

Item No: 7.1	Classification: Open	Date: 15 March 2023	Meeting Name: Planning Sub Committee A
Report title:		Late observations and further information	
Wards or groups affected:		North Walworth	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of a correction in the report that must be taken in to account in reaching the stated recommendation.

RECOMMENDATION

2. That members note and consider the correction in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

3. Correction to the main report in respect of the following item on the main agenda:

ITEM 7.1: 22/AP/2455 - Victory Community Park, Munton Road, London SE17

Decision by sub-committee

4. Update paragraph 53 that removal of 16 young trees, instead of 17, and 1 semi-mature Category 'C' tree (T61) will be the final proposal, following the design amendments to the entrances.
5. Remove 'prior to the new development being first brought into use' for Condition 4 – implementation of ecological enhancement measures to reflect the seasonal landscaping and planting arrangements.
6. Summary of an objection letter received on 14 March 2023:
 - Safety issues associated with sports activities on the levelled up MUGA combined with lower fencing, in light of heavy traffic surrounding the park
 - The safety issues, especially for young people and children using the park, are to weigh in whilst considering the equality implications of the levelling up, which is not found to be necessary in NPPF
 - Potential anti-social behaviour problem at night arising from lower fencing

- Carbon implications of levelling up MUGA and ecological impacts on the adjoining landscaping
 - Cycling within the park will undermine the use of the park already constrained by insufficient size
7. Correction to paragraph 30 that the development plan comprises London Plan 2021 and Southwark Plan 2022. It replaces London Plan 2016, the Core Strategy (2011) and the saved Southwark Plan 2007 which have been superseded.
8. A new paragraph is introduced after Paragraph 76 that reads as follows:
- The development is considered to improve accessibility for users of protected characteristics including age and disability (wheelchair users and people with mobility issues) through levelling up of MUGA and improved connectivity with the surrounding areas. Users of protected characteristics, attributed to age and race (Schoolchildren, Black, Asian and ethnic minority populations), are identified to be potentially affected by the proposal arising from the loss of the existing informal skateboarding facility and the path connecting the entrance of Victory Place. These considerations have resulted in changes to the proposal including the reintroduction of the Victory Place entrance and solicits assurance from the applicant that the park would not be exclusively used by any interest groups and the loss of the skateboarding use will be compensated for by the Burgess Park's skate bowl project as part of the East Walworth's Green Link. On balance, it was ensured during the determination process that the equality effects on the identified users of protected characteristics are either properly mitigated and enhanced.

Conclusion of the Director of Planning and Growth

9. Having taken into account the information set out above. The recommendation remains that planning permission should be granted subject to appropriately worded conditions.

REASON FOR URGENCY

10. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the Planning Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting.

REASON FOR LATENESS

11. The new information and corrections to the main reports and recommendations have been noted and/or received since the committee agenda was printed. They all relate to items on the agenda and members should be aware of the comments made.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Environment, Neighbourhoods & Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403