

Item No: 7.	Classification: Open	Date: 18 July 2017	Meeting Name: Planning Sub-Committee A
Report title:		Addendum Late observations, consultation responses, and further information	
Ward(s) or groups affected:		Grange and The Lane	
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 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 7.1 – Application 16/AP/5180 for: Full Planning Permission – 67-71 Tanner Street, London, SE1 3PL

Additional consultation response

- 3.1 Since completion of the officer report, a neighbour has reiterated an earlier objection received in February stating that the proposal represents an overdevelopment of the site. In addition, the response states that there are insufficient premises to satisfy workers' demands for lunch, which is not considered a material planning objection, and that construction traffic will cause congestion. A planning condition is proposed to require a construction method statement prior to the commencement of development, which would address this point.

Corrections/amendments to report and conditions

- 3.2 Part (b) added to Condition 5 on archaeological mitigation as follows:
 - b) Prior to occupation of the development, written confirmation will be submitted to the local planning authority for further approval in writing that the identified mitigation works have been carried out in accordance with the scheme approved pursuant to part (a).
- 3.3 Minor amendment to second sentence of Condition 6 on contamination:

The scheme shall respond to the findings of the Phase 1 (Connaughts, April 2016) and Phase 2 (Terragen, December 2016) site investigation reports **to** ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990.

3.4 Minor amendment to wording of Condition 9 on green roofs/walls:

The first sentence of the last paragraph should read “The biodiversity roof **and wall** shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.”

3.5 Minor amendment to wording of Condition 18 to specify the size of the attenuation tank as 1.85 diameter x 4.0m length (or equivalent cubic volume).

Item 7.2 – Application 17/AP/1313 for: Full Planning Permission – Dovedale Business Centre, 22A Blenheim Grove, London, SE15 4QL

Corrections/amendments to report and conditions

3.6 Report Title – Proposal: The report title states a change of use from B8 (Storage) to flexible B2 (General Industrial) and A4 (Drinking Establishment) use. The B2 (General Industrial) has been changed to B1(c) (Light Industrial). The change has occurred as it is considered to better reflect the actual activities likely to take place at the unit.

It is therefore also noted that where B2 (General Industrial) is stated within the body of the report (paragraph 5) this is no longer the case. It shall be B1(c) (Light Industrial).

3.7 Paragraph 25 - It is stated:

Cumulative Impact

EPT highlighted that the site is within a licensing cumulative impact zone. This considers the cumulative impact of the number of venues within locations across the borough that have licenses to serve alcohol. Effectively this is a separate matter covered by non-planning legislation however consideration has been given to the protection of local occupants amenity and the cumulative impact of this venue serving alcohol. The site is within Peckham town centre where planning policies support a diverse mix of uses including drinking establishments. This proposal incorporates two Use Classes with the principle use as light manufacturing. The council is aware that the current applicant makes use of neighbouring premises, which serve alcohol to showcase their products. This gives reassurances that visitors to the site could already be accounted for in the area and therefore the cumulative impact would be negligible. In this instance it is not considered the proposal would materially increase local presence in the area but would relocate existing patrons to this unit.

Changed to:

Cumulative Impact

The site is located within a licensing cumulative impact zone. This considers the cumulative impact of the number of venues within locations across the borough that have licenses to serve alcohol. This is a matter covered by separate legislation, however consideration has been given to the protection of the amenity of local residents and the cumulative impact of this venue in addition to the existing venues serving alcohol. The site is within Peckham town centre where planning policies support a diverse mix of uses including promoting the night-time economy. This proposal incorporates two Use Classes with the principle use as light manufacturing with a secondary use for an A4 drinking establishment. Currently the applicant makes use of neighbouring premises, which serve alcohol to showcase their products. The council acknowledges that while there could be a marginal increase in the number of patrons to local drinking establishments. However, given the location of the site within Peckham Town Centre and close proximity to Rye Lane, the cumulative impact would be negligible. In this instance, it is not considered that the proposal would materially increase the number of people within the area.

The revisions improve the sentence structure, though the content is largely the same.

3.8 Revision Decision Notice Condition 7:
It is stated:

Hours of operation and access control:

The external area to the premises, shall not be used outside of the hours 08:00 to 22:00 on Monday to Sunday and Bank holidays.

There shall be no queuing or smoking of patrons taking place on Blenheim Grove.

Reason: To ensure that occupiers of neighbouring premises and the general public do not suffer a loss of amenity by reason of noise or crowding nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007.

Changed to:

The external area to the premises, shall not be used outside of the hours 08:00 to 22:00 on Monday to Sunday and Bank holidays.

No patrons shall queue or smoke on Blenheim Grove.

Reason: To ensure that occupiers of neighbouring premises and the general public do not suffer a loss of amenity by reason of noise or crowding nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007.

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 sub-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

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