

Item Nos: 6.1	Classification: Open	Date: 24 September 2015	Meeting Name: Planning Committee
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		All	
From:		Director of Planning	

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 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: L

Item 6.1 – 15/AP/2963 for: Council’s Own Development – Reg. 3 – Keyworth Primary School, Faunce Street, London SE17 3TR

- 3.1 There have been further discussions between the applicant and neighbours in Sharstead Street, following which changes to conditions are recommended:

Condition 11

Amend wording from:

Prior to first occupation of the development hereby permitted, full particulars and details of a scheme for the ventilation the site to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given. Noise from plant shall be no more than 30dB(A) LAeq, 5min 1m from windows and doors of nearby noise sensitive premises.

To:

Prior to first occupation of the development hereby permitted, full particulars and details of a scheme for the ventilation the site to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in

accordance with any approval given. The rating noise level (as defined in BS4142: 2014) together with any associated ducting from plant shall be 10dB(A) or more below the lowest relevant measured background level 1m from nearby noise sensitive premises.

- 3.2 The change to condition 11 result in a tighter control for noise from the plant.

Condition 17

Amend wording from:

Upon occupation of the new classroom block/hall hereby permitted, the access gates to/from the school in Faunce Street shall be closed and unavailable for access by pupils (except in the case of emergencies) between 8:15 a.m. and 9:00 a.m. and 3:15 p.m. and 4:00 p.m. on all school (pupil) days. The double entrance doors to the new building and new gate next to 49 Sharsted Street shall not be used before 5:30 p.m. or after 9:00 p.m. on any school day

To:

Upon occupation of the new classroom block/hall hereby permitted, the access gates to/from the school in Faunce Street shall be closed and unavailable for access by pupils (except in the case of emergencies) between 8:15 and 21:00 and 15:15. and 16:00 on all school (pupil) days. The double entrance doors to the new building facing Sharstead Street shall be for the use of the after school club only and not before 16:00 or after 19:00 on any school day and for egress only during these times. The gate next to 49 Sharstead Street shall not be used except in the case of emergency.

- 3.3 This amendment to the condition would, as a whole, would also result in greater control.
- 3.4 The applicant has undertaken to use reasonable endeavours to procure that the staff of Keyworth primary school:
- a. Ask parents to undertake in writing not to drive up Sharsted Street to collect children from the after school club between 5.30pm and 6pm on weekdays; and
 - b. Set up a community committee, including representatives of the residents of Sharsted Street, to provide a forum for their consultation and involvement in the operation of the school in the community
- 3.5 These undertakings are separate from the planning process and are not included as part of the planning recommendation.

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 Planning 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 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 Members 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