

08 February 2018 Planning Committee Addendum

Planning Committee

Item 6.2 Ref: 17/02696/FUL 28 – 30 Fairfield Road

Since the publication of the Committee papers further discussions regarding the level of affordable housing proposed as part of the application have taken place. As a result of those discussions the application has increased the proposed level of affordable housing to the following:

30% affordable housing, 40:60 split, which comprises of the following:

- 4 x social rented units at ground floor; and
 - 2 x 2-beds;
 - 2 x 3-beds;

- 6 x shared ownership units at part ground, part first;
 - 1 x studio;
 - 3 x 1-beds;
 - 2 x 2-beds;

With this increase in provision of affordable housing which includes social rented unit's officers advise that it would not be necessary for review mechanisms to be included within the Section 106 agreement.

Item 6.4 17/05830/FUL – Coombe Lodge Playing Fields, Melville Avenue, South Croydon, CR2 7HY.

GLA

Since the publication of the Officer's on the 06/02/2018, the Local Planning Authority received GLA's Stage One Response. The GLA have confirmed the following:

"The Mayor considers that the application complies with the London Plan and draft London plan, for the reasons set out in paragraph 32 of the above-mentioned report; and, pursuant to Article 5(2) of the Order, the Mayor does not need to be consulted again."

The accompanying report outlines that in their view the development represents inappropriate development which is, by definition, harmful to the Green Belt (as set out in the NPPF). However, very special circumstance relating to education need and lack of an alternative site do exist that justifies development on the Green Belt.

The GLA have confirmed that they feel conditions requiring land to return to its previous state after the expiry of the temporary period (condition 14) and secure detailed specifications (condition x securing plan Temp-A -520 P1) are necessary.

Local Representation

In addition further representations have been received from neighbours. The response level now stands at:

No of individual responses:

257 Objecting: 34 (+2) Supporting: 230 (+10) Commenting: 5

The additional responses are similar to those already received, and have been addressed in the body of the report.