

PLANNING SUB COMMITTEE
Thursday 31st January 2019

- ADDENDUM TO AGENDA -

Item 5.1 – 18/02651/FUL – Leon House, 233 High Street, Croydon, CR0 9XT

Members are advised that some of the works outlined in this application have been implemented on site and the photographs in the presentation this evening will reflect the current situation on site.

Revised plans have been submitted showing the following minor change:

- Inclusion of the rendered structure built on site over the existing external stairwell.

Drawing numbers: AG(04)36 REV G and AG(04)37 REV C

Applicant has confirmed that the timber covered bin store structure for the restaurant bins will be constructed on site should planning permission be granted and that an existing chain link fence within the site (currently separating the restaurant bins from the residential element will be removed.

Removal of the 3 year time limit condition and addition of the following condition:

- Timescale of 2 months from the date of planning permission for the removal of the internal chain link fence and construction of the timber bin store.

Additional representation raising the following points:

- Confirmation of what the bin store will be used for (OFFICER COMMENT – the timber bin store will be for use by the restaurant, residential bins will be stored within the building. Conditions have been attached setting out the frequency and timing of collections).
- The previous bin store was further back in the property it is now brought forward to the pavement with a visible door. (OFFICER COMMENT – the timber bin store will be set back within the site behind the existing external staircase that has now been enclosed. The bin store is screened from the road by a fence and landscaping).
- The amendments have increased the capacity of the bin store with the length and width substantially increased. (OFFICER COMMENT – as set out in the committee report, the bin store will be substantially reduced in size in comparison to the previous situation – from 64 to 14 square metres).
- A request to consider alternative designs in keeping with the area. Ideally built over and ventilated (OFFICER COMMENT – the proposed timber bin store is proposed to have a roof and will be adequately ventilated).
- Confirmation required that all residential waste is held underground. There is a large underground space in these premises already. With the change of use in the premises as an ex office block, additional environmental considerations are required. There is a facility with portorage to arrange collections as set out in the

criteria for new developments. (OFFICER COMMENT – plans have been submitted (and this is set out in the committee report) that the residential bins will be held within the building at first floor level and only brought outside of the building at collection times, which are proposed to be strictly controlled by condition).