

PLANNING SUB-COMMITTEE
Thursday 7th April 2022

- ADDENDUM TO AGENDA -

Item 5.1 – 21/02848/FUL – 2 Ravenshead Close, South Croydon.

Paragraph 3.6 the following line should be added to the last paragraph on the appeal.

The inspector also considered that extending into the space between the house and road would cause the layout to be out of kilter with its immediate surroundings, and spatial balance that currently exists with no.1 opposite.

Paragraph 8.6

Reads:

There is a Tree Preservation Order on the site, protecting the remaining, mature beech tree. The tree has limited longevity, and its felling is...

And is changed to:

There is a Tree Preservation Order on the site, protecting the remaining, two mature beech tree (T3 and T5). These tree have limited longevity, and their felling is

Item 5.2 – 21/02891/FUL – 77-79 Mitchley Avenue, South Croydon

Revised Drawings

The following revised drawings have been submitted for consideration

0163/77/79MITC-01 received 06/04/22 uploaded 07/04/22 and 0163/77/79MITC-02 received 06/04/22 uploaded 07/04/22

The revised drawings make the following changes:

Updated elevation corrects a drawing error that showed the shopfront of no.79 changing material. This error has been corrected to make clear that the existing tiled appearance would be retained.

The proposed plan has been updated to correct a label error on the drawing where the proposed plan was labelled as existing. The plan was also revised to show the retention of the rear store, to ensure consistency with the proposed elevation where the store was also shown as being retained.

Description of Development:

Description of development was:

“Change of use from retail (class E(c)) to mixed use cafe/restaurant (class E(b)) & Takeaways (Sui Generis). Installation of new shopfronts and extraction flue to the rear elevation.”

and has been altered to

Change of use from professional services (class E(c)) to mixed use cafe/restaurant (class E(b)) & Takeaways (Sui Generis). Installation of new shopfronts and extraction flue to the rear elevation.

As the previous (and lawful) use was an estate agent (previous use class A2/ current E (c), which is classed as a professional service, which is not retail (previously A1/E(a).

Conditions

Condition 7 is recommended to be added – Waste to be stored as indicated on plans and collected from rear

Under the conditions the following line is added:

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

Paragraph 8.2

The following line is changed:

The existing ground floor has a Class E(a) (previously A1) use as a shop

is changed to:

The existing ground floor has a Class E(a) (previously A2) use as a estate agent

Paragraph 8.4

The following line is changed:

Prior to the adoption of the new use classes order, the proposed change of use would have resulted in a change from A1(shops) to A3 (restaurant and cafes) with an ancillary A5 (hot food takeaway) use.

Is changed to:

Prior to the adoption of the new use classes order, the proposed change of use would have resulted in a change from A2 (Professional and financial services) to A3 (restaurant and cafes) with an ancillary A5 (hot food takeaway) use.

Paragraph 8.7

Paragraph 8.7 states that Harris Primary Academy, Kenley is the closest primary school. The 917m is measured as the crow flies, and therefore well in excess of the 400m walking distance. It should be noted that Riddlesdown Collegiate, Dunmail Drive is the closest Secondary School to the site, but at circa 800m walking distance, is also in excess of 400m walking distance from the application site and therefore compliant with Policy E9.