

## PLANNING SUB-COMMITTEE

Thursday 6<sup>th</sup> October 2016

### - ADDENDUM TO AGENDA -

#### Item 6.3 - 16/02908/P – 161 Portland Road

- 1.1 An amendment is made to paragraph 7.4, as below, of the Committee report to further explain the policy context with regard to the loss of the shopping use.
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- 7.4 Policy SH6 of the Croydon Replacement Unitary Development Plan applies. It states that the change of use between A1-A5 Use Classes will be permitted so long as the retail function and vitality are not undermined and the A2 to A5 uses are not concentrated so as to detract from the retail character. Part of the policy states that *'the Council would not generally support proposals that result in less than 50% of units in the parade being within A1 use or more than 2 non-A1 uses in adjoining premises'*. The final part of the policy states that *'the Council will consider applications for uses not otherwise permitted by this policy where the premises have been vacant for at least a year and genuine attempts have been made to market them for uses that accord with the policy'*. In this case there are nine retail units (including the application site) within the designated Shopping Parade which runs from 149 to 165 Portland Road. Five of the units are A1 Use Class and three of the units are A5 Use Class. Therefore, 50% of the units in the Shopping Parade would remain in A1 Use Class. In this instance, the proposal would not result in more than 2 non-A1 uses in adjoining premises. The existing shop is vacant. In this instance the proposed loss of the shop use would be acceptable as documentary evidence has been submitted with the application that demonstrates it has been vacant for at least a year and that genuine attempts have been made to market it without any interest being expressed. Since the refusal of planning applications 15/05148/P and 15/05462/P the applicant has obtained a letter from an estate agent (Red Properties) dated 14/04/16 which advises that the shop unit has been marketed without any interest from October 2013 to August 2015 and has been vacant for at least five years. This provides evidence that the shop premises has been vacant for over a year and has been marketed without any interest being shown in its shop use.