

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