

Item No: 6.1, 6.3 & 6.4	Classification: Open	Date: 13 March 2024	Meeting Name: Planning Committee (Smaller Applications)
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Champions Hill & Peckham and Nunhead	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of clarifications, corrections, consultation responses and further information received in respect of the following items on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the stated recommendation.

RECOMMENDATION

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

FACTORS FOR CONSIDERATION

3. Consultation responses, information and/or revisions have been received in respect of the following items on the main agenda:

ITEM 6.1: 23/AP/2915 for: Full Planning Application – St Olaves and St Saviours Sports Field, Green Dale, SE22 8TX

Additional consultation responses from local residents

4. One further letter of objection has been received raising concern in relation to the inappropriate height, scale and massing of the proposed palisade fencing.

Corrections and clarifications on the main report

Appendix 4

5. The section titled “Internal Services Consulted” notes the “Environmental Protection Team” as having been consulted, this is to be amended to “Urban Forestry.”

Conclusion of the Director of Planning and Growth

6. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report and completion of a s106 agreement.

ITEM 6.3: 23/AP/1993 for: Full Planning Application – Doctor Harold Moody Park, Gordon Road, SE15 3RG & Consort Park, Gordon Road, SE15 3RH

Additional consultation responses from local residents

7. Two further letters of support have been received, in summary they state that the increase in green space is welcomed and that the proposal will encourage less cars. They have requested that parking control checks are carried out before the construction starts.
8. One comment of objection has been added to, in summary it states that the pump track will increase noise within the park and the potential rise in graffiti, seating will give rise to people grouping together in the park in the early hours of the morning. Installing quieter equipment like an outdoor gym and updating the current basketball court will be good for the community. Planting more trees and hedging around the edge of the park to screen noise of the basketball court would be welcomed.

Corrections and clarifications on the main report

Paragraph 27:

9. It is important to note that the connection of the parks was suggested by the public in the initial consultation feedback.

Paragraphs 28 to 34:

10. A query was brought forward at the committee briefing requesting a technology that allows for dog walkers and wheelchair users to use Consort Park together. Parks had replied that two consultees suggested a “touch pad electric gate” or automatic sensors in the third public consultation feedback. However, an electric gate would require maintenance which cannot be afforded within the budget. There is a high risk that the gate opening mechanism would break, and repairs might not be possible due to the cost.
11. A meeting with Parks confirmed that the hedge and associated temporary fence will be 1.2 meters tall. A plan showing the location of this fence has been submitted to the planning register.
12. An objection has been raised asking where the funding has come from. It is important to note that funding is not a material planning consideration in the determination of this application. However, Parks have submitted a breakdown of the funding:

Budget for phase one delivery			
Amount	Source	Status	Purpose
	S106 funding	Secured	Open space, children's play and sport, Highway, cycle facilities and environmental improvements / Public space improvement, children's play equipment and sports' development
	CGS	Secured	Fitness equipment and/or landscaping works / Second stage funding for Dr Harold Moody Park
	GLA Green & Resilient Spaces fund	Secured	Delivery of phase one works
	S106 funding	Not secured	Park improvements, children's play and/or sports facilities.

Paragraph 112

13. Following the committee briefing, further mock ups of the proposal have been provided from the north side of Consort Park and west side of Doctor Harold Moody Park. This has been uploaded onto the planning register.

Conclusion of the Director of Planning and Growth

14. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report.

ITEM 6.4: 23/AP/2875 for Full Planning Application – Nunhead Cemetery, Linden Grove, London, SE15

Clarifications to the main report

15. Paragraph 41:
The sentence relating to the dimensions of the existing cabin should read as follows:

“...it would be smaller than the existing cabin which measures 3.3m in height (maximum), 12.6m in width and 2.8m in depth.”

Recent representations

16. Four additional comments were received between Monday 26.02.2024 and 05.03.2024. Three of these comments were raised in objection, one was neutral. The additional comments in objection raised the following points:

- Site boundary: the proposed roof overhangs the north-east boundary between the application site and the West Lodge
- Fence: should be 2m high and solid, due to presence of windows facing the application site on the West Lodge outbuilding / summer house
- Drainage: existing drains are not shown on the plans, concern that decking to front elevation would disrupt the drains
- Request that committee question the objector on 1. Maximum height on boundary; 2. Finish of the building (to the rear); 3. The fence; 4. Drainage and plumbing
- Visibility of the cabin in views from the West Lodge residence
- Photographs were submitted by email.

Officer response:

- Amended plans were submitted by the applicant on 06.03.2024 confirming that there would be no overhang on the north east boundary.
- The proposed fence is 2m in height, and is of a slatted timber design. The gaps between the timber slats have been specified at 22mm, which is considered to be sufficient to discourage visibility into the garden of the West Lodge as set out in the officer's report.
- The existing drains are shown on drawing 1939 00-92 Rev D (Boundary setting out plan), and amended drawings were submitted by the applicant on 06.03.2024 confirming the position of the drains relative to the decking. A condition has also been imposed requiring the submission of detail drawings of the decking, confirming arrangements for maintenance access to the retained drainage system.
- No officer response - questions to be raised at committee are for the planning committee to determine.
- No protection is afforded to views from private dwellings under planning control. However, it should be noted that visibility of the existing cabin from the West Lodge site would be comparable to the proposed due to their similar siting, height and arrangement.
- The submitted photographs have been noted by the case officer and saved to the case file.

Conditions

17. Condition 1 APPROVED PLANS:

1939-02-81 REV H is superseded by 1939-02-81 REV I
1939-02-82 REV E is superseded by 1939-02-82 REV F
1939-02-83 REV B is superseded by 1939-02-83 REV C

18. Following discussions with the applicant regarding to issues raised in objections, Condition 7 DETAIL DRAWINGS has also been agreed:

Prior to the commencement of any above ground works (excluding demolition and archaeological investigation), the following details shall be submitted to the Local Planning Authority for its approval in writing:

Detail plan / section / elevation drawings at a scale of at least 1:5 or 1:10 through:

- The proposed decking to the front of the cabin, confirming impact on drainage and any access arrangements for drainage maintenance.

The development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with the National Planning Policy Framework (2023); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

19. Following discussion with the applicants, Condition 3 DEMOLITION OF NON LISTED BUILDING WITHIN THE CONSERVATION AREA has been removed. Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act (1990) applies to buildings of 115 cubic meters only. Since the existing cabin falls short of this volume threshold, Section 74(3) does not apply in this instance
20. Following discussion with the applicant as agreed by LB Southwark Ecologist, the wording for Condition 5 HARD AND SOFT LANDSCAPING is to be changed as follows:

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme including the replacement of 4 trees, planters / trellis planted with native and pollinator friendly plants close to the cabin and the treatment of all parts of the site not covered by buildings (including cross sections, available rooting space, tree pits, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the equivalent stem girth and species in the first suitable planting season.

Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations, BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 03:2022 (EN) - Tree Planting Standard.

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2023; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

21. Following discussions with the applicant and as agreed by LB Southwark Ecologist Condition 10 BAT FRIENDLY LIGHTING PLAN (prior to occupation) is deleted, and a compliance condition relating to bat friendly lighting is to be imposed instead. The wording for new Condition 10 BAT FRIENDLY LIGHTING is as follows:

The x3 external lights hereby consented shall be specified as follows:

- Bat-friendly caps shall be installed to ensure unidirectional lighting;
- All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used;
- LED luminaires should be used;
- A warm white light source (2700Kelvin or lower) should be adopted to reduce blue light component;
- Light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats;
- Luminaires should be mounted horizontally, with no light output above 90° and/or no upward tilt;
- Switch off timer or a motion sensor.

Reason:

To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act (1981), (as amended), and because bats are known to be active in vicinity of the development site.

Conclusion of the Director of Planning and Growth

Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report

REASON FOR URGENCY

22. 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

23. 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 TP/2071-10	Environment Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403