

Rotherhithe Community Council Planning

Wednesday 15 February 2012
7.00 pm

Ground Floor Meeting Room G01B - 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

Members of the committee are summoned to attend this meeting

Annie Shepperd

Chief Executive

Date: Tuesday 7 February 2012



Order of Business

- | Item No. | Title |
|----------|---|
| 1. | INTRODUCTION AND WELCOME |
| 2. | APOLOGIES |
| 3. | ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT |

The chair to advise whether they have agreed to any items of urgent business being admitted to the agenda.

Item No.

Title

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

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. MINUTES (Pages 5 - 7)

To confirm as a correct record the minutes of the meeting held on 19 January 2012.

6. DEVELOPMENT MANAGEMENT ITEMS (Pages 8 - 12)

6.1. OPEN SPACE BEHIND FLORENCE HOUSE AND THE LINKS COMMUNITY CENTRE, BETWEEN ROTHERHITHE NEW ROAD AND RYDER DRIVE, LONDON SE16 (Pages 13 - 24)

6.2. 67-105 ORMSIDE STREET, LONDON, SE15 1TF (Pages 25 - 41)

INFORMATION FOR MEMBERS OF THE PUBLIC

CONTACT: Tim Murtagh, Constitutional Officer, Tel: 020 7525 7187 or email: tim.murtagh@southwark.gov.uk
Website: www.southwark.gov.uk

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Rotherhithe Community Council

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إذا كنت ترغب في الحصول على معلومات عن مجالس المجموعات المحلية وترجمتها إلى لغتك
الرجاء ألاتصال برقم الهاتف: 020 7525 7234 أو زيارة المكتب في 160 Tooley Street
SE1 2TZ London

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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 Thursday 19 January 2012 at 7.00 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Jeff Hook (Chair)
Councillor Wilma Nelson (Vice-Chair)
Councillor David Hubber
Councillor Richard Livingstone
Councillor Catherine McDonald
Councillor Paul Noblet
Councillor Michael Situ

**OFFICER
SUPPORT:** Susannah Pettit, Senior Planning Officer
Ronan O'Connor, Planning Officer
Suzan Yildiz, Senior Planning Lawyer
Tim Murtagh, Constitutional Officer

1. INTRODUCTION AND WELCOME

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

2. APOLOGIES

There were apologies for absence from Councillor Lisa Rajan for absence and Councillor Catherine McDonald for lateness.

3. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were none.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

Members declared interests in the following agenda items:

6.2 ADVERT PANEL JUNCTION CREDON ROAD & ROTHERHITHE NEW ROAD SE16 application number 11-AP-3299

Councillor Richard Livingstone, personal and prejudicial, in relation to item application number 11-AP-3299, as he would be speaking on behalf of residents as ward councillor.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 16 November 2011 be agreed as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT ITEMS

6.1 67-105 ORMSIDE STREET, LONDON, SE15 1TF

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.

The planning officer presented the application and councillors asked questions of the planning officer.

There were no statements from objectors.

The applicant's agent made a statement and councillors asked questions.

There were no statements from local supporters of the application living within 100 metres of the site, or from ward councillors.

RESOLVED:

That application 11-AP-2618 be approved, subject to the conditions set out in the report and an amended condition 3 and new condition 4.

3. That the storage and logistics yard shall not be used outside of 08:00 to 21:00 Monday to Saturday or 09:00 to 19:00 on Sundays and Bank Holidays.

4. That the southern gate accessing Manor Grove shall not be used outside of 08:00 to 18:00 Monday to Friday or 08:00 to 13:00 Saturday. The southern gate shall not be used at all on Sundays and Bank Holidays.

6.2 ADVERT PANEL JUNCTION CREDON ROAD & ROTHERHITHE NEW ROAD SE16

Councillor Richard Livingstone withdrew from the committee for this item.

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.

The planning officer presented the application and councillors asked questions of the planning officer.

There were no statements from objectors.

The applicant's agent made a statement and councillors asked questions.

There were no statements from local supporters of the application living within 100 metres of the site, or from ward councillors.

RESOLVED:

That application number 11-AP-3299 be refused on the grounds that:

1. It presents a hazard to road safety contrary to Policy 3.23 Outdoor Advertisements and Signage of the Southwark Plan.
2. That it would detract from residential and visual amenity by virtue of additional street clutter and be contrary to policies 3.2 Protection of Amenity and 3.23 as before.

The meeting ended at 8.00pm

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 15 February 2012	Meeting Name: Rotherhithe Community Council
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		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 nd 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

Lead Officer	Deborah Collins, Strategic Director of Communities, Law & Governance	
Report Author	Nagla Stevens, Principal Planning Lawyer Kenny Uzodike, Constitutional Officer	
Version	Final	
Dated	25 October 2010	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
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 Wednesday 15 February 2012**

Appl. Type	Council's Own Development - Reg. 3	Reg. No.	11-AP-2306
Site	OPEN SPACE BEHIND FLORENCE HOUSE AND THE LINKS COMMUNITY CENTRE, BETWEEN ROTHERHITHE NEW ROAD AND RYDER DRIVE, LONDON SE16	TP No.	TP/H2053
		Ward	Livesey
		Officer	Victoria Lewis

Recommendation GRANT PERMISSION

Item 6.1

Proposal

Refurbishment of under 8 years play area comprising the installation of metal climber with slide, rope net, metal see-saw and spring toy on green rubber crumb surfacing with associated bench, litter bin and two new gates in existing perimeter railing.

Appl. Type	Full Planning Permission	Reg. No.	11-AP-2618
Site	67-105 ORMSIDE STREET, LONDON, SE15 1TF	TP No.	TP/2407-E
		Ward	Livesey
		Officer	Susannah Pettit

Recommendation GRANT PERMISSION FOR LIMITED PERIOD

Item 6.2

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.

OPEN SPACE BEHIND FLORENCE HSE AND THE LINKS COMMUNITY CENTRE, BETWEE

Ordnance Survey Date 1/2/2012



Item No. 6.1	Classification: Open	Date: 15 February 2012	Meeting Name: Rotherhithe Community Council
Report title:	Development Management planning application: Council's own development Application 11-AP-2306 for: Council's Own Development - Reg. 3 Address: OPEN SPACE BEHIND FLORENCE HOUSE AND THE LINKS COMMUNITY CENTRE, BETWEEN ROTHERHITHE NEW ROAD AND RYDER DRIVE, LONDON SE16 Proposal: Refurbishment of under 8 years play area comprising the installation of metal climber with slide, rope net, metal see-saw and spring toy on green rubber crumb surfacing with associated bench, litter bin and two new gates in existing perimeter railing.		
Ward(s) or groups affected:	Livesey		
From:	Victoria Lewis		
Application Start Date 25 August 2011		Application Expiry Date 20 October 2011	

RECOMMENDATION

- 1 That planning permission be granted. This application is referred to Rotherhithe Community Council because it is a 'Council's own' application and objections have been received.

BACKGROUND INFORMATION

Site location and description

- 2 The application relates to a grassed area located in the centre of a group of residential properties, to the south of the Links Community Centre. It was formerly used as a play area but this was closed in 2005 owing to subsidence and the play equipment removed. The area was subsequently landscaped but the original perimeter railings remain in place.
- 3 Ryder Drive is to the south of the site, Verney Way is to the south-west, and Rotherhithe New Road is to the north-west. The site is located in the urban density zone, an air quality management area and an archaeological priority zone.

Details of proposal

- 4 Full planning permission is sought to reinstate a play area in this location (for under 8's), comprising:
 - a low level metal climber with slide (maximum 2.5m high);
 - a metal springer toy;

- a rope net climber (2.4m high);
- a metal seesaw;
- a bench and a litter bin.

5

The equipment would be set upon green rubber matting. The existing 1m high railings would remain in place, but would be altered to close up an existing 3m gap to the south side, and the provision of two new self-closing gates, one in the north-western corner and one in the south-western corner. All existing trees and shrubs on the site would remain.

Planning history

6 None.

Planning history of adjoining sites

7 None.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

8 The main issues to be considered in respect of this application are:

- a) principle;
- b) amenity;
- c) design;
- d) trees.

Planning policy

Core Strategy 2011

9 Strategic policy 1 - Sustainable development
Strategic policy 12 - Design and conservation
Strategic policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

10 3.2 - Protection of amenity
3.12 - Quality in design
3.13 - Urban design
3.14 - Designing out crime
3.28 - Biodiversity11 London Plan 20117.5 - Public realm
7.6 - Architecture

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

12 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.

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).

Principle of development

- 13 The proposal is to reinstate play area on the site following the removal of a former play area owing to subsidence, and this does not raise any land use issues.

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

- 14 Saved policy 3.2 of the Southwark Plan seeks to ensure that developments achieve an adequate standard of amenity for existing and future occupiers; saved policy 3.14 'Designing out crime' seeks to ensure that development is designed to improve community safety and should contribute to crime prevention.
- 15 Concerns have been raised that the former play area on the site was unused and vandalised, and that there are other play areas in the vicinity. Whilst this is noted, this is not in itself considered to be grounds for refusing planning permission. The Design and Access Statement submitted with the application states that the Tenants and Resident's Association lobbied the Council on behalf of residents for the reinstatement of the play area, and were successful in obtaining Cleaner, Greener, Safer funding from the community council for this project. It is unfortunate that some play areas are subject to vandalism, but not to provide them for this reason would be to fail to provide facilities for local children in the area. Signage could be displayed preventing people from taking dogs into the play area.
- 16 The site is overlooked by many residential properties ensuring that there would be good natural surveillance of the play area. The Design and Access Statement states that the proposed equipment would be small enough to deter use by older children, and that there are already benches in the area upon which people can sit, and that there have been no reported incidents of anti-social behaviour arising from use of the existing benches.
- 17 Concerns have been raised regarding increased noise and incidents of anti-social behaviour, particularly when people leave events at the Links Community Centre and could sit on the play equipment and congregate in this area, causing noise and disturbance to residents. Again whilst this is noted, it is considered that this is more a matter for the management of the community centre in ensuring that those using the facility leave the premises in a quiet and orderly manner and do not cause undue disturbance to residents.

Design issues

- 18 Saved policies 3.12 and 3.13 of the Southwark Plan seek to ensure that developments are of a high standard of architectural and urban design.
- 19 The proposal would be typical of much playground equipment located in residential areas, and would not appear out of keeping or detract from the visual amenities of the area. As such, no objections are raised on design grounds.

Impact on trees

- 20 There are four trees within the application site which would be retained. A tree survey has been submitted with the application which concludes that subject to adequate safeguards in the contract specification, the likelihood of damage to the trees should be minimised. In order to ensure this, a condition requiring details of tree protection measures to be submitted for approval is recommended.

Other matters

- 21 There are no other matters arising from the application.

Conclusion on planning issues

- 22 The proposal raises no land use issues. It would reinstate a play area which would provide a free facility for local children. No demonstrable loss of amenity would occur, the design of the proposal would be acceptable and any potential impact on the trees on the site could be adequately mitigated through a planning condition. It is therefore concluded that the proposal would comply with the relevant saved policies of the Southwark Plan and those of the Core Strategy, and that planning permission should be granted.

Community impact statement

- 23 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) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.

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

Consultations

- 24 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

- 25 A petition containing 29 signatures has been received objecting to the proposal, together with an objection from 43 Ryder Drive (two letters of objection received from this property), objecting to the proposal on the following grounds:

- 26 - The original play area was not wanted in the first place, was vandalised and cost tax payers a lot of money;
- Increased anti-social behaviour;

- Increased noise and disturbance, particularly late at night;
- There are 3 other play areas nearby, one of which is underused and rusting;
- It will encourage dog owners to let their dogs loose;
- The area formerly had more trees on it and was well used by local children without the need for play equipment.

Human rights implications

- 27 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.
- 28 This application has the legitimate aim of providing a play area. 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

None

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/H2053 Application file: 11-AP-2306 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: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5410 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Victoria Lewis, Senior Planning Officer	
Version	Final	
Dated	19 January 2012	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Leisure	No	No
Date final report sent to Constitutional Team		1 February 2012

Consultation undertaken

29 **Site notice date:** 08/09/2011

Press notice date: Not required.

Case officer site visit date: 08/09/2011

Neighbour consultation letters sent: 08/09/2011

Internal services consulted: None.

Statutory and non-statutory organisations consulted: None.

30 **Neighbours and local groups consulted:**

FLAT 2 FLORENCE HOUSE 357 ROTHERHITHE NEW ROAD LONDON SE16 3HF
 FLAT 1 FLORENCE HOUSE 357 ROTHERHITHE NEW ROAD LONDON SE16 3HF
 FLAT 4 FLORENCE HOUSE 357 ROTHERHITHE NEW ROAD LONDON SE16 3HF
 FLAT 3 FLORENCE HOUSE 357 ROTHERHITHE NEW ROAD LONDON SE16 3HF
 43 RYDER DRIVE LONDON SE16 3BB
 40 RYDER DRIVE LONDON SE16 3BB
 39 RYDER DRIVE LONDON SE16 3BB
 42 RYDER DRIVE LONDON SE16 3BB
 41 RYDER DRIVE LONDON SE16 3BB
 FLAT 11 FLORENCE HOUSE 357 ROTHERHITHE NEW ROAD LONDON SE16 3HF
 FLAT 10 FLORENCE HOUSE 357 ROTHERHITHE NEW ROAD LONDON SE16 3HF
 FLAT 12 FLORENCE HOUSE 357 ROTHERHITHE NEW ROAD LONDON SE16 3HF
 FLAT 9 FLORENCE HOUSE 357 ROTHERHITHE NEW ROAD LONDON SE16 3HF
 FLAT 6 FLORENCE HOUSE 357 ROTHERHITHE NEW ROAD LONDON SE16 3HF
 FLAT 5 FLORENCE HOUSE 357 ROTHERHITHE NEW ROAD LONDON SE16 3HF
 FLAT 8 FLORENCE HOUSE 357 ROTHERHITHE NEW ROAD LONDON SE16 3HF
 FLAT 7 FLORENCE HOUSE 357 ROTHERHITHE NEW ROAD LONDON SE16 3HF
 27 RYDER DRIVE LONDON SE16 3BB
 26 RYDER DRIVE LONDON SE16 3BB
 29 RYDER DRIVE LONDON SE16 3BB
 28 RYDER DRIVE LONDON SE16 3BB
 25 RYDER DRIVE LONDON SE16 3BB
 22 RYDER DRIVE LONDON SE16 3BB
 355 ROTHERHITHE NEW ROAD LONDON SE16 3HF
 24 RYDER DRIVE LONDON SE16 3BB
 23 RYDER DRIVE LONDON SE16 3BB
 36 RYDER DRIVE LONDON SE16 3BB
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 31 RYDER DRIVE LONDON SE16 3BB
 30 RYDER DRIVE LONDON SE16 3BB
 33 RYDER DRIVE LONDON SE16 3BB
 32 RYDER DRIVE LONDON SE16 3BB

APPENDIX 2**Consultation responses received**

Internal services N/A.

Statutory and non-statutory organisations N/A.

Neighbours and local groups

- 31 A petition containing 29 signatures has been received which states 'no to proposed playground development opposite Florence House'.

43 Ryder Drive

(15th September 2011)

- 32 Object to the application on the following grounds:
- 33 - The play area was never wanted in the first place, it was vandalised by older children the first time around, became dangerous and had to be removed, and residents were left with a big hole in its place for a very long time which must have cost a lot of tax payer's money.
- 34 - There is already an under 8 play area half way down Ryder Drive which is very underused. It is mainly used by dog owners that like to close the gates and let their dogs run freely in the enclosed play areas.
- 35 - The play area will attract older children that will have a place to 'play' in until late at night in very close proximity to bedrooms and homes where the elderly are housed, which will create a lot of confrontation and possibly aggravate incidents of anti-social behaviour.
- 36 - The close proximity to the Links Community Centre means that every time there is a private party in the hall young people will spill out and congregate outside in the play area, especially if there are benches or equipment to sit on well into the evening, creating a lot more noise which we have already when people leave the hall late at night.
- 37 - Why can't it just be green space as it is now? Why is furniture needed for every green space? There are three play areas on the Masters Drive and one on Ryder Drive. The money could be better spent elsewhere. The play area was unloved and vandalised the first time around.

(28th November 2011)

Object to the application on the following grounds:

- 38 - The play area proposed already existed and was never wanted by any of the local residents. The process took many months, the area became unsafe, unusable and unsightly;
- 39 - It will encourage more dogs users to let their dogs free in the enclosed space as already happens in other play areas along Ryder Drive;

- 40 - A play area already exists along Ryder Drive which is underused and rusting, a clear sign that such a space is not needed;
- 41 - It would be located behind the Links Community Centre which hosts a large number of parties most days of the week which end around 11pm. Often people spill out onto the street and hang around for a long time and children would be attracted to the play area and would be around it until very late making a lot of noise;
- 42 - All the houses facing the site have bedrooms directly overlooking the proposed play area and there are also homes for the elderly facing the square that already have to put up with noise coming from the community centre most nights;
- 43 - Increased incidents of anti-social behaviour as the play area would act as a meeting point for children of all ages;
- 44 - This proposed redevelopment plan does not change in any significant way the original proposal. It is strongly suggested that the Council should save some money instead of developing, or spoiling a perfectly pleasant green area as it was originally planned. Originally the green area had more trees and was used by children very regularly without the need for any costly equipment which is already in abundance.

RECOMMENDATION

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.

Applicant	Ms E.. Ellis Southwark Council	Reg. Number	11- <u>AP</u> -2306
Application Type	Council's Own Development - Reg. 3	Case Number	TP/H2053
Recommendation	Grant permission		

Draft of Decision Notice

Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

Refurbishment of under 8 years play area comprising the installation of metal climber with slide, rope net, metal see-saw and spring toy on green rubber crumb surfacing with associated bench, litter bin and two new gates in existing perimeter railing.

At: OPEN SPACE BEHIND FLORENCE HOUSE AND THE LINKS COMMUNITY CENTRE, BETWEEN ROTHERHITHE NEW ROAD AND RYDER DRIVE, LONDON SE16

In accordance with application received on 14/07/2011

and Applicant's Drawing Nos. Site location plan, Design and Access Statement, Tree condition survey, elevations of proposed play area, illustrative plan / design and access statement, photographs of existing and proposed play area.

Reasons for granting permission.

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

Core Strategy (2011)

Strategic Policy 1 – Sustainable development: requires new developments to help meet the needs of a growing population in a way that respects the planet's resources and protects the environment.

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.

Southwark Plan (2007) - saved policies

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

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

3.13 Urban Design (advises that principle of good urban design should be taken into account in all new developments);

3.14 Designing Out Crime (requires developments to incorporate design measures that discourage crime)

3.28 Biodiversity (which states that the LPA will take biodiversity into account in its determination of all planning applications and will encourage the inclusion in developments of features which enhance biodiversity, requiring an ecological assessment where relevant).

London Plan (2011)

7.5 - Public realm

7.6 - Architecture

Particular regard was had to the impact on the amenity of neighbouring occupiers, but given the good natural surveillance of the site, the limited size of the proposed equipment and because noise and disturbance from an adjacent community centre would be better addressed by the management of that facility, together with the benefits to local

children in providing the playarea, it was considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Schedule

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

Elevations of proposed play area, illustrative plan / design and access statement, photographs of existing and proposed play area.

Reason:

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

- 3 Details of the means by which the existing trees on the site are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment during construction works shall be submitted to and approved by the Local Planning Authority before any work is begun, and such protection shall be installed and retained throughout the period of the works.

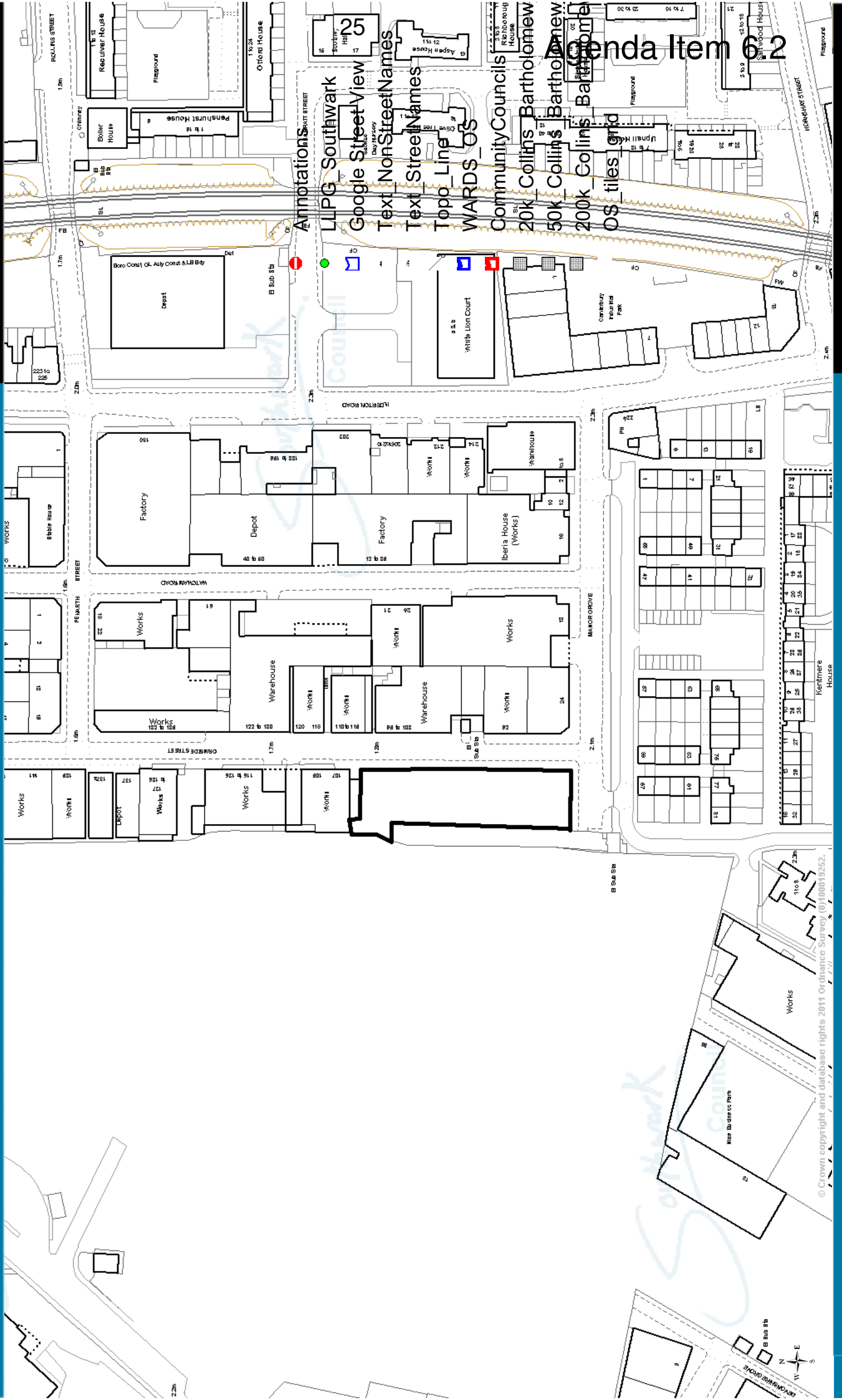
Reason

In order to ensure that the trees on the site would be adequately protected, in the interests of the visual amenity of the area, in accordance with saved policy 3.12 'Quality in design' and 3.28 'Biodiversity' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

67-105 ORMSIDE STREET, LONDON, SE15 1TF

Ordnance Survey

Date 9/1/2012



Item No. 6.2	Classification: Open	Date: 15 February 2012	Meeting Name: Rotherhithe Community Council
Report title:	Development Management planning application: Application 11-AP-2618 for: Full Planning Permission Address: 67-105 ORMSIDE STREET, LONDON, SE15 1TF 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.		
Ward(s) or groups affected:	Livesey		
From:	Head of Development Management		
Application Start Date 7 September 2011		Application Expiry Date 7 December 2011	

RECOMMENDATION

- 1 Seek Members' confirmation as to the precise wording of conditions previously imposed by Members as part of their resolution to grant permission for the above development at the Rotherhithe Community Council meeting of 19/01/12.

BACKGROUND INFORMATION

- 2 Members have previously considered the above proposal and resolved to grant planning permission subject to conditions, at Rotherhithe Community Council 19/01/12. The officer's original report recommending the proposal is attached at appendix 1 for information and is not to be reconsidered at this meeting.
- 3 Members will recall when this case was being discussed, raising concerns about the impact of this proposal on the residential properties to the south of the site in Manor Grove. Officers recorded the motion that was voted on as involving a tightening of condition 3 which governs hours of operation for the site. In the process of clarifying the resolution, the planning officer read out the following wording:
- 4 *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 19:00 on Sundays and Bank Holidays, with the exception of the northern part of the site which may be used outside of these hours.*
- 5 *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.

6 However, the legal officer queried and verified the motion to grant and the proposed amendments to conditions before members voted to grant. The notes of both the legal officer and the Constitutional Officer recorded the motion and resolution to grant subject to the following conditions restricting hours of operation:

7 **Condition 3 (amended as follows)**

8 *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 21:00 on Monday to Saturday or 09:00 to 19:00 on other Sundays and Bank Holidays on any part of the site.*

9 *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.

10 **Condition 4 (added as follows)**

11 The southern gate accessing Manor Grove shall not be used in connection with the permitted use outside of the following hours: -
Mon-Fri 08:00 - 18:00
Sat 08:00 - 13:00
and on Sundays and Bank Holidays the southern gate shall not be used at all.

12 Members will recall that this second version is the version that was subsequently circulated to them by the Constitutional Officer in the form of draft minutes.

13 Given this situation, members are asked to confirm their intention and agree the wording of amended condition 3 and additional condition 4 to enable officers to issue an agreed decision notice.

KEY CONSIDERATIONS

14 There are no new policy or other material considerations raised as part of this report. The agreement of the conditions is an administrative function to enable members to confirm the accuracy of the conditions imposed as part of their determination of 19 January when all relevant policies and material considerations were considered by members in resolving to grant permission subject to conditions as detailed in the report and set out at Appendix C.

15 No consultation, community impact or human rights implications arise as a result of this report.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
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: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5405 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Report to Community Council of 19 January 2012

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Susannah Pettit, Senior Planning Officer	
Version	Final	
Dated	1 February 2012	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	N/A	N/A
Strategic Director of Regeneration and Neighbourhoods	Yes	Yes
Strategic Director of Environment and Leisure	N/A	N/A
Date final report sent to Constitutional Team		6 February 2012

APPENDIX 1

Item No. 6.1	Classification: Open	Date: 19 January 2012	Meeting Name: Rotherhithe Community Council
Report title:	Development Management planning application: Application 11-AP-2618 for: Full Planning Permission Address: 67-105 ORMSIDE STREET, LONDON, SE15 1TF 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.		
Ward(s) or groups affected:	Livesey		
From:	Head of Development Management		
Application Start Date 07/09/2011		Application Expiry Date 07/12/2011	

RECOMMENDATION

- 1 Grant temporary Planning permission until 31 December 2012. To be determined at Rotherhithe Community Council due three objections received.

BACKGROUND INFORMATION**Site location and description**

- 2 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 200m² gfa (minimum of 1):
 - 1 car parking space per 1000m² 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.
- 47 Cycle Storage
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.
- 48 Disabled Parking
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.
- 49 Trip Generation/Highway impacts
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

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

- 58 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 N/A

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
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: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5405 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix A	Consultation undertaken
Appendix B	Consultation responses received
Appendix C	Recommendation

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Susannah Pettit, Senior Planning Officer	
Version	Final	
Dated	29/11/11	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	N/A	N/A
Strategic Director of Regeneration and Neighbourhoods	Yes	Yes
Strategic Director of Environment and Leisure	N/A	N/A
Date final report sent to Constitutional Team		

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.

RECOMMENDATION

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.

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

Draft of Decision Notice

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.

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COUNCIL: ROTHERHITHE COMMUNITY COUNCIL

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

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