

Agenda Item 6

PLANNING COMMITTEE
Thursday 27th August 2020

- ADDENDUM TO AGENDA -

Item 6.1 – 20/01300/FUL Albury Court, Tanfield Road, CRO 1AP, 9-11 Bramley Hill, CR2 6LX and 30-35 Dering Road, CR0 1DS

1.0 SUMMARY OF APPLICATION DETAILS

Tenure type for the 'total' row has been corrected from 'affordable rent' to 'mixed tenures'.

	1 bed (2 person) flat	1 bed (2 person) WC flat	2 bed (3 person) flat	2 bed (4 person) flat	3 bed (5 person) house	Total	Tenure
Site A	4	3	2	15	5	29	Private sale
Site B	4	1	0	3	0	8	Shared ownership
Site C	0	0	0	0	2	2	Affordable rent
Site D	0	0	0	0	4	4	Shared ownership
Site E	6	1	3	1	0	11	Affordable rent
Site F	0	0	0	0	2	2	Affordable rent
Site G	0	0	0	0	2	2	Affordable rent
Total	14	5	5	19	15	58	Mixed tenures

2.0 RECOMMENDATION

Paragraph 2.3 amended to include an additional condition:

31. Provision of a playspace management plan.

6.0 LOCAL REPRESENTATION

Additional comments received from three local residents who have previously objected to the application, as follows:

- Property on Tanfield Road will be hugely affected by this development due to the sheer height, orientation and the addition of raised level of land in which they would be built on. This will create mass over shadowing on our properties and gardens for the majority of the day, crowding issues and loss of privacy. The development is already noted to be a breach to our property and one other regarding our right to light as stated your report. In addition I believe your assessment to be incorrect. As we believe the loss of light is even more restricted than your report indicates. (Officer comment: the Daylight and Sunlight Assessment has been fully interrogated and whilst there would be some impact on local residents, on balance it is considered acceptable. Further clarification has been provided below in this addendum).
- You mention in your report that you will “restrict” access to parking permits for future residents of the development so that they won’t be able to gain a permit to park on the neighboring roads such as Tanfield road and Brafferton road (where there is already limited spaces for the residents. What are the planned restrictions because you have not specified this in your report? (Officer comment: the restriction will be a legal restriction set out within the S106 agreement. There will also be a Car Park Management Plan to prevent new residents from parking on the existing site).
- Noise pollution from construction (Officer comment: There will be a condition for a Construction Logistics Plan which will require approval of details of construction including vehicle movements, hours of construction etc).
- Focus should be on the existing flats and grounds improving facilities for current tenants not overpopulating a small area, creating an unhealthy way of living, encouraging noise, traffic and pollution. Loss of view, trees, parking, privacy, wildlife and light being a few examples of the disruption that will impact us immensely. Residents want to have a place to site and enjoy their garden/greenspace. (Officer Comment: the impact of the development on adjoining occupiers has been fully assessed in paragraphs 8.47-8.63 of the committee report).
- Overlooking to existing flat – invasion of privacy and overshadowing/blocking natural light. Will cause anxiety, affect standard of living and emotional health. (Officer Comment: the impact of the development on adjoining occupiers has been fully assessed in paragraphs 8.47-8.63 of the committee report).
- Brick by Brick are using the views of only 12 respondents to shape the building work which will greatly impact residents. (Officer comment: the Local Planning Authority is required to assess the merits of the planning application before them in relation to adopted planning policies. The Council has widely consulted and the views of respondents taken into account in the determination of the planning application).
- Query over what type of assessment and advice was carried out in order to make the final decisions of the proposed development/layout? (Officer comment: the developer engaged in pre-application discussions with the Council and advice was provided in the context of adopted planning policies. The planning application is also determined in the context of adopted planning policies, taking into account any representations made).

- What was the decision making process for Brick by Brick to have the contract? As reports indicate they are not a reputable company. (Officer comment: This is not a material planning consideration).
- Refuse: Moving the recycling bins to outside Albury Court Flats is thoughtless. Was there consultation on this? Regarding refuse for 17-32 Albury Court there has been an incredible amount of rubbish essentially dominating the bin/shed area. More often than not, there are bags of refuse strewn in and around the surrounding area, in which allows vermin to ransack thus highlighting there are inadequate facilities already without the addition of 58+ dwellings. Bins are used by residents and non-residents. This is cause for concern regard hygiene within the communal area and, as such, how will this be remedied with additional properties. Concern with noise, smell and vermin and this is often reported. (Officer comment: the views of the Council's Waste team have been sought on this application and a condition has been applied in relation to refuse storage).
- Recycling: Similar to the refuse, the recycling area suffers an issue in that there is a lot of recycling generated in this community. Whilst this is not a negative thing, the lack of regular collection, which occurs on a minimal schedule, which means that this area is often subject to overfill is a problem. As such, the squirrels often raid the food waste with the foxes and birds scavenging the leftovers. With your proposal to move this area to outside our block of flats, there is not only the additional enticement for the congregation of vermin, there is oversight on the communal hygiene for the residence that is already present with the refuse. (Officer Comment: the views of the Council's Waste team have been sought on this application and a condition has been applied in relation to refuse storage).
- Parking: There is already a case of overcrowding when it comes to the carpark. Firstly, if this motion does move forward, where shall we, the residence of this area, be able to park when construction is taking place. Secondly, how are you feasibly going to accommodate an extra 58 households worth of vehicles? (Officer Comment: a limited amount of parking has been proposed on site, which will be controlled by the Car Park Management Plan condition. In addition, the site is within a Controlled Parking Zone and new residents will be prevented from obtaining a parking permit both on-site and on-street).
- Play area: If you head five minutes in any which direction there is a play area within a reasonable location. Equally, the block of flats opposite Albury court has a play area that has become derelict due to the fact that it is unused. Concern about noise/disruption associated with play area and hours of use. How will demand be managed? Who will be able to use it? Will there be exemptions? Limited access for residents? How will unruly behaviour be challenged/noise levels kept to a minimum? (Officer Comment: The provision of child playspace is a planning policy requirement. An additional condition has been applied regarding management of the playspace).
- Flat Maintenance: As residence we all pay a maintenance fee to ensure that the communal areas remain tidy and safe. The cleaners that maintain our properties are fantastic; however, they are simply overstretched. They work across the borough and, whilst our area is one of the nicer ones, we can occasionally be overlooked. This is no fault of theirs, they are simply prioritising their workload to

make certain families and communities safer. But how will this be remedied with the addition of more tower blocks that are being added to Croydon's Skyline. (Officer comment: This is not a material planning consideration).

- Will the new grounds and work effect/increase our monthly contribution for maintenance and future payments? (Officer comment: This is not a material planning consideration).
- Will privately owned properties need to contribute towards the cost of new grounds and the additional upkeep in the future? (Officer comment: This is not a material planning consideration).
- Lastly, whilst I appreciate that there is a time limit, I am only allowed a 450-word limit on an argument it simply is not fair for me to condense and remove aspects of my argument in a matter that ultimately effects my livelihood, especially when there are millions of pounds to be made from silence. (Officer Comment: there is no limit on written submissions. The 450 word limit was only imposed when we were unable to accommodate public speaking at Committee in order to be within the 3 minute time restriction).

Additional comments received from Cllr Andrew Pelling: I would like the following remarks read to the members. I appreciate that our local plan sets the discretion that members have in considering applications. The Plan does not yet benefit from revision to take account of COVID-19 and relevant density. Density can impact on health. Two residents have passed away on one staircase here from the illness and another vulnerable resident has also passed away. Planning matters that I would be grateful to see members consider are appropriate provision of lifts as promoted in the London Plan and the height of the tallest block and its impact on outlook from Tanfield Road properties.

Officer comment: In relation to COVID-19 considerations, the NPPF requires the Local Planning Authority to consider planning applications before them in accordance with the adopted development plan. Density considerations are covered in paragraphs 8.19-8.20 of the committee report; access to buildings matters are covered in paragraph 8.45; and impacts on neighbouring properties are covered in paragraphs 8.50-8.68 of the report.

Amendments to Paragraph 8.45

Following the publication of the Committee Report, further clarification regarding the viability of providing lifts in the 4 storey flatted blocks has been provided by the applicant. Paragraph 8.45 is amended to read as follows:

Access to all floors above ground level in flatted blocks would be via a central staircase. Within the Site A flatted block, which rises to 6 floors, there is also a lift, to improve accessibility and provide full M4(2) compliance. Lifts have not been provided in the four storey blocks on sites B and E. However, the London Plan requirement is for buildings that are greater than four storeys and for buildings of four or less storeys, flexibility is given in the application of the policy in the emerging London Plan, if there are exceptional circumstances. The applicant has confirmed that the provision of lifts in buildings B and E would result in a significant additional cost that would result in the scheme becoming

unviable. There is also the consequent loss in value of the proposed flats due to reduced floorspaces (lost due to the floorspace requirement for a lift). Buildings B and E are also designated as affordable housing (B is proposed as shared ownership and E is proposed as affordable rent). There would be a financial impact for future residents in relation to maintenance and servicing charges.

Amendments to Paragraph 8.67

Following the publication of the Committee Report, further clarification regarding sunlight received to garden areas of adjacent properties is provided and paragraph 8.67 is amended to read as follows:

The daylight and sunlight assessment has considered the impact of the development on sunlight received to garden areas of adjacent properties. BRE indicates a reduction of the garden area that receives 2 hours of sunlight on 21st March beyond 20% would be noticeable. There are two properties that are affected: 68 and 74 Tanfield Road. Number 68 would receive a 27.6% reduction in the current area. Number 74 would receive a 29% reduction in the current area. Both gardens already experience reduced sunlight within the garden areas due to high boundary treatment along the southern boundary (and in the case of number 74, the presence of garages on higher ground within the rear of 74A). In the case of number 68, the proportion of the garden area with 2 hours of sunlight on 21st March would be reduced from 52% of the garden area to 38%. In the case of number 74, there are 2 areas of the garden that would receive sunlight. Currently these areas are 32% and 27% of the garden area (59% of total garden area). This would reduce to 17% and increase to 32% respectively as a result of the proposed development (49% of total garden area), as demonstrated in the diagrams below. On balance, and also taking into account separation distances and the height of the proposed development, the proposed change to garden sunlight levels is acceptable.

Existing situation:

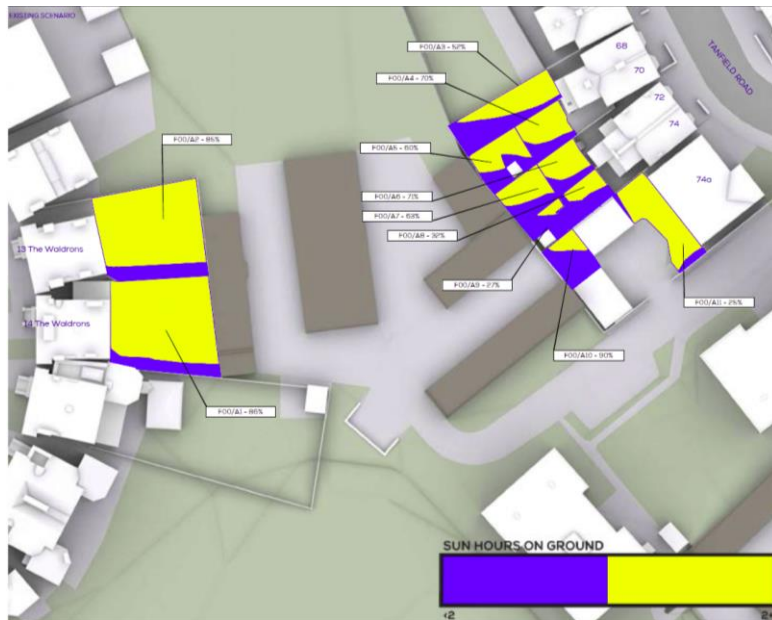


Figure 12: Sun Hours on Ground within neighbouring properties

Proposed situation:

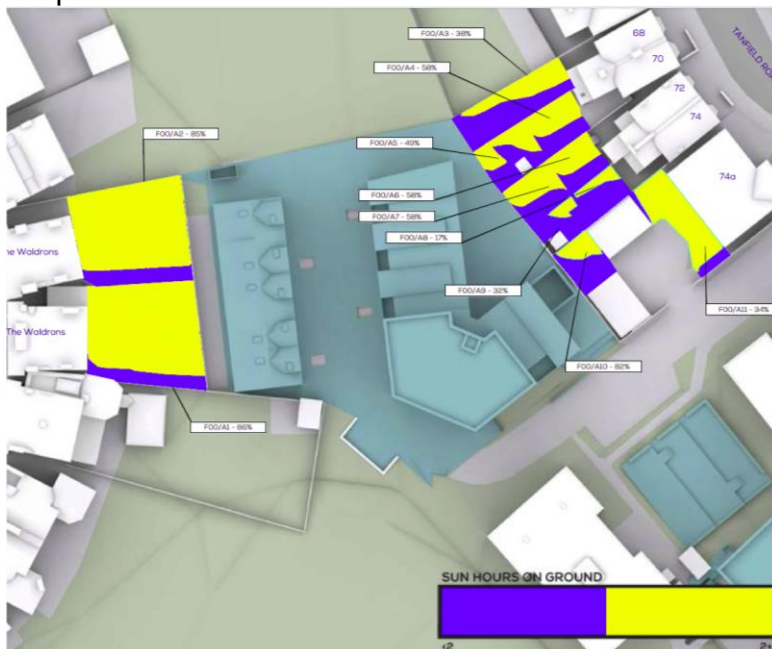


Figure 13: Sun Hours on Ground within neighbouring properties

Item 6.2 – 20/01436/FUL Land R/O 279-289 Selsdon Road, South Croydon, CR2 6PS

2.0 RECOMMENDATION

Paragraph 2.3 amended to include an additional condition:

28. Obscure glazing in flank elevations (compliance)

6.0 LOCAL REPRESENTATION

Additional comment received from a local resident who has previously objected to the application, as follows:

- The planning process is a farce, and very undemocratic. How can objectors all 'liaise' to make one short statement, when we do not even know who the other objectors are, or where they live? You have already decided anyway, so what is the point?
- This application will be pushed through, ignoring the strong opposition of residents in the existing block and in the surrounding houses.
- I have made a detailed case for my objection already, so there is no point in speaking at the 'virtual meeting', but I will say again now that this site is totally unsuitable because of its restricted access and lack of parking, and you are setting the scene for years of disputes and arguing over the access being blocked. All the disputes to come will be your fault, because you pushed ahead in accordance with your dogma, ignoring common sense. We can see the problems to come with parking and access, but you are too short-sighted to listen to reason.
- You are ruining Croydon with your ugly flats and destruction of green spaces.

Officer comment: If more than one objector registers to speak on an application, they are all advised of this by Democratic Services and consent is requested for them to communicate with each other and details will be shared by Democratic Services. This is covered in the Council's Constitution by Section 3.9 of Part 4K – Planning and Planning Sub-Committee Procedure which states:

'Where more than one Objector has registered to speak and the arrangements have not been resolved in advance, the Democratic Services Manager will inform the parties involved as they register so that they can decide either who will address the Committee or how they will divide up the allocated speaking slot. Objectors are expected to come to an agreement between themselves on this. Where Objectors cannot come to an agreement, the Chair will be notified of this through the Democratic Services Manager and the Chair will decide who will be accorded the right to speak. Preference will normally be given to those who are potentially most affected by the planning application and particularly those closest to the application site. The Chair may take advice from officers in making this decision. In order to ensure the most efficient progress of Committee business on the evening, the decision of the Chair will be final and not be the subject of further debate, including in the Committee'.

Parking and access matters are covered in paragraphs 8.38-8.47.

This page is intentionally left blank