

PLANNING COMMITTEE
Wednesday 24th May 2017

- ADDENDUM TO AGENDA -

Item 7.1 16/06508/FUL Parcels of land adjacent to Longheath Gardens and Long Lane, Croydon CR0 1XT

1. Paragraph 2.1 sets out that this application will be approved (subject to consideration by the Planning Committee in this meeting) once applications forming “Tranche 3” of the application submitted by Brick by Brick (Croydon) Ltd have also received a resolution to grant or been determined under delegated powers.
2. Application 16/06505/FUL (Tollers Lane, in Tranche 3) received a grant of planning permission at the meeting of the Planning Committee on the 18th May 2017 and as set out in the addendum to that item, the Secretary of State has received a request to “call in” the application for determination.
3. Subject to the Planning Committee determining this application in accordance with the recommendation set out at paragraph 2.1 of the report, it is officers intention that permission for this scheme is then issued, even if the Secretary of State is still considering whether to call in the Tollers Lane scheme as this scheme is providing 100% affordable housing and would be a donor site for other schemes within the tranche.
4. Paragraph 2.2, condition 1, clause a) should refer to the securing of accommodation on this site as affordable housing, in accordance with the mix set out in paragraph 8.16; that is as 24 units of affordable rent (21 x 1b2p, 3 x 2b4p) and 29 units of shared ownership (1 x 1b1p, 5 x 1b2p, 3 x 2b3p, 30 x 2b4p) accommodation.
5. Paragraph 2.3 should be deleted (the Church Road Conservation Area applies to the Auckland and Sylvan scheme, not the Longheath scheme)
6. An additional petition has been received with 328 signatures expressing the following concerns:

“For the reasons outlines beow, we the undersigned are strongly opposed to any building plan that: -

- *INCEREASES DEMAND FOR STREET PARKING – most roads on the esetate are already severely congested, which has caused significant access problems for the emergency services*
- *INCERASES DEMAND ON PUBLIC SERVICES – places at doctor’s surgeries, dentists and schools are difficult to get and the planned*

development would place severe demands on these overstretched local facilities

- *Loss of green spaces”*

7. The petition does not raise any new issues which are not addressed in the main report to Planning Committee.

Item 7.2 16/06514/FUL Land and Garages South West of the junction of Heathfield Road and Coombe Road, Croydon CR0 1EL

1. Amended drawings have been received which change the window locations of windows in Blocks A and B. As a result of the changes the windows are now vertically aligned more closely. Officers consider that this is acceptable and improves the appearance of the blocks.
2. The drawing numbers in section 1 is therefore updated to read:

(00)100 Rev 01, (00)101, (00)102, (00)103, (00)104, (00)105 Rev 01, (00)106 Rev 01, (00)107 Rev 01, (00)108 Rev 01, (00)109, (00)202 Rev -0, (00)203 Rev -0, (00)208 Rev -0, (00)209 Rev -0 (All received 24/05/17 EXCEPT drawings 202, 203, 208 & 209 received 18/05/17)
3. A further condition is recommended (condition 25) to ensure that the vehicular accesses are not gated. Whilst it is understood that local residents have requested gates to the access to prevent vehicles cutting through the site, it is not considered desirable in terms of providing a development which integrates into the local area. Furthermore, the gates to the eastern access would result in vehicles halting partially off the highway. As such, a condition is recommended to control this element of the proposal.
4. 2 further representations have been received which raise the following issues:
 - Parking chaos and traffic generation
 - Loss of garages
 - Loss of trees and green spaces
 - Loss of light
5. No new issues are raised which are not addressed in the main report to Planning Committee.

Item 7.3 16/06512/FUL Parcels of land adjacent to Auckland Rise, Church Road and Sylvan Hill

1. Ten further representation (objecting) has been received which raise the following issues:
 - No improvements will be made to the estate despite assurances from the developer

- Noise and disturbance during the development process
 - Loss of light to and reducing in size of the communal garden at Block A
 - Loss of trees
 - Reduction in quality of life to residents
 - Block B is too large and tall
 - Proposal would still impact on parking and refuse collection
 - Insufficient local infrastructure (including GP surgeries, schools and public transport)
 - Insufficient affordable housing
 - Out of keeping with the character of the area
 - Additional housing is welcomed but the scheme as a whole is unacceptable
2. No new issues are raised which are not addressed in the main report to Planning Committee.

Item 7.4 16/06526/FUL 585-603 London Road, Croydon CR7 6AY

1. Following paragraph 2.29 it should be noted that for the site 2 Dunheved Road Planning Permission was refused on the 31st March 2017 under application 16/06172/FUL for the construction of a partial fourth floor to the existing building to create duplex hotel accommodation.
2. Under paragraph 2.3 an additional condition shall be included requiring the provision of car parking as detailed on the approved plans prior to the occupation of either building.
3. Following paragraph 7.48 an additional paragraph shall be included:

7.49 There are a number of trees situated within the curtilage of the development, a number of these trees will be retained, whilst a number within the site and one on the northern most corner shall be removed. The Local Planning Authorities Tree Officer has reviewed the trees and notes that they are not worthy of protection due to the nature of pruning that has occurred. It is considered that given the current nature of the trees and the nature of landscaping proposed the loss of these trees will be acceptable. As part of the submission of details relating to Landscaping the Local Planning Authority will expect that high quality trees are provided in replacement.