

Item No: 7.	Classification: Open	Date: 15 October 2014	Meeting Name: Planning Sub-Committee A
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		College	
From:		Head of Development Management	

PURPOSE

- 1 To advise the sub-committee 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 the sub-committee note and consider the late observations, consultation responses and information 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 applications on the main agenda:

3.1 **Item 1 – Dulwich College Preparatory School, 42 Alleyn Park, SE21**

3.2 Late observations

Since the publication of the main committee report, additional representation from local residents have been received.

One letter from the Chairman of the Dulwich Society with the following comments:

The officer's report fails to note that the Dulwich Society and the Dulwich Society Traffic and Transport committee submitted objections to this proposal.

It is not considered that the officer has taken sufficient regard of residents' concerns over the likely impact off the loss of on-site parking on parking in surrounding roads – the officer has not driven through Hunts Slip Road and Alleyn Park in the morning and afternoon drop off/collection times and has rejected the alternative proposal of parking on the Mary Datchelor ground without a proper assessment.

Officers' response

Paragraphs 28-34 of the main report covers traffic and parking issues and it was concluded that the on-street capacity suitably protects existing residents' on street parking amenity during peak times of school usage. Given current conditions of parking and highway usage in the area it is not considered that the proposal would exacerbate matters.

As noted in the main report, the application has been amended so that the existing hard surfaced area in Mary Datchelor Fields would not form part of the scheme. This is in response to Officers' concerns that the proposed replacement car parking at Mary Datchelor Fields would constitute inappropriate development on Metropolitan Open Land (MOL) and would impact on its openness, contrary to established Development Plan policies – namely Strategic Policy 11 'Open Spaces and Wildlife' of the Core Strategy, Saved Policy 3.25 'Metropolitan Open Land' of the Southwark Plan and Policy 7.17 Metropolitan Open Land of the London Plan.

3.3 Officers' recommendation therefore remains Permission as in the main agenda.

3.4 Correction to description of the proposal

Officers would like to correct the description of the proposal. As the area around Mary Datchelor Playing Fields is now removed from the scheme the proposal description should read:

"Reconfiguration of existing parking and play areas to provide new parking and play space layout, and new refuse vehicle and minibus delivery area with new cycle parking, hard and soft landscaping and boundary treatment."

3.5 Correction to drawing number

Officers noted that the tree closest to the road was felled some time ago, but this was still shown on the Existing Block Plan. The applicant has therefore corrected this and a revised Existing Block Plan has been submitted to reflect this.

As such, the applicant's drawing numbers as listed on the draft recommendation should now read 07725-PL 02 Rev B

REASON FOR URGENCY

4. 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

REASON FOR LATENESS

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

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