

PLANNING COMMITTEE
Thursday 30th July 2020

- ADDENDUM TO AGENDA -

Item 6.1 – 20/01207/FUL: Amenity Land, Hawthorn Crescent

This item is withdrawn from the agenda.

Item 6.2 – 20/01330/FUL: Amenity Land, Junction of Crescent Way and Covington Way

The table in section 1.0 should read:

	1B2P	2B3P	2B4P	Total
Existing				0
Market		3	2	5
Shared Ownership	4			4
Total	4	3	2	9

Paragraph 2.1 (a) should read:

- a) Delivery of 4x1 bed apartments as shared ownership

Paragraph 8.40 should read:

The planning application was accompanied by a daylight and sunlight assessment which concluded that all proposed rooms would comply with the BRE “No Skyline” test (NSL). There would be some very minor “Average Daylight Factor” (ADF) issues with two kitchen/living/dining areas not achieving the expected 2% target (achieving between 1.4% and 1.9%) influenced by the size and depth of the kitchen/dining area. A number of windows would also not meet the target values for Average Probable Sunlight Hours (APSH) affected by the cantilevered and recessed balconies. However, overall officers are satisfied that the daylight and sunlight levels would be acceptable and the proposed design provides for light and well ventilated residential accommodation, appropriate floor to ceiling heights and access to outdoor amenity space.

Five further representations has been received since the publication of the Committee report (including one from Steve Reed MP). No further material considerations were raised beyond those already covered in the report. An issue was raised that Ward Councillors have not been able to register to speak at Committee; it is noted that the

reason for this is that the matter was not previously referred in accordance with the Ward Member referral process. One of the representations also suggested that the referral by the previous Vice Chair of the committee was evidence of pre-determination. The reasons for referral by the previous Vice Chair are set out in paragraph 6.3 of the report. The Director of Law & Governance has advised that the reasons for referral do not evidence that the previous Vice Chair has pre-determined his decision in relation to this matter.

Item 6.3 – 20/02020/FUL: 443A Brighton Road, South Croydon CR2 6EU

The report refers to the site as being in South Croydon Ward; it is actually in Purley Oaks and Riddlesdown. The correct Ward Councillors were notified of the proposal.

One additional representation has been received objecting to the proposal on the grounds of:

- Out of keeping with the character of the area
- Additional rubbish and litter on roads in the area
- Insufficient amenity space for residents
- Insufficient community facilities and infrastructure including GP surgeries
- Flats are overcrowded, houses are needed
- Existing buildings should be converted in to homes as a more sustainable solution
- Disruption from construction traffic.

Officers consider that no new material considerations have been raised.

A petition of 132 signatures has been received supporting the written comments provided by one of the registered speakers as follows:

- Support for the change of use to a mixed use residential/commercial development
- Height is excessive and contrary to policy and guidance and does not respect the residential character and local distinctiveness of the area
- Proposal would result in increased vehicular usage and air pollution and congestion
- Public consultation from the applicant has not been carried out
- Proposal would result in a loss of privacy, light and a wind impact

All matters including the impact on air quality and from wind impacts have been addressed in the main report to Planning Committee.