

Committee	PLANNING COMMITTEE B	
Report Title	197 NEW CROSS ROAD, LONDON, SE14 5DQ	
Ward	NEW CROSS	
Contributors	Russell Brown	
Class	PART 1	19 th January 2017

<u>Reg. Nos.</u>	DC/16/096758
<u>Application dated</u>	20.05.2016
<u>Applicant</u>	Coral Racing Limited
<u>Proposal</u>	The proposed change of use of the ground floor of 197 New Cross Road, SE14 from a bank (Use Class A2) to a licensed betting shop (Sui Generis).
<u>Applicant's Plan Nos.</u>	14/3971/01; 14/3971/02; Heritage Statement Statement of Responsible Gambling; ASB Reports & Crime Map; Supplementary Letter to LPA 19.07.2016 Received 19th July 2016
<u>Background Papers</u>	(1) Case File DE/414/197/TP (2) Core Strategy (June 2011) (3) Development Management Local Plan (November 2014) (4) London Plan (March 2015)
<u>Designation</u>	PTAL 6a Hatcham Conservation Area Hatcham Conservation Area Article 4(2) Direction Area of Archaeological Priority Major District Centre A Road
<u>Screening</u>	N/A

1.0 Introduction

- 1.1 This application was presented at Planning Committee B on 20 October 2016, but it was resolved that the decision be deferred so that the Metropolitan Police could be consulted.
- 1.2 An appeal against non-determination of this application has been lodged with the Planning Inspectorate and that therefore no decision can be made by the Local Planning Authority. The purpose of the application being heard at Planning Committee is to determine what stance would have been taken had it been possible to make a decision on the application. This will determine the Council's approach to contesting the appeal.

2.0 Planning Considerations

- 2.1 The Metropolitan Police's Designing Out Crime Officer has been consulted and has stated that there have been five crimes in the period between 31st October 2015 and 31st October 2016 that comprised of two relating to criminal damage (directly related to losing money on Fixed Odds Bettering Terminals), two thefts and one attempted armed robbery of a commercial premises.
- 2.2 The applicant has submitted further information in the form of a map of all anti-social behaviour (ASB) incidents between June and October 2016. It categorises ASB into Environmental, Nuisance and Personal. The map indicates that there was one incident of ASB 'Nuisance' close to the betting shop, on the northern side of Hatcham Park Road where it meets New Cross Road. It also shows that there were two more ASB 'Nuisance' incidents close to the proposed location of the Coral shop at 197 New Cross Road. A spreadsheet of each of these incidents was also provided by the Met Police, which lists all the incidents shown on the map. However, it is difficult for Officers to determine which incident refers to which date on the spreadsheet. The spreadsheet does clarify that ASB 'Nuisance' can cover the following: harassment, robbery, sexual offences, bomb threat, concern for safety, drug offence, criminal damage, violence against the person, suspicious circumstances and animals – (pets/domesticated).
- 2.3 Officers consider that this data does not provide sufficient grounds to refuse planning permission on the basis that the proposed use might lead to increased levels of crime, disorder or anti-social behaviour given the lack of substantiated evidence of anti-social behaviour at the existing Coral branch.
- 2.4 Therefore, Officers are of the opinion that the proposal is acceptable as it would not result in an unreasonable impact on the amenity of neighbouring occupiers, in accordance with Core Strategy Policy 15 High quality design for Lewisham and DM Policy 31 Alterations/extensions to existing buildings and as set out in more detail on the original Committee Report (attached as an appendix).

7.0 RECOMMENDATION: That the Planning Committee resolves that, were it able to make a decision on this planning application, it would grant planning permission subject to the following conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 2) The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

14/3971/01; 14/3971/02; Heritage Statement

Statement of Responsible Gambling; ASB Reports & Crime Map; Supplementary Letter to LPA 19.07.2016 Received 19th July 2016

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

- 3) The premises shall only be open for customer business between the hours of 8am and 10pm on any day of the week.

Reason: In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with Paragraph 120 of the National Planning Policy Framework and DM Policy 26 Noise and Vibration of the Development Management Local Plan (November 2014).

- 4) (a) A minimum of two secure and dry cycle parking spaces shall be provided within the development.

(b) No development shall commence 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 6.9 Cycling of the London Plan (March 2016) and Policy 14: Sustainable movement and transport of the Core Strategy (June 2011).

INFORMATIVES

1. **Positive and Proactive Statement:** The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in further information being submitted.
2. The applicant is advised that any new signage associated with the proposed use would require advertisement consent and any changes to the existing frontage would require a separate application for planning permission.