

Time Limit Expires: 04 May 2018
Application No: DC/18/106153
Delegated / Committee

Fast / Normal:
Ward: Bell
Fee Paid: £116.00

Location: LAND AND BUILDINGS, BECKENHAM PLACE PARK,
BECKENHAM, BR3

Application Dated: 02 March 2018

Agent (if any): Mr Kirk

Applicant: Mrs A Taylor London borough of Lewisham

Proposal: Details submitted in compliance with Condition 5(a) (contamination), Condition 7 (cycling), and Condition 26 (refuse and recycling) of application reference number DC/16/099042 (as amended by DC/17/105082) dated 20/10/2017 for "The proposed regeneration of part (west of rail line) of Beckenham Place Park, Beckenham Hill Road, BR3 comprising of: the rebuilding and change of use of the stable block to include a café (A3) and education use (D1); alteration and extension of the Gardener's Cottage for volunteer use; alterations to and refurbishment of Southend Lodge and extension of associated park depot, including the provision of new storage buildings; alterations to and refurbishment of the Gatehouse; demolition of park storage and toilet structures; excavation to provide a lake and wetland area with associated boardwalk areas; relocation and extension of car park; and extensive landscape works including re-contouring of land, re-surfacing of existing paths, provision of new paths, new street furniture, play and gym equipment, boardwalks, lighting, signage and boundary treatment; tree removal and new planting".

Plan Nos: REC Ltd Report Ref. 1CO104645/L1/R0 dated 06.02.18; SK180301; Visual data sheet - New Sheffield Cycle Shelter; SK180302, received 02.03.18;
REC Report Ref 1CO104645/190201/L2rev.1, dated 22.3.19 received 25.3.19
'Beckenham Place Park - Conditions to discharge - Pleasures grounds: surface finishes and build up', dated 26.6.19 received 27.6.19.

Background Papers: (1) LE/250/D/TP
(2) Development Management Local Plan (adopted November 2014) and Core Strategy (adopted June 2011)

DMLP/CI Information: PTAL 1b
Area of Archaeological Priority
Green Chain Area
Metropolitan Open Land
Site of Nature Conservation Importance
Beckenham Place Park
HB Grade 2

Earliest Decision: 30/03/2018

Consultations and Replies

Environment Agency

Neighbours & Local Amenity Societies etc.

Highways
Environmental Health

OBSERVATIONS

Present Application

Details submitted in compliance with Condition 5(a) (contamination), Condition 7 (cycle parking), and Condition 26 (refuse and recycling) of application reference number DC/16/099042 (as amended by DC/17/105082) dated 20/10/2017 for "The proposed regeneration of part (west of rail line) of Beckenham Place Park, Beckenham Hill Road, BR3 comprising of: the rebuilding and change of use of the stable block to include a café (A3) and education use (D1); alteration and extension of the Gardener's Cottage for volunteer use; alterations to and refurbishment of Southend Lodge and extension of associated park depot, including the provision of new storage buildings; alterations to and refurbishment of the Gatehouse; demolition of park storage and toilet structures; excavation to provide a lake and wetland area with associated boardwalk areas; relocation and extension of car park; and extensive landscape works including re-contouring of land, re-surfacing of existing paths, provision of new paths, new street furniture, play and gym equipment, boardwalks, lighting, signage and boundary treatment; tree removal and new planting".

Discharge of the following conditions is sought:

Condition 5(a) – Contamination investigation.
Condition 7 - Cycle parking facilities details.
Condition 26 - Refuse and recycling storage details

It is noted that details were also submitted with the original application in respect of condition 18 (highways details) however these details were withdrawn from the application by the applicant.

Submitted Information

Approval of Details application form;
REC Ltd Report Ref. 1CO104645/L1/R0 dated 06.02.18; SK180301; Visual data sheet - New Sheffield Cycle Shelter; SK180302, received 02.03.18;
REC Report Ref 1CO104645/190201/L2rev.1, dated 22.3.19 received 25.3.19

build up', dated 26.6.19 received 27.6.19.

Consultation:

Council's Conservation, Environmental Health and Highways Officers have been consulted regarding the submitted details. The assessments of the consultees and officers are incorporated into the assessment below, where comments have been received.

Planning Considerations:

Condition 5 – Site contamination:

- (a) No development (with the exception of demolition of above ground structures) shall commence until each of the following have been complied with:-
 - (i) A desk top study and site assessment to survey and characterise the nature and extent of contamination and its effect (whether on or off-site) and a conceptual site model have been submitted to and approved in writing by the local planning authority, in consultation with the Environment Agency.
 - (ii) A site investigation report to characterise and risk assess the site which shall include the gas, hydrological and contamination status, specifying rationale; and recommendations for treatment for contamination. encountered (whether by remedial works or not) has been submitted to and approved in writing by the Council.
 - (iii) The required remediation scheme implemented in full.
- (b) If during any works on the site, contamination is encountered which has not previously been identified ("the new contamination") the Council shall be notified immediately and the terms of paragraph (a), shall apply to the new contamination. No further works shall take place on that part of the site or adjacent areas affected, until the requirements of paragraph (a) have been complied with in relation to the new contamination.
- (c) The development shall not be occupied until a closure report has been submitted to and approved in writing by the Council, in consultation with the Environment Agency.

Reason: To ensure that the local planning authority may be satisfied that potential site contamination is identified and remedied in view of the historical use(s) of the site, which may have included industrial processes and to comply with DM Policy 28 Contaminated Land of the Development Management Local Plan (November 2014).

Condition 7 - Cycle parking facilities:

- (a) A minimum of **26** secure and dry cycle parking spaces shall be provided within the development.
- (b) No development shall commence (with the exception of demolition) on site until the full details of the cycle parking facilities have been submitted to and approved in writing by the local planning authority.
- (c) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

Reason: In order to ensure adequate provision for cycle parking and to comply with Policy 14: Sustainable movement and transport of the Core Strategy (2011).

Condition 26: Refuse and recycling:

- (a) No development shall commence (with the exception of demolition) on site until details of proposals for the storage of refuse and recycling facilities have been submitted to and approved in writing by the local planning authority.
- (b) The facilities as approved under part (a) shall be provided in full prior to occupation of the development and shall thereafter be permanently retained and maintained.

Reason: In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse storage in the interest of safeguarding the amenities of neighbouring occupiers and the area in general, in compliance with Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character and Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

Relevant Planning History:

DC/18/108813 - A non-material amendment to the original planning scheme (DC/16/099042, as modified by Minor Material Amendment DC/18/105082), which included a reduction in the number of dry cycle parking spaces provided. This did not reduce the total number of cycle spaces to be provided. This was considered to be non-material based on the number still to be provided in light of permanent employees expected to be working at the new facilities, and a review mechanism to provide further dry parking spaces secured within the Travel Plan/Cycling Management Plans which remain to be approved in relation to the approved development.

Assessment:

Council's Environmental Health (Contamination) Officer has been consulted regarding the application and has reviewed the submitted information pertaining to contamination at the site and remediation measures to be implemented. The initial review of the submitted investigative report REC Ltd Report Ref. 1CO104645/L1/R0 dated 06.02.18, resulted in concerns being expressed regarding three matters: a) barriers to contamination pathways to play spaces, b) the potential for contamination to pass to fruit within the proposed orchard and growing areas and c) the remediation of the land identified to contain contaminants at the proposed orchard site. To address these concerns, design and build-up details including depths of clean materials and the depth of geotextile membranes to base of structure/parent material below, have been detailed with respect to play spaces and raised boxed-planter food growing areas; the location of the orchard has been amended to a location proven to be clean of any contaminants; and the former siting of the orchard has been tested and has been confirmed that it poses no risk to end-site users (as parkland, as opposed to a growing area which is logically more sensitive to contaminants). The collective information submitted is acceptable in principle to Council's Environmental Health (Contamination) Officer with respect to appropriately addressing and remediating potential contamination exposure as a result of the scheme. Therefore the details in relation to condition 5(a) are recommended to be approved and the condition discharged.

Council's Highways Officer has reviewed the submitted details. Considering at least 8 dry cycle parking spaces are provided, in accordance with the agreed reduction from 26 as per non-material amendment DC/18/108813, with suitable stands and transparent cover, the design details are considered to be appropriate. A total of 36 parking spaces are provided, well exceeding the minimum required. The locations of the cycle parking spaces are also considered to be appropriate in terms of spread throughout the area to be regenerated, whilst also factoring in the location of trip-generating uses. Whilst an objection has been received from Council's Conservation Officer to the design of the cycle storage cover, in terms of being incongruous with the built and soft heritage features in proximity to the ready-made

traffic routes through the regenerated park, substantially screened by existing brick walls and vegetation in an enclosed area close to the employment uses approved under the scheme. Therefore the design as detailed is not considered to be materially harmful to the heritage value of the approved scheme, and the details in relation to condition 7 are recommended to be approved and the condition discharged.

Council's Highways Officer has also been consulted regarding the refuse details. The only concern raised related to hard surfacing to ensure efficient transfer of bins from loading areas (the road through the park, or areas near that road) to the storage areas. The approved plans have been considered in relation to this and Officers are satisfied that there will be hard surfacing to all storage areas and relatively short transfer distances either to the road itself or the pull-in to the stable yard, which is the primary bin store location. As such, the details in relation to condition 26 are recommended to be approved and the condition discharged.

Conclusion:

The details submitted are sufficient to be approved with respect to satisfying conditions 5(a), 7 and 26. As such, the details can be approved and conditions 5(a), 7 and 26 of DC/16/099042 (as modified by DC/18/105082) can be discharged.

Recommendation: APPROVE the submitted details and DISCHARGE conditions 5(a), 7 and 26 of DC/16/099042 as modified by DC/18/105082.

Conditions

Informatives

- A. Please be advised that the information submitted for this application, namely the plans and reports titled:

REC Ltd Report Ref. 1CO104645/L1/R0 dated 06.02.18; SK180301; Visual data sheet - New Sheffield Cycle Shelter; SK180302, received 02.03.18;
REC Report Ref 1CO104645/190201/L2rev.1, dated 22.3.19 received 25.3.19
'Beckenham Place Park - Conditions to discharge - Pleasures grounds: surface finishes and build up', dated 26.6.19 received 27.6.19.

have been assessed only in relation to the conditions as referred to on this application and do not provide acceptance or otherwise pertaining to any other outstanding conditions or subsequent applications.

- B. Please be advised that details pursuant to the following conditions of DC/18/105082 (successor to DC/16/099042) remain to be approved or submitted for approval:

Condition 3(c) - Archaeology

Condition 5(c) - Contamination closure report. Condition 5(b) in relation to specific instances of discovered condition has been discharged pursuant to DC/18/107764 and DC/19/110865.

Condition 6 - Materials

Condition 8 - Hard landscaping

Condition 9 - Tree protection plan

Condition 10 - Soft landscaping

Condition 11 - Boundary treatments

Condition 12 - Bird and bat boxes

Condition 13 - Ventilation plant details

Condition 15 - Deliveries and servicing plan
Condition 16 - Travel plan
Condition 18 - Highways works
Condition 19 - Wayfinding strategy
Condition 20(b) - Electric vehicle charging points
Condition 21 - Drainage
Condition 22 (if applicable) - Impact driving/land stability
Condition 23 - Landscape and ecological management plan
Condition 25 - Parking management plan
Condition 28 - Cycle management plan

- C. The applicant is reminded of the necessity to keep full, regular and accurate records of the implementation of remediation works in addressing any contaminants discovered at the site, including photographs of membrane installation, depths of clean-cover materials etc, to be included in the verification and closure report required to be submitted pursuant to condition 5(c).