

Planning Sub-Committee B

Tuesday 1 April 2014

7.00 pm

Room G02, 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.1

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Item No: 7.	Classification: Open	Date: 1 April 2014	Meeting Name: Planning Sub-Committee B
Report title:		Addendum - Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		Grange, East Dulwich, South Bermondsey	
From:		Head of Development Management	

PURPOSE

- 1 To advise Members of observations, consultation responses and further information 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 received in respect of this item in reaching their decision.

KEY ISSUES FOR CONSIDERATION

- 3 Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

ITEM 1: 211 GRANGE ROAD, LONDON (APP. REF. 13/AP/2187)

- 4 The wording of condition 1 is amended to:

The development hereby permitted shall not be carried out otherwise in accordance with the following approved plans: GRA211/1, including the carbon filter and noise/extraction fan details provided on this plan which shall be implemented within three months of the date of this planning permission.

5. The wording of condition 3 is amended to:

The use hereby permitted shall not be carried on outside of the hours 12:00 to 23:00 hours on Mondays to Saturdays and not at all on Sundays.

6. The wording of condition 4 is amended to:

Within three months from the date of this planning permission, the approved plant and associated ducting shall be installed so that the rated noise level from such installation shall be 10dB(A) or more below the measured LA90 level at the nearest noise sensitive premises. The method of assessment is to be carried out in accordance with BS4142:1997 'Rated noise affecting mixed residential and industrial areas. The use shall be carried out in accordance with such details, unless otherwise approved in writing by the Local Planning Authority.

ITEM 2: 47 NORTH CROSS ROAD, LONDON (APP. REF. 13/AP/3205)

7. The wording of condition 3 is amended to:

Prior to the use of the development hereby permitted, a screen to a height of 1.6m shall be installed as shown on the approved drawings referenced (PP) PRO_002 Rev A. The screen shall be maintained throughout the lifetime of the development.

ITEM 3: GEORGE ELLISTON HOUSE, OLD KENT ROAD, LONDON (APP. REF. 13/AP/4420)

8. Planning Obligations (S106):

Paragraph 42 of the Sub-Committee report refers to the planning obligations that would be required should planning permission be granted.

9. The contribution amounts required in accordance with the council's S106 Toolkit are confirmed as follows:

- Employment during construction: £10,013
- Employment during construction management fee: £758
- Open space, children's play space and sports development: £16,135
- Transport Strategic: £6,643
- Transport Site Specific: £6,500
- Public Realm: £9,750
- Archaeology: £2,681
- Health: £15,160
- Education: £50,746
- Community Facilities: £2,151
- Administration Charge: £2,357
- Total: £122,894

10. The S106 agreement will also need to include appropriate obligations to secure the affordable housing provision proposed by this application i.e. 100% as all 13 units would be affordable social rented housing.

REASON FOR LATENESS

11. 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

12. 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.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	David Cliff, Team Leader; Dipesh Patel, Team Leader	
Version	Final	
Dated	1 April 2014	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Strategic Director of Finance and Corporate Services	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	1 April 2014	