

1st December 2022 Planning Committee Addendum

Item 6.1 - 19/06039/FUL – 16-18 Park Road

Updates to officer's report

- The table on Page 1 refers to the existing housing mix a 1 x 4 bed house. The building is split in two (essentially a semi-detached pair) but joined internally. The existing properties are 1 x 3 bed and 1 x 4 bed dwellings.
- Landscaping – Paragraph 8.56 refers to compliance with the submitted landscape plan. The plan does not show the correct location of bin/cycle store. Therefore the Condition 13 will need to require an amended landscaping plan to be submitted and approved. There is no reason why the same quantum of replacement trees could not be provided as a result and therefore this has no impact on the assessment of the proposal.

Additional Representations:

1 additional letter of support received (2 Baker Close):

- It is refreshing to see a planned development of a property in our area that is both in keeping with the standard of said area and pleasant to its neighbourhood.
- My property will benefit from more light, it is currently obscured by the excessively tall trees at the rear of the property
- A wonderful house, that is currently falling further into a state of disrepair, will have a new lease of life given to it.

Item 6.2 - 20/02632/FUL – 72 Waddington Avenue

Additional Representations:

1 additional representation from the Old Coulsdon Residents Association and East Surrey Badger Protection Trust has been received which can be summarised as follows:

- A complaint has been made to the Council in respect of damage to a badger sett *[OFFICER COMMENT: The presence of a complaint does not preclude the Council from determining a planning application, and in this instance officers are content that the application at 72 Waddington Avenue is acceptable in ecological terms as is detailed in the report.]*
- Damage made to the badger sett on the adjacent site is the subject of an ongoing police investigation *[OFFICER COMMENT: It is understood that the police have concluded that there is no evidence that any laws in relation to the protection of badgers took place on this site.]*
- The proposal results in a loss of biodiversity *[OFFICER COMMENT: The submitted documentation outlines that the proposed development would result in biodiversity net gain.]*
- Issues raised regarding disturbance to the badger sett *[OFFICER COMMENT: It is understood that these instances occurred on the neighbouring site at 76-80 Waddington Avenue.]*

- The location of the proposed replacement badger sett is unacceptable *[OFFICER COMMENT: The Council's ecology consultants are content that the proposed replacement badger sett in its proposed location is acceptable.]*
- The Council have not consulted with Natural England *[OFFICER COMMENT: Natural England have been consulted on this application and have raised no objection.]*