

6th February 2020 Planning Committee Addendum

Item 6.1: 19/05106/FUL Land Adjoining 96 Buah Hill and 1 – 24 Founder Gardens.

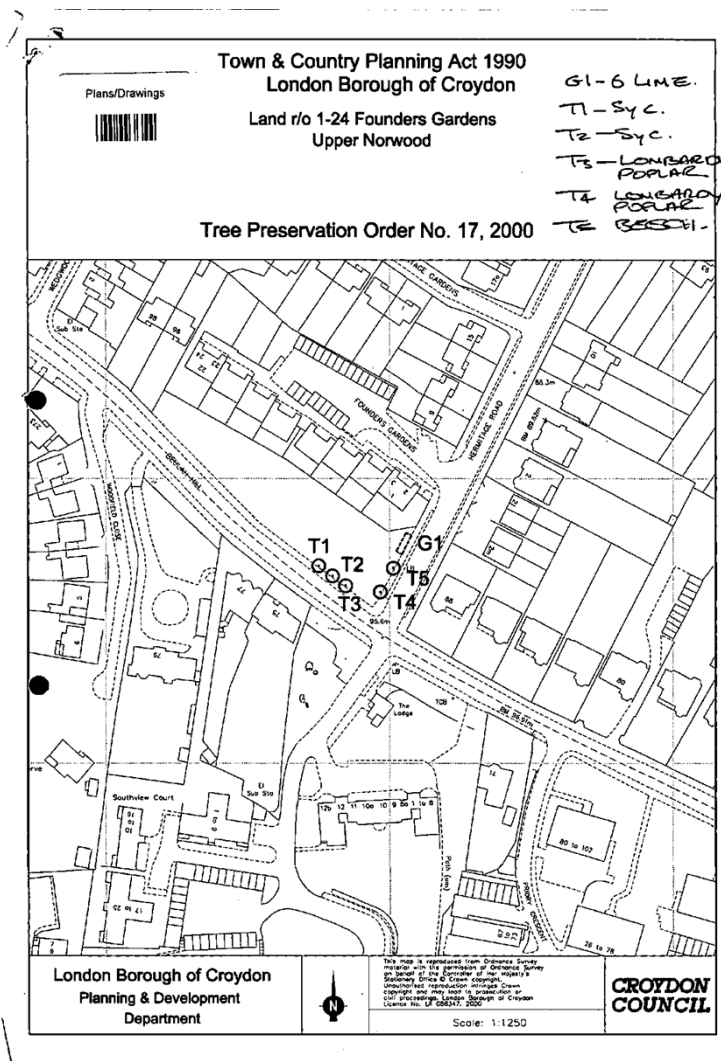
Additional condition proposed:

- Submission and Approval of a Delivery and Servicing Management Plan

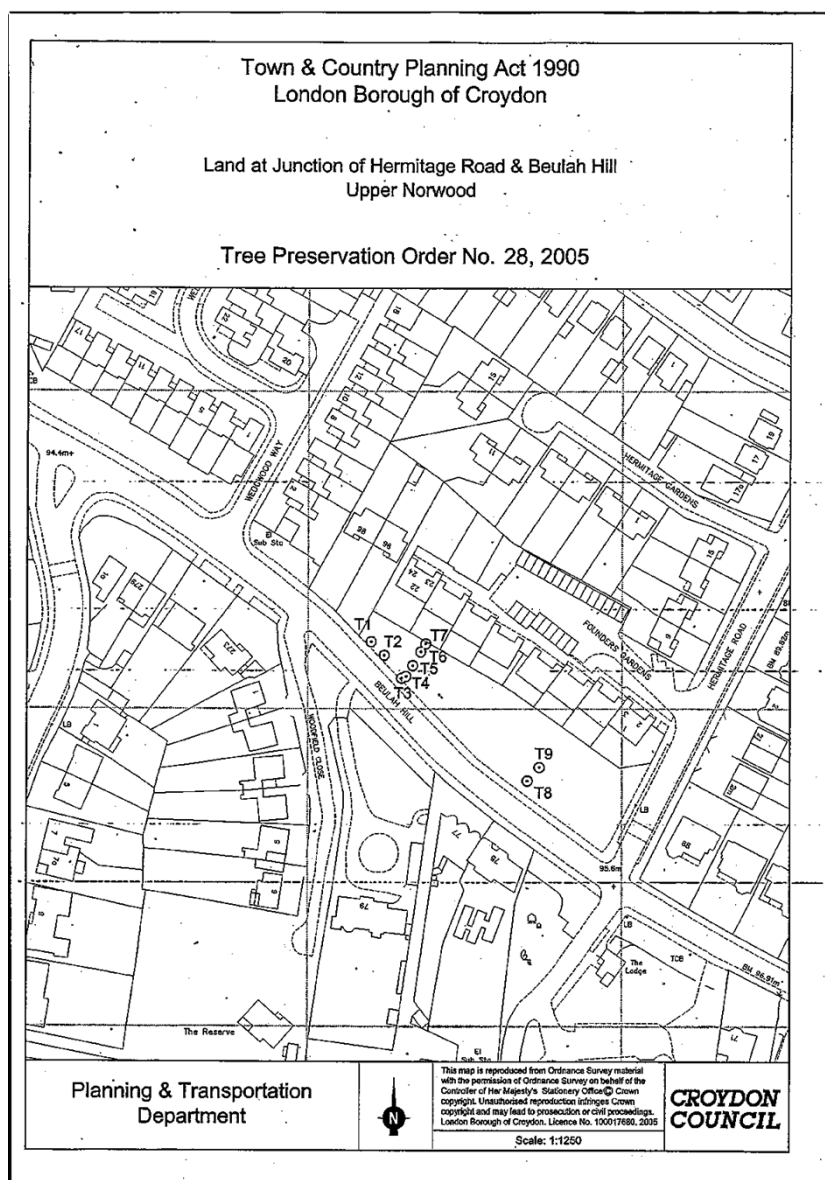
The first part of the Trees, Biodiversity and Ecology sections should be amended as follows:

8.50 A number of the trees on the site are covered by Tree Preservation Orders. These are shown on the maps below.

MAP 1 – 2000



MAP 2 -2005



- 8.51 Two of the central trees (labelled T8 and T9 on MAP 2 and T12 and T13 on the submitted tree survey) are category B and would be removed. A number of other protected category C trees would also be removed in the car parking area in the western part of the site, but the higher quality category B trees are planned to be retained as part of the proposals. It is noted that one of these trees (closest to Founders Gardens) is situated close to the Japanese knotweed on the site, and treatment of this knotweed may affect the health of this tree, though this would be required irrespective of whether or not the proposed development were to be granted planning permission.
- 8.52 In the eastern part of the site, all of the trees protected by the 2000 TPO (MAP 1) would be retained. Two of the proposed dwellings would partially extend into the root protection zones of a couple of protected trees, but this would only be to a slight degree, and would be within the 10% tolerance set out within BS58372012. As such, subject to the outlined Tree Protection plan/measures, no harm would result to their vitality or long term health.

8.53 Additionally, replacement planting will be required to mitigate the loss of the category C trees and the two central category B trees. A landscaping/tree replacement scheme is therefore recommended and can be secured via planning condition.

8.54 Subject to these recommended conditions, the Croydon Tree officer has raised no objections.

Item 6.2: 19/03003/FUL 2 Coulsdon Road

Additional condition proposed:

- Secure a scheme of highway works to manage on street parking close to the junction of Petersfield Crescent and Coulsdon Road

Para 8.20 should state that the properties on the opposite side of Petersfield crescent are over 20m away from the proposed development

For clarity there is a separation distance of 24 – 25m between the new development and the properties on the opposite side of Petersfield Crescent.

Para 8.26 sets out the on-street parking situation. To provide further details, the survey area accorded with the Lambeth Methodology and concluded that total stress was on average 30%, which equates to over 100 spaces available. Given that it is considered likely that one overspill space will be required the impact on the availability of on-street parking is considered minimal.

Para 8.29 regards proposals to ensure that parking does not occur near to the junction of Petersfield Crescent and Coulsdon Road. It is not proposed to secure a direct financial contribution to these works but instead impose a “Grampian” style condition requiring the works to be carried out, so that the mechanism for the delivery of these works can be agreed at a later date, with dialogue with the Highway Authority. A summary of the proposed condition is above. These works would also not significantly affect the availability of on-street parking.

Item 6.3: 19/05428/FUL 1 Addington Road, South Croydon, CR2 8RE

The application is WITHDRAWN from the agenda.

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