

PLANNING COMMITTEE
Thursday 25 April 2019

-ADDENDUM TO AGENDA-

Minutes of the Planning Committee on 11 April 2019

The minutes of the developer's presentation on the following scheme have been updated.

18/05433/PRE: 26 -52 Whytecliffe Road South CR8 2AW and 64-74 Whytecliffe Road North CR8 2AR

Redevelopment of site in two parts to provide 34 Units (Site A) and 99 Units (Sites B and C) together with parking and amenity space.

Ward: Site A is in Purley Oaks and Riddlesdown Ward whilst sites B and C are in Purley and Woodcote Ward

The main issues raised during the meeting were as follow:

- There was positive feedback on the proposal from Members who noted it was developing well and that the sites would lead to more homes which will support and revitalise the local economy.
- The applicant should explore additional height across the sites and must optimise the numbers of units subject to daylight and sunlight.
- There was some debate about the stepping down of the scheme and whether this was an appropriate design solution.
- Members welcomed the 30% affordable housing offer with the split favouring social rent.
- The masterplan approach is supported. With regards to activating the ground floor units, in particular in Blocks B and C, the applicant's suggestion of front doors to duplex units is welcomed.
- The balconies must be useable and recessed. Glass balconies and screens are not supported by Members.
- The building rhythm is working well with the height and massing. The applicant should explore distinct brickwork and detailing to help with the architecture and rhythm.
- Members are satisfied with the level of parking given the accessible location.
- The play areas should not be segregated between market and affordable housing and the access to these areas must be well considered.
- Mitigation for the site from railway noise must be designed at an early stage.

Ward Members Councillor Simon Hoar of Purley Oaks and Riddlesdown Ward and Councillor Simon Brew of Purley and Woodcote Ward shared their comments on the application.

The Chair thanked the applicants for their presentation. It was noted that the Committee looked forward to the application returning at a later stage.