

Camberwell Community Council

Monday 12 December 2011

7.00 pm

The Albrighton Centre, 37 Albrighton Road, London SE22 8AH

Supplemental Agenda

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Agenda Item 6.1

Item No: 6.	Classification Open	Committee: Camberwell Community Council	Date: 12 December 2011.
From: Head of Development Management		Title of Report: Addendum Late observations, consultation responses, information and revisions.	

PURPOSE

- 1 To advise Members of observations, consultation responses and information/revisions received in respect of the following planning applications 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 recommendation stated.

RECOMMENDATION

- 2 That Members note and consider the late observations, consultation responses and information/revisions received in respect this item in reaching their decision.

FACTORS FOR CONSIDERATION

- 3 Late observations, consultation responses, information and revisions have been received in respect of the following planning application on the main agenda:
- 4 **Item 6.1: 110 WYNDHAM ROAD, LONDON SE5 0UB**

Comments by the Head of Planning

Additional Neighbour Consultation Responses

- 5 St Michael and All Angels Academy, Wyndham Road (from Business Manager)

Object to the application on the following grounds:

- a) The academy has a healthy eating policy and the provision of a takeaway next door would undermine this;
 - b) Concerns regarding anti-social behaviour;
 - c) As there is no rear yard planned rubbish would accumulate on the street;
 - d) Concerns regarding litter from customers;
 - e) There are other local shops offering the same products within walking distance therefore there does not seem to be a need for the facility;
 - f) The duct will emit fumes that will be carried across the Academy site;
 - g) The duct will be situated over the proposed new church and gas and liquid emissions could damage the church roof.
- 6 St Michael and All Angels Academy, Wyndham Road (from the Archdeacon of Lambeth)

Object to the application on the grounds of this being an inappropriate location situated in close proximity to a school. Concerns regarding the impact of the proposed flue which will impinge on the church property and concerns regarding the sky aerial dish upon the new church building. Cannot see how the proposal can go forward with these items as presented.

7 Amend condition 4 to read as follows:

Any walls or floors of the premises sharing a party element with any dwelling house, flat and room for residential purposes shall be designed and constructed to provide reasonable resistance to the transmission of sound. The sound insulation of the party element shall be sufficient to ensure that NR25 is not exceeded in residential premises due to noise from the commercial premises. Any scheme approved is to be completed prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter.

A test shall be carried out after completion but prior to occupation to show the criterion above have been met and the results submitted to the Local Planning Authority for approval in writing.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with saved policy 3.2 'Protection of Amenity' of the Southwark Plan 2007 and strategic policy 13 'High Environmental Standards' of the Core Strategy 2011.

8 Add the following condition:

The takeaway use hereby permitted shall not include any delivery service to customers.

Reason

The provision of a delivery service could have particular transport and amenity impacts that would require additional information and assessment through a new planning application, in accordance with saved policies 3.2 'Protection of amenity' and 5.2 'Transport impacts' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

REASON FOR LATENESS

- 9 The comments reported above have all been received since the agenda was printed. They all relate to an item on the agenda and Members should be aware of the objections and comments made.

REASON FOR URGENCY

- 10 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 Sub-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/enforcements and would inconvenience all those who attend the meeting.

RESOURCE IMPLICATIONS

- 11 These are contained in the report.

EQUAL OPPORTUNITY IMPLICATIONS

- 12 These are contained in the report.

LOCAL AGENDA 21 (Sustainable Development) IMPLICATIONS

- 13 These are contained in the report.

Lead Officer:

Gary Rice

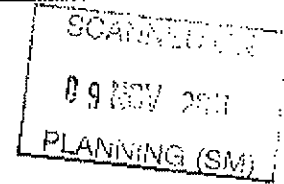
Head of Development Management

Background Papers: Individual case files.

Located at: Regeneration and Neighbourhoods, Planning & Transport, Development Management, PO Box 64529 London SE1P 5LX

McDougall, Susan

From: Christopher Skilton [christopher.skilton@southwark.anglican.org]
Sent: 08 November 2011 22:02
To: Planning.Applications
Subject: Planning Application - 11/AP/2382 110 Wyrndham Road SE5 0UB



Dear Sirs

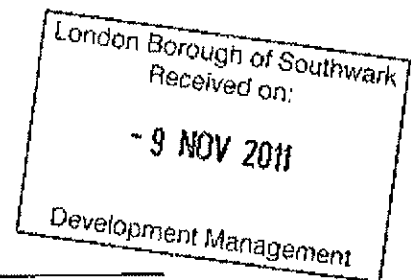
I realise that this planning application was submitted some while ago but it is just been drawn to my attention and I write as a Governor at St Michael and All Angels Academy and as an Archdeacon in the Anglican Diocese of Southwark (with responsibility for matters affecting Anglican places of worship).

In my capacity as Governor I would endorse the inappropriateness of this application situated in very close proximity to the school with attendant detrimental effect on the area and disadvantageous effect on school pupils.

As archdeacon I am especially concerned about the impact of the proposed flue which will impinge on church property and of the Sky aerial dish on the new church building (with community use) and cannot see how the proposal can go forward with these items as presented

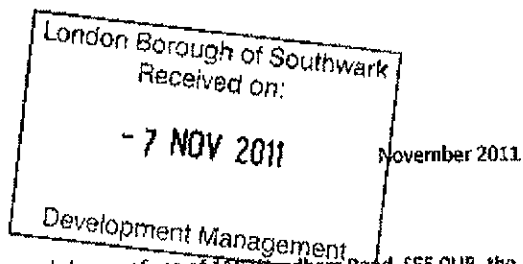
Yours sincerely

Chris Skilton
Archdeacon of Lambeth
Diocese of Southwark



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09/11/2011



Dear Sirs,

Please accept this letter as a formal objection to the proposed change of use of 110 Wyndham Road, SE5 0UB, the objection is to the change of purpose to a fast food outlet and also to the proposed installation of an external duct.

Our objections are as follows.

- a) The Academy has a long established healthy eating policy for the students, this currently includes offering free breakfasts and main meals, we feel the temptation of another fast food outlet next door to the Academy could undermine the hard work and the achievements we have made in helping fight the nationwide obesity problem and ensuring the nutritional value of the food consumed by the pupils in our care.
- b) Fast food outlets can attract youths and children from the local area and neighbouring schools, the Academy has worked very hard on the reduction of anti-social behaviour around the site at the end of the day, at lunchtimes and in the morning, we feel that the opening of this shop could increase behavioural problems and harm the goodwill and community links with the residents in the Academies vicinity.
- c) As there is no rear yard planned the rubbish will be accumulated on the street, the area is highly populated by foxes and vermin and we feel this to be a hygiene and health risk to the residents and also to the young children attending our Academy.
- d) As well as the rubbish directly from the shop, the shop's customer base will also litter the neighbouring area around the Academy, part of our behavioural policy is to respect the community and not litter, this is hard to enforce if the surrounding area is covered in litter.
- e) There are a number of local shops that offer the same products as the proposed within walking distance, in our opinion there are too many as they offer the same problems as described already, therefore there does not seem to be a need for this shop.
- f) The proposed duct will emit fumes that will be carried across the Academy site.
- g) The proposed duct will be situated over the proposed new Church building, emissions both gas and liquid could cause damage to the proposed church roof, we feel that the proposed church has more value to the community than a fast food outlet and any inconvenience or damage to the church is an unacceptable risk.

Yours Faithfully

Daniel Smith
Business Manager
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Daniel.smith@smaa.co.uk

