

## Development Control Committee 4<sup>th</sup> October 2017

### Item 5.1 – St Hughes Playing Fields – Addendum to Report

Two changes to the published report are set out below.

These changes do not affect the recommendation to refuse as set out in the report.

#### Change 1: Page 88 (printed agenda) – section headed ‘Conclusion’:

Delete the following text:

*“The views of the Council's Highway Engineer are that the proposal will result in severe impacts on the highways network both in terms of capacity and flow, and also pedestrian safety, thus making the proposal contrary to Policy T18 of the UDP and paragraph 32 of the NPPF. The applicant has not demonstrated that the residual cumulative impact of the development will fall short of severe as outline in para 32 of the NPPF and the application should be refused.”*

And replace with:

*“The applicant has not demonstrated that the residual cumulative impact of the development will fall short of severe as outlined in paragraph 32 of the NPPF and the development is contrary to Policy T18 of the UDP”*

#### Change 2: Pages 82 and 83 (printed agenda) – section headed ‘Acoustic Assessment’:

Delete the following text:

*“The noise levels will comply with relevant standards and the impact of noise from the car park and usage of the external areas is expected to be minor adverse in the short term, reducing to negligible in the long term. It is confirmed that all the potential noise issues could be controlled through appropriate conditions in accordance with policy 7.15 of the London Plan.*

*The report does not, however, address noise from the school and site and its impact on local residents and their amenities which requires consideration however it is noted that the site is allocated as a school site therefore significant weight is given to this and any noise from the site can be adequately controlled through the submission of a noise management plan which would be conditioned should permission be forthcoming in order to comply with the requirements of Policy 7.15 of the London Plan.”*

And replace with:

*“The noise levels will comply with relevant standards and the impact of noise from the car park and usage of the external areas is expected to be negligible. The Council’s Environmental Health Officer raises no objections subject to suitable conditions being imposed should permission be forthcoming.”*