

PLANNING SUB-COMMITTEE
Thursday 28th August 2019

- ADDENDUM TO AGENDA -

Item:

5.1: 17/06380/OUT: Land R/O 8A - 12A Reddown Road, Coulsdon, CR5 1AX

Description of application amended to include proposed housing mix: Outline application for erection of three storey building forming 5 residential units (1 x 3 bed and 4 x 1 bed) with all matters reserved

9 additional letters of objection received. Additional issues raised:

- How would refuse collectors access the site? [Officer comment: Access is a reserved matter. Addressed in Section 8.17 of the officer report]
- How would emergency services and removal companies access the site? [Officer comment: Access is a reserved matter. The arrangements for deliveries etc would need to be agreed at reserved matters stage in consultation with Network Rail]

Objection from Councillor Hollands:

- Insufficient measures/ mitigation to prevent future flooding given the history of flooding.
- There is only access to the site by the 1.5 metre railway footpath which is not a public footway. Network Rail have not confirmed access rights will be given to allow it to be used for construction or deliveries of construction materials or equipment.
- There is no room in the footpath for services: electricity, gas, sewage, water and telephone as the footpath already carries services for Network Rail including the high power feed for the lifts.
- There would be no access for emergency services other than by the steps and the footpath.
- There would be no access for people with reduced mobility as the only access is by use of steps.
- The developer compares this development to those the other side of the footpath, but these have a separate access road some 50 metres further up Reddown Road and no access to the footpath. In fact Network removed the gate to the footpath from this development.
- To date there have been no discussions with Network Rail or the emergency services.

We have received a response from the applicant in relation to consultation comments. This has been circulated to members.

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