

Agenda Item number:	7.3
Reference number:	PA/13/01647
Location:	Units 24, 26, 28, 30 & 32, Mastmaker Road, London, E14 9UB
Proposal:	<p>Variation to condition 5 (student numbers) and condition 6 (hours of operation) of planning permission dated 10 July 2013, reference PA/13/00116 for the "Change of use of existing light industrial units (Use Class B1) (numbers 24, 26, 28, 30 and 32) to a secondary school (Use Class D1) offering vocational courses for 14-19 year olds."</p> <ul style="list-style-type: none"> • Variation of Condition 5 (Student Numbers) to limit the maximum number of students on site to 490. • Variation of Condition 6 (Hours of Operation) staggering the arrival time of staff and students as follows: <ul style="list-style-type: none"> • Teachers and staff - 07:00 - 23:00 • 14 - 16 year old students - 09:30 - 15:00 • 16 - 19 year old students - 10:00 - 15:30 • Social enterprise units - 10:00 - 18:00

1.0 CONSULTATION

- 1.1 A letter of objection has been received from a Councillor this week. The following issues were raised:
- 1.2 Concern about the high number of students which will result in congestion on public transport in the area which is already stressed.
- 1.3 **[Officer Comment:** The main report deals with this matter in full at paragraphs 6.3 – 6.12 and 8.5 8.21. To summarise by staggering the start time and arrival times of students TfL are satisfied that this would ensure that it would not result in congestion on the public transport network.]
- 1.4 Concern about the impact of people coming and going to the social enterprise units including hairdressers and the café. It would all add to the human traffic and congestion in the area.
- 1.5 **[Officer Comment:** The main report deals with this matter in full at paragraphs 8.1 – 8.3. To summarise, the principle of the social enterprises was accepted and approved under PA/13/00116 which was considered by Members at the Development Committee in May. This application does not seek to change this part of the proposal. Government advice states that in assessing applications for variation of condition the focus should be on any material planning considerations which have changed (for example policy) and the changes sought. Given, consent was granted in July 2013 it is not necessary to revisit the principles of the application again.]
- 1.6 Concern about an increase in anti-social behaviour which is an existing problem arising from more people coming to use the shops in the social enterprise units on top of the 490 students.

- 1.7 [Officer Comment: The main report deals with this matter in full at paragraph 8.14. Concerns about anti-social behaviour were discussed in full at the May 2013 committee and it was agreed that the hours of operation of the social enterprise units would be restricted to 9 am to 6pm to address these concerns. As advised at paragraph 1.5 the application does not seek to amend this element of the application. It is also worth noting that officers do not consider there is a direct link between anti-social behaviour and such uses. In fact the reverse is often common with more street activity creating safer streets.]
- 1.8 Queried what the projected figure usage wise would be for the social enterprise units.
- 1.9 [Officer Comment: Notwithstanding, that this element of the application is not subject to review as part of this application officers did request this information from the applicant who has advised the follow. The school doesn't know how many local residents will choose to use the social enterprise units. However, they do not expect them to be heavily used. The social enterprise units are primarily to provide work experience placements for learners, rather than profit. These enterprises are very much designed to provide opportunities to train young people.]
- 2.0 **RECOMMENDATION**
- 2.1 Officers' recommendation remains as outlined in the main report.