

<b>Item No:</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 17 January 2017	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		<b>Addendum</b> Late observations, consultation responses, and further information	
<b>Ward(s) or groups affected:</b>		Village	
<b>From:</b>		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 of each 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:

### **Item 6.1 – Application 16/AP/1944 for: Full Planning Permission – 62-68 Half Moon Lane, London SE24 9JE**

#### Description changed

- 3.1 Change of use of a former caretaker's house to extend an existing as part of a primary school (Use Class D1) and the retention of the use of the grounds of the former James Black Institute Research Facility as a playing field used ancillary to school.  
  
To: Change of use of a former caretaker's house to extend an existing primary school (Use Class D1) and the retention of the use of the grounds of the former James Black Institute Research Facility as a playing field and other uses ancillary to the school.
- 3.2 The letter of support from the Herne Hill Society was a late representation and has been taken into account and do not have any impact on the assessment of the proposed development or the recommendation to grant planning permission.
- 3.3 The use of the playing field as ancillary to the primary school use makes very good sense. A reasonable amount of play space for children at primary school age is wholly desirable, particularly so when the play space is directly adjacent to the school. Without such play space the children do not have what they require for their well-being. It is also consistent with the Open Space designation in the draft Southwark Plan, a designation that we support. Since the most appropriate use of the site, in our view, is as a school the application for change of use of the former caretaker's house to school use also makes perfect sense and we support it.

- 3.4 Matter of clarification. We have received a letter of support from the CfBT Schools Trust which advises that they are using the land in accordance with the agreement in place with their landlord. Their comment has been taken into account and do not have any impact on the assessment of the proposed development or the recommendation to grant planning permission.
- 3.5 Paragraph 51 of the officer report refers to the alleged misleading information provided by the applicant in section 18 of the application form. The applicant has since revised question 18 and states that B1 floor space would be lost. Officers have carefully considered the existing use of the caretaker's house and concluded in paragraph 28 of the officer report that the caretaker's house does not have an established Class B Use as it was ancillary to the Class B1 Use (research facility) which ceased in 2012.

#### **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 new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the committee 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**

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