

PLANNING COMMITTEE
Thursday 17th January 2019

- ADDENDUM TO AGENDA -

Item 6.1- 18/04342/FUL (13 Hermitage Road, Kenley

An additional condition is suggested requiring details of the garage door and method of opening to be submitted prior to the first occupation of the development.

A further representation has been received from the occupier of 6 Shord Hill which is summarised as follows:

- The proposed development will have a detrimental impact on highway safety due to the very significant increase that it is likely to cause in vehicle traffic up and down Kenley Lane.
- Lower Kenley Lane has no footpaths and parts of it are only 3.5 metres wide with sheer walls on both sides. That leaves less than (at most) 1 metre of clearance for pedestrians and cyclists after allowing for average vehicle width and vehicle clearance from the other side of the road.
- The 20 mph speed limit notices are largely ignored in practice, with vehicles not uncommonly travelling at up to 40 mph.
- If the proposed development risks giving rise to any significant increase whatsoever in vehicle traffic up and down lower Kenley Lane, it will “have a detrimental impact” contrary to Policy DM29.
- The proposed development involves replacing a single-household 4-bedroom dwelling with a 9-household 14-bedroom dwelling. This must obviously lead to a huge relative increase in the number of vehicle movements to and from the site.
- The Highways Report is based on an assumption that the site has the same levels of access to public transport and shopping and other facilities as two specified sites in the inner suburbs of North London.

The additional information provided has been reviewed by the Council’s Strategic Transport Team and in their view;

- The proposed car parking provision and predicted resulting vehicular trips are marginal, and therefore would not result in a material addition to motor traffic the road network within close proximity of the application site
- Kenley Lane is narrow and rural in nature. It is subject to a 20mph speed limit. No personal injury road casualties were recorded from 2000 to 2018 on the stretch of Kenley Lane leading in to Hermitage Road from Valley Road.
- To attempt to widen Kenley Lane would involve compulsory purchase of land. Together with engineering works (to address the topography of the location), the cost of widening would be prohibitive.
- Concern has been raised over visibility for drivers leaving the site given the topography of the area, extent of landscaping and the minimal width of footway. The Council is satisfied that given the low speed limit (20mph), the

existing arrangement and the marginal increase in movements, the visibility for drivers would be within acceptable limits.

On the basis of this additional information and the information set out in the Officers Report it is considered that on balance the proposed development is acceptable from a transport perspective.

Item 6.2 - 18/00455/FUL (land to the R/O 23-25 Normanton Road, South Croydon)

- Remove first informative – not required.
- Following the publication of the agenda, an updated site plan has been submitted (ref. 1008-20K) showing trees to be retained accurately. An updated tree submission has been provided, confirming T42 and T43 in the adjacent meadow, are to be retained. Drawing Nos. updated to include this drawing and tree protection drawing dated 14/01/2019
- A further representation has been received from The Directors of Normanton Mews Management Company which is summarised as follows;
 - The developers did not consult the management company on this application and the management company seek a number of commitments on the future operation of the car park.
 - Raising concerns with the trip rates used in the applicants traffic assessment
 - The original planning permission for the estate was on the condition that the existing parking arrangements were maintained in perpetuity
 - Inadequacy of visitor parking within the proposed development
 - Location and function of the bin storage
- Whilst it is unfortunate that the applicants have not formally consulted the Management Company of their intentions, the applicant has complied with necessary legislation in submitting their application. It is considered the other matters raised in the additional representation are adequately addressed in the Officers Report.