

ADDENDUM REPORT

Planning Committee



Item Number: 01

Site: Melville Building

Planning Application Number: 19/00675/S73

Applicant: Mr Adam Willetts, Urban Splash

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Change to Recommendation – Consultation with Secretary of State (SoS)

In accordance with the requirements set out in Circular and Direction 02/2009 The Town and Country Planning (Consultation) (England) Direction 2009, the development meets the requirements of section 5.(1) of the Circular. This requires the LPA to consult the Secretary of State (Section 9 of the Circular and Direction 02/ 2009) before determining the application. As such in accordance with the Circular, it is recommended that the application is referred to Secretary of State prior to determination in order to establish if the Secretary of State wishes to call in the decision.

The updated recommendation is therefore:

Grant conditionally subject to S106 and to first refer to the Secretary of State in accordance with Circular and Direction 02/2009. Delegated authority to service director to refuse if agreed decision timescales are not met.

Informatives

The following informatives were added to the previous consent and should also be carried across to this decision, following the 2 informatives already noted on the agenda.

3 INFORMATIVE LICENCING ACT 2003

All businesses operating within the Royal William Yard must have regard to the requirements placed on them by their premises licence. These may be more stringent than the planning conditions and may place restrictions on the number of outdoor covers that they are permitted to operate which conflicts with the number for which planning permission has been granted.

4 INFORMATIVE: NESTING SEASON

It is an offence under the Wildlife and Countryside Act to damage to destroy the nest of any wild bird while it is in use or being built and it is also an offence to disturb many species of wild bird while nesting.

5 INFORMATIVE SMOKING AREAS

You should consider the effect that patrons of the yard smoking may have on residential properties. In particular it is advisable to designate areas close to any building as non-smoking to minimise and any odour or noise having an adverse effect on residential properties. Public Protection would recommend that any designated smoking area is at least 2 metres away from the

façade of any building with residential properties adjacent or above. Prior to use any smoking area must be approved by the Local Planning Authority as identified in the noise management plan. After 22:30 hours the designated area must be used for smoking only.

6 INFORMATIVE PROVISION OF SANITARY ACCOMMODATION

When allocating outdoor seating to a particular business the applicant should take into account the number of WC's, urinals and associated sanitary accommodation is suitable to comply with BS6465 - 1:2006 +A1:2009 British Standard Sanitary Installations

7 INFORMATIVE: RESIDENT PARKING PERMIT SCHEME

The applicant should be made aware that the development lies within a resident parking permit scheme which is currently over-subscribed. As such the development will be excluded from obtaining permits and purchasing visitor tickets for use within the scheme.