

Item No: 7	Classification: Open	Date: 6 September 2016	Meeting Name: Planning Sub-Committee B
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:			
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.

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 7.1: 16/AP/1055 for: Full Planning Permission – 3 East Dulwich Road, London SE22 9BA

Planning History

- 3.1. There is a planning enforcement investigation not referred to in paragraph 5 of the report. This investigation, reference 15/EN/0421 was for the unauthorised change of use to a takeaway and the installation of a low level extract duct. The change of use was found to be unlawful but the extract duct found to terminate through the chimneys. A letter was sent to the operator advising that a planning application to regularise the breach of planning control should be submitted. This application before members was submitted as a result.

Proximity to schools

- 3.2. Paragraph 21 of the report states that the policy in relation to A5 uses in the Peckham and Nunhead Area Action Plan (PNAAP) cannot be applied on this site. While this is correct, it is also the case that the impact of the use on matters such as amenity and health are material considerations. The site is not within 400m of any secondary school- the radius of the exclusion zones used in the PNAAP. It is the view of officers that the proximity of the site to the schools would not cause significant harm.

Parking

- 3.3. There is a parking bay outside the premises with restrictions on waiting and loading. There is however no restriction on parking in the bay after 19:00.

Litter

- 3.4. Site visits were undertaken as part of the enforcement investigation on 9 December 2015, 13 and 24 January 2016 where no evidence of litter from the premises was found outside.

Unauthorised advertisement

- 3.5. There are advertisements on the site which are not likely to benefit from deemed consent, it is recommended an informative be added to any decision notice advising that express consent is required as follows:

You are advised that Advertisement Consent under the Control of Advertisement Regulations 2007 is be required for the display of the projecting sign and possibly the fascia sign shown on the approved drawings.

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 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 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