statutory and non-statutory organisations

N/A

### Neighbours and local groups

Three objections were received from 1 and 7 Credon Road and Cllr Livingstone. A petition signed by 15 people was also received. The following issues were raised:

- Creation of an obstruction on the pavement for pedestrians.
- Potential to create a view which would be afflicted by visual clutter.
- Potential creation of light pollution in this location.
- Creation of a visual break which could potentially shield attackers and contribute to street crime.
- Potential impact upon highways and road safety as a result of motorist distraction.
- Impact of noise of scrolling sign.

**Neighbour consultees**

24/10/2011 22 HOLYWELL CLOSE LONDON SE16 3EF  
24/10/2011 21 HOLYWELL CLOSE LONDON SE16 3EF  
24/10/2011 23 HOLYWELL CLOSE LONDON SE16 3EF  
24/10/2011 25 HOLYWELL CLOSE LONDON SE16 3EF  
24/10/2011 24 HOLYWELL CLOSE LONDON SE16 3EF  
24/10/2011 3 CREDON ROAD LONDON SE16 3AA  
24/10/2011 1 CREDON ROAD LONDON SE16 3AA  
24/10/2011 18 HOLYWELL CLOSE LONDON SE16 3EF  
24/10/2011 20 HOLYWELL CLOSE LONDON SE16 3EF  
24/10/2011 19 HOLYWELL CLOSE LONDON SE16 3EF  
20/06/1837 7 CREDON ROAD LONDON SE16

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## RECOMMENDATION

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This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application.

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<b>Applicant</b>	Mr Jordan JCDecaux UK Ltd	<b>Reg. Number</b>	11- <u>AP</u> -3299
<b>Application Type</b>	Advertisement Consent	<b>Case Number</b>	TP/ADV/GEN
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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**EXPRESS CONSENT has been granted for the advertisement described as follows:**

1 x free-standing, internally illuminated 6-Sheet Advertising Panel. The Panel will display 3 x scrolling advertising posters on one side and a further advertising poster on its reverse side.

**At:** ADVERT PANEL JUNCTION CREDON ROAD & ROTHERHITHE NEW ROAD SE16

**In accordance with application received on** 07/10/2011 08:00:45

**and Applicant's Drawing Nos.** 2m2 Display unit design, Photo; 1:1250 scale location plan; 1:200 location plan.

**Subject to the following condition:**

Consent is granted for a period of 5 years and is subject to the following standard conditions:

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to:
  - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
  - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
  - (c) hinder the operation of any device used for the purpose of security or surveillance or for the measuring of the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

**Reason:**

In the interests of amenity and public safety as required by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 as amended.

**MEMBERS & EXTERNAL DISTRIBUTION LIST MUNICIPAL YEAR 2011/12**

**COUNCIL: ROTHERHITHE COMMUNITY COUNCIL**

NOTE: Original held by Community Councils Unit; amendments to Tim Murtagh (tel: 020 7525 7187)

<u>OPEN</u>	<u>COPIES</u>	<u>OPEN</u>	<u>COPIES</u>
Councillor Jeff Hook (Chair)	1	Shahida Nasim	1
Councillor Wilma Nelson (Vice-chair)	1	LBS Audit Manager	
Councillor Columba Blango	1	Ground Floor	
Councillor Michael Situ	1	Tooley Street, SE1	
Councillor Richard Livingstone	1		
Councillor David Hubber	1		
Councillor Paul Noblet	1	1	
Councillor Catherine McDonald	1		
Councillor Lisa Rajan	1		
		TOTAL DISTRIBUTION	33
Constitutional Support Officer	15		
<b>MEMBERS OF PARLIAMENT</b>			
Simon Hughes, M.P.	1		
Harriet Harman, M.P.	1		
<b>LIBRARIES</b>			
	3		
Local Studies Library	1		
<b>PRESS:</b>			
Southwark News	1		
South London Press	1		