

## 19<sup>th</sup> December 2019 Planning Committee Addendum

### Item 6.1: 19/03282/FUL 59-63 Higher Drive

The list of recommended conditions in the Committee Report does not show the condition numbers. For clarity, the draft condition numbering is listed below.

- 1) Commencement within three years (compliance)
- 2) Approved Plans (compliance)
- 3) Ecology (nesting and bats) (prior to commencement)
- 4) Contamination (prior to commencement)
- 5) SUDS (prior to commencement)
- 6) Construction and Environmental Management Plan (prior to commencement)
- 7) Thames Water/ Piling (prior to specific works)
- 8) Materials and Detailing (prior to superstructure)
- 9) Sample panels on site (prior to superstructure)
- 10) Secured by Design (prior to occupation)
- 11) Obscured Glazing (prior to occupation)
- 12) Landscaping (prior to occupation)
- 13) Trees (new planting) (prior to occupation)
- 14) Playspace (prior to occupation)
- 15) External lighting (and light pollution) (prior to occupation)
- 16) Public Art (prior to occupation)
- 17) Energy Strategy and carbon reduction (prior to occupation)
- 18) PV Panels (not to exceed parapet height) (prior to occupation)
- 19) Servicing and Deliveries (prior to occupation)
- 20) Visibility Splays (prior to occupation)
- 21) Parking Management Plan (prior to occupation)
- 22) Highways Works (S.278 Works) (prior to occupation)
- 23) No use of flat roofs (except designated terraces) (compliance)
- 24) Tree protection (compliance)
- 25) Accessible Homes (M4) (compliance)
- 26) Lifts (compliance)
- 27) Water Consumption (110l) (compliance)
- 28) Waste Storage (compliance)
- 29) Cycle Storage (compliance)
- 30) Electric Vehicle Charging Points (compliance)
- 31) Noise limits (plant) (compliance)
- 32) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

A revised set of drawings was submitted to the Council following publication of the committee report. The revised drawings do not change any aspect of the proposal, but remove an item of sensitive data from the drawing labels.

The revised list of drawing numbers (with alterations in **bold**) is as follows:

Site Location Plan PL\_001rev.01; Proposed Lower Ground Floor PL\_100rev.18; Proposed Upper Ground Floor & First Floors PL\_101&102rev.18; Proposed Second Floor PL\_103rev.18; Proposed Third Floor PL\_104rev.18; Landscape & Roof Plan PL\_050rev.18; Rear Elevation PL\_202rev.18; Rear Elevation/Section PL\_201rev.18; Flank Elevation @ South Boundary PL\_204rev.18; Flank Elevation @ North Boundary PL\_203rev.18; Street Elevation PL\_200rev.18; Brick Colour & Textures - Bay 3 – Right; Brick Colour & Textures - Bay 1 - Left Hand Side; Brick Colour & Textures - Bay 2 – Centre; Topographical Survey PL\_040rev.01; Tree Constraints Plan CCL 10121/TCP Rev: 2; Impact Assessment Plan CCL 10121/IAP Rev: 1; Tree Protection Plan CCL 10121/TPP Rev: 1. Transport Statement U1911485L Version 2.2 (ML Traffic Engineers, October 2019); Planning Statement 59-63 Higher Drive (Macar Developments); Ecological Appraisal of 59-63 Higher Drive, Purley M1148.002 Issue 2 (Crossman Associates, 29 September 2019); Internal Average Daylight Study 6261 Rev.0 (Base Energy, 16.06.2019); External Average Daylight Study 6261 Rev.0 (Base Energy, 18.06.2019); Flood Risk Assessment L01433 Revision: 01 (Scott White and Hookins, 26-06-19); Energy Statement for Planning 6261 Rev.1 (Base Energy, 27.09.2019); BS 5837 Arboricultural Report ref. 10121 (Crown Tree Consultancy, 24th June 2019); Desk Study / Preliminary Risk Assessment Report P2209J1698/SRC Final v1.0 (JOMAS ASSOCIATES LTD, 07 June 2019); Design & Access Rev.C (MACAR Developments, 24/10/19).

At paragraph 3.5, the date 5th March 2019 should state 5th March 2020.

At paragraph 8.52, the report states that there are buses on Beaumont Road. To clarify, the bus runs along Higher Drive and Northwood Avenue, with a stop close to Beaumont Road.

An additional condition is recommended requiring a travel plan.

Since the decision was issued, three additional representations were received raising the following issues:

1. The housing target to which the development would contribute is incorrect.

Officer Response: This is correctly addressed in row 3 of the table in paragraph 6.3, and in paragraphs 8.1-8.5 of the Committee Report. Development proposals are required to be determined in accordance with the Development Plan unless material considerations direct otherwise. The Croydon Local Plan outlines the Council's current housing target. The Draft New London Plan has not been approved by the Secretary of State, nor has it been adopted by the Mayor of London. If and when the Draft New London Plan is adopted it will become part of the Development Plan and its content will be reflected in the next draft of the Local Plan review in autumn 2020.

2. This development company has a connection with the council planning department that does not appear to have been disclosed.

Officer Response: Section 24 of the planning application form, which was published on the Council's website on 12 July 2019, clearly states that Natalie Gentry, Planning Director at Macar Developments is married to Ross Gentry, Team Leader - Strategic Applications.

The appropriate Declaration has been made which ensures that Ross Gentry has had no involvement in any internal discussions relating to the proposed development or the officer recommendation and has no managerial responsibility for any of the officers involved in the assessment of the application.

3. Providing two external amenity spaces for the family sized units is unacceptable because children may access an amenity space without being supervised.

Officer Response: Most of the homes on Higher Drive already have two amenity spaces in the form of front and rear gardens. The proposed private amenity spaces would comply with the Local Plan, would all be overlooked by living spaces, resulting in acceptable standards of accommodation.

4. The proposed parapets may encourage the use of flat roofs as terraces, which should be restricted.

Officer Response: This is already recommended by condition 23. Condition 18 also requires the installation of PV panels which will be screened by the proposed parapets.

5. The selection of obscured glazed windows on the side elevations is queried.

Officer Response: Condition 11 requires some of the side elevation windows to be obscured with restricted opening; this will allow light and ventilation to the proposed homes whilst avoiding overlooking to neighbours. Some of the proposed windows are high level and would look over the adjacent roofs without causing unacceptable overlooking. Paragraph 55 of the NPPF requires that planning conditions should only be imposed where they are necessary; therefore only the windows which may result in unacceptable overlooking are required to be obscured glazed.

#### **Item 6.2: 19/01838/FUL – 444 Selsdon Road, South Croydon**

Since the publication of the Committee Report a further letter of objection has been received which does not raise any additional grounds for objection. Therefore all relevant matters have already been taken into account within the Officer's Report.

An email has been received from a member of the public who will be addressing the committee within the meeting which contains three images; one of South view, a night image of bats and a one of a toad.

#### **Item 6.3: 19/01818/FUL – 20-28 George Street, Croydon, CR0**

Since the publication of the Committee Report a further 8 letters of objection have been received. None of these letters raise any additional grounds for objection based on the 303 responses received previously. Therefore all relevant matters have already been taken into account within the Officer's Report.

There has been concern raised that the Committee Report is inaccurate and does not reflect that Steve Bahooshy, Senior Commissioning Manager of Croydon Council, objects to this application. No objection was received directly from Mr Bahooshy however a comment was received from Steve Wingrave, Head of Asset Management and Estates. Comments made by Mr Wingrave were included within the Officers Report.

Concern has also been raised that the report refers to other ground floor units within George Street (namely nos.20 and 28) being offered to the Carers Support Centre, subject to contract. It is understood that the leases associated with these units would be too expensive for the Carers Support Centre to consider and, nevertheless, the availability of these units is not a material planning consideration.

**Item 6.4: 19/00467/FUL - 37 Russell Hill Road, Purley, CR8 2LF**

Since the publication of the Committee Report a further 2 letters of objection have been received. None of these letters raise any additional grounds for objection based on the 17 responses received previously. Therefore all relevant matters have already been taken into account within the Officer's Report.

For clarification there are 2 disabled persons car parking spaces.

An additional condition with regards to obscure glazing in the western elevation facing 1A Russell and in the south elevation facing 35 Russell Hill Road.

In paragraph 3.1 part a), there is no review mechanism in the draft legal agreement given the affordable housing offer of 30%.

**Item 6.6: 19/04152/FUL – 8-10 Grovelands Road, Purley, CR8 4LA**

Clarification and correction to Paragraph 3.3, Section 3 of the Committee Report. It should now reads as follows:

3.3 The proposed buildings would comprise the following:

- Hunts Building facing Grovelands Road with a height of four storeys above basement level. It would accommodate ten one-bedroom units, nine two-bedroom units and two three-bedroom units.
- Andrew West building to the west corner with a height of three-storeys above basement level. It would accommodate one one-bedroom units, nine two-bedroom units and two three-bedroom units.
- Andrew East building to the east corner with a height of four storeys, including basement level. It would accommodate two one-bedroom units, seven two-bedroom units and two three-bedroom units. This block would be entirely dedicated to the affordable housing provision within the development.

Since the publication of the Committee Report, further ecological advice has been received which confirmed no objection to the development; however requested a number of conditions listed below:

Prior to commencement conditions:

- Submission of A Copy of the EPS Licence for Bats
- Construction Environmental Management Plan
- Biodiversity Enhancement Layout

Prior to Occupation

- Wildlife Sensitive Lighting Design Scheme

Compliance Conditions

- Action Required in Accordance with Ecological Appraisal Recommendations

The above conditions would result in the re-numbering to overall the list of conditions within Paragraph 2.3, Section 2 of the Committee Report and would replace Conditions Nos. 14, 15, 27 and 28 which related to ecology and reducing impact on habitat on site.

**Item 6.7 19/03604/FUL – 29-35 Russell Hill Road, Purley CR8 2LF**

Item is WITHDRAWN from the agenda, to be determined by officers under delegated powers.

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