

Item No: 6.1 & 6.2	Classification: Open	Date: 18 October 2023	Meeting Name: Planning Committee (Smaller Applications)
Report title:		Addendum report Late observations and further information	
Wards or groups affected:		Borough and Bankside & Faraday	
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. Late observations, consultation responses, information and/or revisions have been received in respect of the following items on the main agenda:

ITEM 6.1: 23/AP/0351 for: Full Planning Application - Units 6 And 7, Vivo Building, 30 Stamford Street, London SE1 9LQ

Decision by sub-committee

4. Amendment to paragraph 28 to increase the letters of objections received from 79 to 81. Both residents live at 55 Upper Ground and raised the same concerns as other residents. The substance of their objections are covered within the Officer Report and the officer's response can be found in paragraphs 28 - 31 and 46 - 55
5. Amended wording of Condition 4 to include further detail on event management plan requirement:

Condition 4:

Before the use hereby approved commences, an event management plan shall be prepared in consultation with local residents and submitted for approval in writing by the Local Planning Authority.

Such an event management plan shall include, but not be limited to the

following details:

- Detailed overview of how the venue will operate
- Details on how the dispersal of patrons will be managed
- A scaled site plan indicating the positioning of the partial barrier
- Photographs of partial barrier to be used
- Timings of when partial barrier will be in position and where it will be stored
- Details on how the dispersal of patrons using the partial barrier will be managed by staff
- A scaled site plan indicating the proposed, standing only smoking area
- Details on smoking area capacity and how it will be managed by staff
- Details on which doors will be utilised for egress and ingress throughout the evening
- Details on compliance with 'Pedestrian Route and Maintenance' section as set out in the provisions of paragraph 9 of Schedule 2 of the Deed related to the Section 106 agreement for planning application 11/AP/1071 at Kings Reach Tower, Stamford Street, London SE1 9LS dated 4th October 2011
- Arrangement and storage of outdoor furniture
- Contact details for residents

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2023); Policy D4 (Delivering good design) of the London Plan (2021); Policies P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

Conclusion of the Director of Planning and Growth

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

FACTORS FOR CONSIDERATION

7. Correction to the main report in respect of the following item on the main agenda, in response to a public comment received on 13 October 2023.

ITEM 6.2: 23/AP/0649 for: Full Planning Application – Burgess Park Tennis Centre, 44 Addington Square, London SE5 7LA

Decision by sub-committee

8. Update paragraph 45 that the proposal would be located 30m away from the nearest residential properties to the south east.

9. Introduce a new paragraph after paragraph 47 that reads as follows:

- Opening hours

A public representation was received with regards to the proposed opening hours in summer (8am – 8pm) and the associated noise nuisance to the surrounding residents. Notwithstanding the applicant's confirmation that the above operating hours are set out in the lease, the representation observes that in practice the current café operates though 6pm only in summer, and that the extended hours, together with the potential of wider food provision and alcohol licensing, may lead to undue noise disturbance in a residential area. In response, the applicant explains the retained café would operate within the park's summer opening hours, during which it would provide positive uses for the adjoining tennis courts and wider park in terms of toilet access and refreshment offers. Overall, the café opening is considered to be within sociable hours and remain compatible within the setting of a public park. In the event of any alcohol offer, a permission is required from the licensing authority outside of planning.

10. Introduce a new paragraph after paragraph 52 that reads as follows:

- Hours of refuse collection and servicing

A public comment has raised the issue of noise nuisance arising from refuse collection of the retained café use, for which a commercial waste truck currently arrives at the premise in the early morning (i.e. 5am) twice a week. In order to mitigate the potential nuisance associated with refuse and servicing, it is considered reasonable and relevant that a condition be in place for the retained café use to restrict deliveries and refuse collection to sociable hours only (8:00 - 20:00 on Monday to Fridays; 09:00 - 18:00; on Saturdays, and; 10:00 - 16:00 on Sundays and Bank Holidays).

11. Introduce a new condition after Condition 4 on the draft decision notice as below:

HOURS OF SERVICING AND REFUSE COLLECTION

Any deliveries and refuse collections to the approved café use shall only be between the following hours: 08:00 - 20:00 on Monday to Fridays; 09:00 - 18:00; on Saturdays, and; 10:00 - 16:00 on Sundays and Bank Holidays.

Reason:

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policies D3 (Optimising site capacity through the design-led approach) and T7 (Deliveries, servicing and construction) of the London Plan (2021); and Policy P56 (Protection of amenity) of the Southwark Plan (2022).)

Conclusion of the Director of Planning and Growth

12. 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

13. 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

14. 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 and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403