

PLANNING APPLICATIONS COMMITTEE

Tuesday 9 October 2018 at 7.00 pm

MINUTES

PRESENT: Councillor Ben Kind, Councillor Jessica Leigh, Councillor Marianna Masters, Councillor Joanne Simpson (Vice-Chair), Councillor Becca Thackray, Councillor Clair Wilcox (Chair) and Councillor Timothy Windle

APOLOGIES:

ALSO PRESENT: Councillor Tim Briggs and Councillor Joanna Reynolds

1. DECLARATION OF PECUNIARY INTERESTS

There were none.

2. MINUTES

RESOLVED: That the minutes of the previous meeting held on 04 September 2018 be approved and signed by the Chair as a correct record of the proceedings.

The Chair announced a provisional timetable for the meeting in accordance with Standing Order 9.9.1.

3. 314-318 CLAPHAM ROAD (STOCKWELL) 17/01358/FUL

Case No. 17/01358/FUL (agenda item 3, page 9 of the agenda pack).

The Chair explained that officers were proposing a deferral of this item due to a number of unresolved issues.

It was **MOVED** by Councillor Simpson, **SECONDED** by Councillor Kind, and

RESOLVED, unanimously

To defer consideration of the application.

4. CLAPHAM COMMON (CLAPHAM COMMON WARD) 18/02758/RG4

Case No. 18/02758/RG4 (agenda item 4, page 41 of the agenda pack, page 1 of the addendum and page 1 of the second addendum).

The Planning Officer gave a presentation which included a summary of the

report and subsequent addenda that had been published on Friday 5 October and the day of the meeting. Members were advised of the key material planning issues for consideration which included the temporary change of use for a section of Clapham Common for the Winterville event, the limited impact on the rest of the Common, the impact on nature and biodiversity and the public benefits of the event. There were a number of proposed changes from the 2017 event including the reduction in size, shorter operating period and the increased use of track pads. The application met national and local policies, including regarding Metropolitan Open Land. Members were shown images of the site and comparisons with the 2017 event.

Following the officer's presentation, the objectors raised the following concerns:

- Written objections had been submitted to the planning application and a petition against the application had been arranged.
- Although free and discounted tickets were offered, visitors would still have to pay for attractions and food inside the event.
- The payment towards the Parks Investment Levy (PIL) would not compensate for damage to the Common.
- The 2017 event had resulted in damage to an area of the Common that had to be fenced off for six months, and the applicant had acknowledged that remedial work to the grass would be required this year.
- The application offered little benefit to residents.
- Winterville should be moved to the hardstanding circus site to minimise damage to the grass.
- Other events held in early 2018 had been affected by the damage to the Common during Winterville.

The applicant and the applicant's technical experts then provided the following information in support of the application:

- There had been approximately 180,000 visitors to the 2017 event, with 4,000 tickets offered for free or at a discount.
- Eight work experience placements were offered in 2017 through Lambeth College. This year it was hoped that 12 places would be offered.
- A survey carried out by the Clapham Business Improvement District (BID) after the event showed that the majority of respondents would like Winterville to return.
- Winterville was a popular, well-run event in 2017, with a low number of complaints during the event. This year, improved knowledge of the site and improved ground protection measures would minimise damage to the Common.
- An on-site check-in system for vehicles would prevent too many vehicles from being on site at any given time.
- There were delays to re-seeding the ground in early 2018, causing

the area to be fenced off for a longer period than anticipated. In late March 2018, the organiser applied to take control for re-seeding from the council and contracted an external company.

- Remedial work to the ground would commence in February 2019, for growth to start in March, with fencing to be removed at this time. A grounds management contractor had already been engaged for these works.

Councillors Tim Briggs and Joanna Reynolds then spoke as Ward Councillors for Clapham Common:

- The application was not in the right location, and should instead be on the hardstanding circus site.
- The event would close one of the most popular parts of the Common for two months.
- Many residents had been supportive of Winterville in 2017, but felt that they could not continue to support it following the damage to the grass and subsequent delays to remedial works.
- Vehicles had not always used the track pads in 2017.
- Ward Councillors, CCMAC and the Friends of Clapham Common were against the application.
- Clapham Common was a key green space for Lambeth and the rest of London, and allowing Winterville would risk the future of the Common given the already poor state of the grass.

Officers, the applicant and an officer from EventLambeth then provided the following information in response to questions from Members:

- Further permission for the event may be required from the Secretary of State, but this was not a material planning consideration. If permission was required, the Events team would be responsible for obtaining it.
- 201m² of A1 space would be provided as a result of the application, which officers did not feel would unduly impact on the town centre. An assessment was not required in policy due to the proposed nature and quantum of floorspace.
- The survey of local businesses was conducted by Clapham BID, so it was now known which businesses had responded. The survey was done in early 2018, soon after Winterville had ended.
- The 'local traders' referred to in paragraph 6.1.6 would be from Lambeth and Wandsworth. The applicant had engaged with a company based in the two boroughs to recruit traders. In 2017, there had been a low response rate from Lambeth-based businesses, and approximately half of traders had been from the rest of London.
- In 2017, free and discounted entry had been offered to local residents, which this year would be extended to Lambeth and Wandsworth residents. The Theatre for All scheme for low income

families would be expanded to include the ice rink and cinema. Outreach to schools would be repeated this year. 10% of tickets to the Spiegeltent had been offered for free through Theatre for All, while another 10% were sold at a discounted rate for local residents.

- Last year, 10,000 leaflets on the event had been distributed to residents of SW4. This year, 30,000 leaflets would be sent to Lambeth and Wandsworth residents, and details of discounts and offers would be more prominent.
- The £20,000 damage deposit was refundable and separate to the PIL. The PIL was a charge to applicants and would be spent in the park.
- If the damage to the Common exceeded £20,000, the applicant would be liable for the additional expenditure. It was not expected that the damage would exceed the deposit.
- A contractor had already been identified for remedial works in order to avoid the delays following the 2017 event.
- The amended site layout, the increased use of track pads and planned post-event works would address the failings of the 2017 event.
- The delays to remedial work following the event had been largely due to a lack of resources in the council's Landscapes team. Processes had now changed to prevent this issue recurring.
- The terms and conditions of hiring a park established the event organiser's responsibility for restoring the park's condition. The level and cost of remediation required would only be evaluated at the end of an event.
- The PIL was charged at 40p per visitor, whether they paid full price for entry or a reduced rate.
- The applicant would be responsible for undertaking litter picks inside the site and within 200 metres of the site.
- Lambeth Landscapes advised re-seeding, so alternative remedial works were not considered. Re-turfing the Common would have achieved an improved grass cover, but could have impacted on other events.
- Two types of track pads would be used: one for pedestrians, largely to prevent slipping; and one for vehicles to drive over to prevent damage to the grass. The addendum included specifications of the track pads in the amendments to condition 14.
- If an applicant breached conditions, enforcement action could be taken. This would take an informal approach initially, such as by attending the site and assessing the situation.
- The transport statement had been submitted by the applicant and included details of delivery management.
- Members needed to consider the application on its own merits.

Other possible locations, such as the circus site, could not be considered by the Committee.

- The applicant had submitted an operational and security plan, and the Police liaison was satisfied with the application from a crime prevention perspective.
- Searches would take place, with exact details to be determined closer to the event. The number and types of searches could vary during the event according to the threat levels and intelligence.
- Policy EN1 of the Local Plan aimed to prevent permanent development on open spaces and to protect biodiversity. Officers were satisfied that the application did not breach policy EN1.
- Policies relating to the Metropolitan Open Land (MOL) designation were included in the London Plan. The main consideration was whether an application would constitute 'inappropriate development'. If it would, the benefits and mitigations would have to be considered. Officers were of the view that the application would not be inappropriate development and that there would not be a negative impact on the openness of the Common. The application would serve a recreational use.
- Track pads had not been used at other events in the borough, but were commonly used in the events industry.

The Committee considered points raised by speakers and information provided by officers in conjunction with the report before making the following observations:

- Some Members felt that the projected public benefits would not outweigh the negative impacts on the Common. Although the application was temporary, it would still be an inappropriate development, with significant visual, heritage and environmental impacts that would not be overcome through mitigation.
- The presumption that there would be some damage to the Common was concerning.
- Others felt that the application would not have an adverse impact on the MOL, and that any harm to heritage assets would be less than substantial. The public benefits, such as free and discounted tickets, would provide experiences that people may not be able to have otherwise.
- The delays to remedial work in early 2018 had not been the fault of the applicant, and lessons had been learned from this. It was reassuring that the specialist contractor had already been engaged.
- Some of the anticipated issues before the 2017 event, such as noise and lighting, had not materialised, which was positive, and the applicant had acknowledged issues from the previous year's event and made changes to the application.
- It was concerning that this application was considered separately to the main Clapham Common Events application, as there was a cumulative impact that could not be properly assessed with

separate applications.

- The work already done by the applicant on public benefits, such as working with Councillor Pickard on Theatre for All and with the BID was encouraging.
- An informative should be added requesting details of communications with contractors/suppliers on the servicing strategy to be submitted to officers for review.
- The mitigation measures to restore the Common should be implemented as soon as possible after the end of the event, in order to avoid a repeat of the delays after the 2017 event. Condition 4 should be amended to require details of the management plan to be submitted to officers for approval towards the end of the event.

It was MOVED by Councillor Wilcox, SECONDED by Councillor Simpson, and

RESOLVED, for five votes for to two against

To APPROVE planning permission subject to the conditions as outlined in the officer's report and published addenda and the following:

- i. An informative relating to the transport strategy requesting details of communications with service and delivery vehicles and signage to be submitted to officers for review.
- ii. Condition 4 to be amended to require details of the management plan to be submitted to officers for approval prior to the scheduled end of the event.

CLOSE OF MEETING

The meeting ended at 9.25 pm

CHAIR
PLANNING APPLICATIONS COMMITTEE
Tuesday 13 November 2018

Date of Despatch: Monday 22 October 2018

Contact for Enquiries: Maria Burton

Tel: 020 7926 8703

Fax: (020) 7926 2361

E-mail: MBurton2@lambeth.gov.uk

Web: www.lambeth.gov.uk