

PLANNING COMMITTEE
Thursday 29th July 2021

- ADDENDUM TO AGENDA -

Item 6.1 – 116 Reddown Road - 21/00338/FUL

4 additional representations received; no additional issues raised not covered by main report

Paragraph 7.2 refers to the National Planning Policy Framework (NPPF) revised in February 2019. Since the drafting and publication of this report the NPPF has been further revised with the most up to date version being from July 2021. The principle changes relevant to this proposal include strengthened requirements on design quality and the use of trees in new developments. Officers are content that the amendments made to the NPPF do not alter the recommendation put forward which is to grant planning permission.

Item 6.2 – 158 Purley Downs Road - 21/01619/FUL

24 additional representations received which raise the following issues:

- No construction logistics plan submitted [Officer Comment: See para 8.57 of the officers report]
- No landscaping information submitted [Officer comment: See para 8.43 onwards]
- Insufficient refuse store [Officer Comment: see para 8.60]
- Insufficient information to consider ground levels [Officer Comment: see para 8.16 and 8.26]
- Impact on neighbour's mental wellbeing [Officer Comment: whilst it is accepted that development close to people's properties can be distressing, conditions are recommended to manage the impacts of development]
- Sanderstead is starting to lose its appeal [Officer Comment: the proposal is considered to be an acceptable form of development which will not have a detrimental impact on the character of the rea]

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Item 6.3 – 22 Hartley Down, Purley, CR8 4EA - 20/04128/FUL

Additional condition:

Submission and approval of details of a lighting scheme.

Amendment to condition 14:

Development to achieve energy efficiency and water efficiency requirements, **including details of photovoltaic panels.**

2 additional representations have been received raising the following issues:

- Intensification of development has not been focussed to gentle developments around high streets and town centres (Officer comment: the proposed development has been assessed against the development plan and other relevant guidance and has been found to be acceptable).
- Flats would be dominant in relation to neighbours (Officer comment: addressed in paragraphs 8.9-8.13 of the committee report).
- Inadequate parking (Officer comment: addressed in paragraphs 8.43-8.47 of the committee report)
- Poor floor plans, limited space to facilitate working from home (Officer comment: the proposed flats are in excess of the minimum space standards set out in the London Plan and the Nationally Described Space Standards).
- Poor design, not complimentary with Hartley Down (Officer comment: addressed in paragraphs 8.14-8.15 of the committee report)
- Neighbouring developments leave bins/refuse out in the street (Officer comment: officers are required to assess the proposal in front of them, not comment on what may be happening in other areas. The proposed refuse store is of sufficient size for the proposed development and is in a suitable location for the Council's waste operatives to collect and return the bins to the bin store).
- Proposal is not step free (Officer comment: addressed in paragraphs 8.19-8.21 of the committee report).

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Item 6.4 – 1-3 South Drive, Coulsdon, CR5 2BJ – 20/01397/FUL

Corrections and clarifications:

The table on the front page of the report incorrectly reports the mix across tenures of the 3B4P and 3B5P units and should instead read as follows (amended figures are underlined):

	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	TOTAL
EXISTING	0	0	0	0	0	2	2
PROPOSED (AFFORDABLE RENT)	6	7	5	<u>1</u>	<u>1</u>	0	20
PROPOSED (PRIVATE)	5	8	3	<u>0</u>	<u>2</u>	1	19
TOTAL	11	15	8	1	3	1	39

In paragraph 2.1 officers can confirm that the total monitoring fees due and secured under the S.106 would be £7,619.

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Fig.5 in the report incorrectly reports the mix across tenures of the 3B4P and 3B5P units and should instead read as follows (amended figures are underlined):

	Affordable	Market	Total
1b2p	6	5	11
<i>As a %</i>	30	26.3	28.2
2b3p	7	8	15
<i>As a %</i>	35	42.1	38.4
2b4p	5	3	8
<i>As a %</i>	25	15.8	20.5
3b4p	<u>1</u>	<u>0</u>	1
<i>As a %</i>	<u>5</u>	<u>0</u>	2.6
3b5p	<u>1</u>	<u>2</u>	3
<i>As a %</i>	<u>5</u>	<u>10.6</u>	7.7

3b6p	0	1	1
<i>As a %</i>	0	5.3	2.6
Total	20	19	39

Further representations:

7 further representations (7 objections) have been received since the publication of the report. The issues raised in said representations mirror those reported and responded to in paragraph 6.2 of the report as well as the following:

- No provision of a car club bay as required for the development at 13 South Drive [OFFICER COMMENT: The applicant has committed to paying for 3 years membership for all future occupiers of the development for the existing car club on Leaden Hill and this will be secured via the S.106 agreement.]