

Agenda Item 5

PLANNING COMMITTEE
Thursday 28th March 2019

- ADDENDUM TO AGENDA -

Conditions 19/00303/FUL Coombe Lodge Playing Fields, Melville Avenue, CR2 7HY

Condition 2 (CMS/CLP) change from compliance condition to pre commencement condition.

Item 5.1 19/00303/FUL Coombe Lodge Playing Fields, Melville Avenue, CR2 7HY

TFL

TFL have confirmed that their concerns can be addressed via condition. Condition 2 will be amended to meet TFL's requirements that prior to the installation of any mobile cranes, that they are agreed in writing by TFL.

LLFA

The LLFA have removed their condition, and instead recommended a condition requiring further details to be provided prior to installation of SUDs system, and for that to be fully installed prior to first occupation. Wording of condition 4, is recommended to be worded in line with LLFA's recommendation.

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Paragraph 8.27

Within table 2 – Survey Modal Share for Motorcycle should be 8%, not 0% as stated in the table.

Paragraph 8.29

The label to Image 5 should read as follows:

Image 5 – Site layout including Car Parking

Paragraph 8.36

Last line of Paragraph 8.36 should be changed from:

'Section 284 Highway Agreements' to 'Section 184 Highway Agreements'.

Item 5.2 19/00010/FUL 3 Olden Lane

Conditions

Condition 14 to become

- Finalised SUDS Prior to Commencement save for demolition

Existing Condition 14 to become condition 15.

Paragraph 6.1

Update - 19 Objections have now been received. No additional planning concerns have been raised since the publication of the committee report.

Paragraph 8.14

Second line should read as follows:

The agent has advised that child playspace will be provided within the communal gardens space (details of which is recommended to be secured via condition).

Item 5.3 18/06102/FUL 30-38 Addiscombe Road, Croydon, CR0 5PE

The officer comment to the GLA's energy comments in Paragraph 6.3 should be changed from:

'The applicant has subsequently committed to an alternative communal heating system to CHP and additional information relating to PVs and overheating has subsequently been submitted and is acceptable' to 'The applicant is actively working with GLA officers to explore alternative options for onsite communal heating and additional information relating to PVs and overheating has subsequently been submitted and is acceptable.

Further comments from Cllr Fitzpatrick have been received and can be summarised as follows:

- Objecting residents are not NIMBYs.
- The 8 storey building at the front of the site is inappropriate and driven by a desire to make more money from the development. Previous extant permissions have been for buildings of no more than 6 storeys.
- The argument that the site is in a transition zone is contrived as the front part of the site is part of a residential streetscape nestling against buildings of 5-6 storeys to the west. The Easy Hotel building is out of place and should not be a precedent.
- The loss of sunlight to residents opposite is not minimal and are in addition to other developments that have had a negative effect on their light.
- In the event Committee are minded to approve the application, communal amenity and child play space should be available to all future residents of

the development, irrespective of tenure. [*OFFICER COMMENT: All ground level communal amenity and child play space will be available to all future residents of the development*]

- Whilst the level of affordable housing is supported, the tenure mix should match the 60:40 split sought by both Council and GLA policy.

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