

PLANNING SUB-COMMITTEE
Thursday 15th December 2016

- ADDENDUM TO AGENDA -

Item 6.1 16/02462/P – 32 Hartley Down, Purley, CR8 4EA

As a result of amended drawings, site notices were erected. These have been displayed for 14 days in line with Council Protocol. These expired on the 13th December 2016 so all comments have been taken into account.

As a result 16 additional representations have been received. Other than those identified below, all matters raised have already been covered in the original report:

Material Planning Considerations

Loss of a family house (OFFICER COMMENT: see 7.3 of report)

Plot too small for the proposed development (OFFICER COMMENT: The extension has previously been granted planning permission. The size of the plot would remain unchanged).

Disagree with the officer that 3 parking spaces is a suitable level of car parking for 5 flats/not close to public services and shops (OFFICER COMMENT: Officers consider 3 parking spaces is adequate)

Relying on a condition regarding visibility splays (OFFICER COMMENT: This is an existing vehicular access and a visibility splay condition is standard practise)

The bin store would be harmful and should not be authorised (OFFICER COMMENT: The bin store would be set at a lower level, compared to the pavement and would not be overly prominent within the street scene and has been set away from the access and therefore would not have an undue impact on pedestrian/vehicular safety. A condition can be attached for the finished floor level of the bin store to be submitted)

Procedural issues

Inadequate consultation period/limited time to submit comments/has there been sufficient time for the case officer to re-assess and present recommendations after the close date 13th December for comments (OFFICER COMMENT: Site notices were erected in line with Council protocol. The case officer has had sufficient time to assess the amended drawings and to consider the additional responses received. An addendum is produced on the day of the Planning Sub Committee which outlines any issues that have arisen following the publication of the report and any relevant updates)

Case Officers report should be revised to fully take into account further objection comments and the application should be withdrawn from the agenda (OFFICER COMMENT: An addendum is produced on the day of the Planning Sub Committee which outlines any issues that have arisen following the publication of the report and any relevant updates. The application can therefore proceed to Committee and it is for members of the Planning Sub Committee to consider the various planning merits and determine the application before it)

Drawing number 3020_123A - new door added (OFFICER COMMENT: There were inaccuracies on the elevation drawing. The submitted layout plan showed the door, however the elevation did not show it. This was rectified on the amended drawing. The inaccuracies in relation to the elevation have been rectified on drawing 3020_124 Rev B)

A door and two windows added in the revised drawing 3020_123A in violation to condition 1 attached to 14/01385/P (OFFICER COMMENT: This is a different planning application and each application is judged on its own individual merits)

Receipt of amended drawings and why they were required (OFFICER COMMENT: The Council works proactively with agents/applicants to ensure an acceptable scheme is provided in planning terms)

Foundations (OFFICER COMMENT: This is not a planning consideration, this is dealt with under building regulations)

Site notices taken down (OFFICER COMMENT: Site notices were erected in line with Council protocol)

Additional drawings submitted: Drawing 16041-01 Rev B showing the swept path analysis to be added to the drawing number section of the report.

Item 6.2 – 16/04233/FUL – Amarelle Apartments, 41 Cherry Orchard Road, Croydon.

Additional drawings submitted: AE1784-L01 Rev C1 – AE1784-L04 Rev C1, AE1784-D01 Rev C1 – AE1784-D07 Rev C1 showing construction detailing for the roller shutters. Supporting technical details also submitted.

Additional information received from the applicant as follows:
Confirmation that the site area is 866 square metres (building footprint is 227 square metres).

The following supporting information has also been submitted in response to the Councillor referral:

- The sales and marketing suite is temporary in nature and will not prevent the Menta site being redeveloped in the near future.
- The Menta site is unlikely to be developed until the Galaxy House scheme is nearing completion and is considered an entirely appropriate meanwhile use on a vacant site within the applicant's ownership.
- It is considered that the temporary sales and marketing suite is best located away from the Menta Redrow building in order to avoid conflict with ongoing construction work in order to best protect visitors to the site.
- In addition, the sales and marketing suite is well located in order to attract passing traffic en-route to East Croydon Railway Station and allows for visitors to park their cars.
- No meanwhile use has yet been proposed for the Menta site and as such the sales and marketing suite is considered a suitable temporary use.
- The sales and marketing suite (which is temporary in any event) does not prevent connection to the East Croydon Station pedestrian bridge.
- The sales and marketing suite relates purely to the first phase of the Morello development (the Galaxy House site)
- The sales and marketing suite has been designed in order to accommodate the functions required of the building and has been designed as a temporary structure.
- It has been sensitively designed and sits within an attractive, landscaped setting complete with visitor car parking.