

PLANNING COMMITTEE  
Thursday 3<sup>rd</sup> December 2020

**- ADDENDUM TO AGENDA -**

**Item 6.1 – 18/06067/FUL - 3 Croham Valley Road, South Croydon**

*Further Representation*

One additional representation has been received raising points already addressed in the report, specifically around traffic and highways.

*Amendments to Committee Report*

Condition 4 should now read as follows:

4. Final landscaping scheme to be provided including biodiverse planting and defensible planting outside flat 1 and 2

**Item 6.2 - 19/04661/FUL – 34 Brownlow Road, Croydon, CR0 5JT**

*Further Representation 1*

One further representation has been received stating that the land stability comments included in their original objection letter had not been included in the Committee Report. The comment states that the area where the applicant's property is located has potential for natural ground instability. The comment refers to the National Planning Policy Framework and quotes that 'responsibility for securing a safe development rests with the developer/landowner. It requires at para 179 that planning policies and decisions should take account of ground conditions and land stability, and that adequate site investigation information, prepared by a competent person, is presented'. The comment goes on to state that the applicant has not provided any ground stability information and that there would be significant risk to land stability that could be dangerous. The risk of subsidence is also mentioned. Particular reference is made to the retaining wall bordering Rushmead Close and the need for this to be surveyed by a qualified structural engineer. The comment recommends that this matter is controlled by condition.

Officer Comment: A condition is recommended to require site investigations to ascertain the capability of the boundary retaining structures.

*Amendments to Committee Report*

Paragraph 2.2 - The schedules of conditions in paragraph 2.2 of the Committee is amended to include an extra condition requiring land stability investigations.

Items 21 and 22 of the schedule of proposed conditions now read as follows:

21. Land stability investigation

22. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### *Further Representation 2*

A representation has been received objecting on the grounds of the development not appearing in keeping with the area, overdevelopment, noise, overlooking, increased insurance costs and reduced property values.

Officer Comment: Each of the above points are considered in the committee report with the exception of the insurance costs and reduced property values. These are not material planning considerations.

### **Item 6.3 – 20/01524/FUL: Atlanta Court, 65 Parchmore Road, Thornton Heath, CR7 8SH**

The first sentence of paragraph 3.4 should read as follows;

The current building, Atlanta Court, is a part 3-storey, part 5-storey block comprising 2 x studios (1 beds), 25 x 2 beds, 4 x 3 beds and 1 x 4bedroom flats (32 in total) flats (blue outline).

### **Item 6.4 – 20/02218/FUL: 8 Croham Valley Road, South Croydon**

#### *Further Representation*

One additional representation which raised points already addressed in the report as well as that existing trees on site had been felled.

As set out in para 5.40 of the report officer do not consider that there are high value trees at the site and none are protected by a Tree Preservation Order. Therefore the land owner can fell the trees on the site without requiring any permission. Recommended condition 7 (landscaping) would include replacement tree planting.

### **Item 6.5 – 20/03366/FUL: 3-5 Harewood Gardens, South Croydon**

#### *Further Representation*

One additional representation neither objecting nor supporting the development raised the following:

- Whilst the plans have been amended to show a pathway for safe access and a much improved roof design to the front houses, it is a shame the dwellings have not been reduced in height.
- Due to their higher ridge heights the proposed dwellings will result in an incongruous addition to the street scene and would fit in more comfortably if the ridge line was reduced.