

PLANNING COMMITTEE
Thursday 21 May 2020

- ADDENDUM TO AGENDA -

Item 5.1 – 19/05282/PRE (The Fairfield)

Since the committee report was published, the applicant has made further progress on the design of the playfield area and provided rendered visuals which have been helpful to understanding the character of this part of the public realm. In addition, further work with regards to the potential uses for the kiosks has also been progressed. Further work is required in this area, but overall officers feel that the proposals are developing positively.

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Item 6.1 – 18/06069/FUL (4-20 Edridge Road)

With regards to the discussions in Paragraph 9.102 concerning the proposed impact upon the Leon Quarter Development (18/06140/FUL), an addendum to the Daylight and Sunlight report prepared by GIA was submitted. This addendum outlined the findings of a façade study that was carried out to confirm likely impacts upon sunlight and daylight to future residential units located on the north side of Block B of the Leon Quarter development. The study concluded that as the proposal is located to the north of the Leon Quarter development no impacts upon sunlight would occur. In terms of impacts upon daylight, the study established that the development would have some daylight reductions to windows located on the northern side of Block B between ground and sixth floor. However, as outlined in Paragraph 9.102, the units located on the northern side of Block B have been designed to consider a tall building located on the subject site and are therefore to be dual aspect. Subsequently, the windows on the northern side of Block B serve bedrooms and would still have VSC levels remain in or around the mid-teens which is considered reasonable given they are to bedrooms, in an urban locality and would not cause a materially greater (cumulative) impact.

The second sentence of Paragraph 4.8 should state - 'To the 'west' along High Street...not To the 'North'.

Item 6.2 – 19/04500/FUL (1 Smitham Downs Road)

Two additional objections were received following the publication of the Committee Report. These letters repeated the material planning consideration which are highlighted and discussed with the Committee Report paragraph 6.3 and the subsequent table.

Paragraph 3.1 should state that the proposal includes the erection of a 5 storey building rather than a 3 story building with accommodation in the roof as detailed by the second bullet point.

With paragraph 6.3 and the subsequent table the proposal should refer to increased flood risk and not as topographical detailed floor risk.

Paragraph 8.21 should read as follows *The main properties that would be affected by the proposed development are 1a Smitham Downs Road, 1a and 2a The Drive, 2 and 220 Brighton Road to correlate with figure 4.*

Item 6.3 – 18/04811/FUL (216-220 Brigstock Road)

Paragraph 8.18 should refer to a total of 8 flats being provided in the development and should refer to 2 x 3 bedroom flats being provided within the mix of accommodation.

3 amended drawings have been submitted to:

- Address an inconsistency between the proposed rear elevation and a proposed first floor flat (Flat 4). The amended rear elevation drawing P-216BR-009 Rev F (submitted 18/05/20) to the rear elevation shows the balcony to Flat 4 would extend across the width of its bedroom, as per the proposed first floor plan.
- Provide indicative details of the proposed privacy angled fins to the rear elevation windows in the amended rear elevation drawing P-216BR-009 Rev F. The full details of the angled fin windows privacy screens would be secured by condition (Condition 5 in the schedule of Conditions).
- Provide a planted (hedgerow) privacy screen in front of the bedroom of the lower ground flat (Flat 1). This is shown on the proposed site plan drawing P-216BR-002 Rev D (submitted 18/05/20) and proposed lower ground floor layout drawing P-216BR-003 Rev D (submitted 19/05/20).

The drawing numbers listed in Section 1.0 of the Committee report is accordingly updated to refer to the 3 amended drawings : P-216BR-002 Rev D (submitted 18/05/20) ; P-216BR-009 Rev F (submitted 18/05/20) ; P-216BR-003 Rev D (submitted 19/05/20).

Item 6.4 – 19/06036/FUL (41 Woodcrest Road)

1. The site is within the Purley and Woodcote ward, not Couldson West as stated in the Committee Report.
2. Paragraph 3.1 incorrectly states that the development proposes 6 units instead of 8 units.