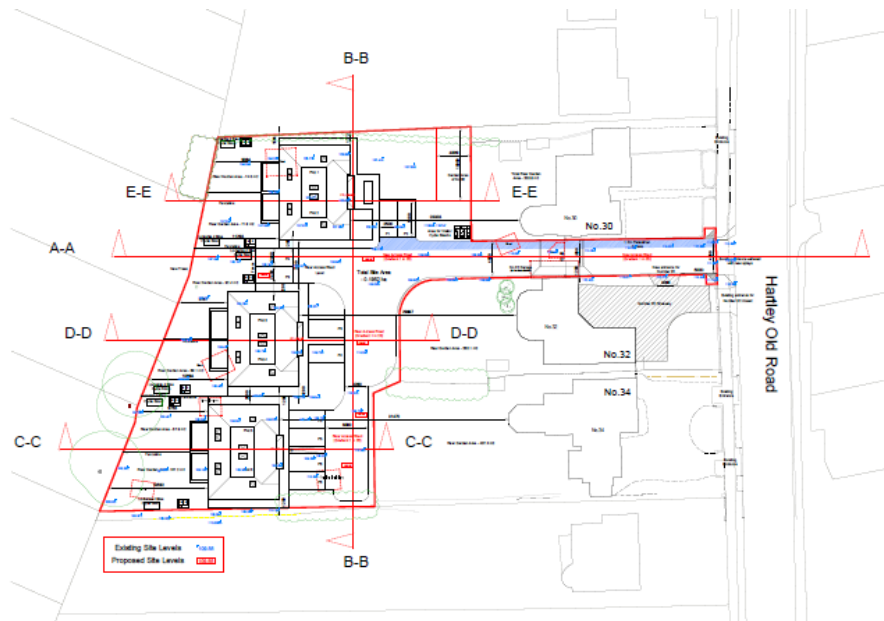


26th January 2023 Planning Committee Addendum

Item 5.1 22/00973/FUL – Land R/O 30-34 Hartley Old Road, Purley, CR8 4HG

A revised site plan (drawing number 2020 P472 001 Rev F) has been submitted which replaces drawing number 2020 P472 001 Rev E.

The revised site plan below includes an additional outdoor amenity space for no. 30 Hartley Old Road (so this property retains a rear garden of at least 200 sq m). The plan also shows a vehicular access serving no. 32 from the access road.



This plan replaces the proposed site location plan shown in section 3 and in paragraph 8.34.

Drawing number 001 Rev A removed from the drawing list.

Conditions list

Paragraph 2.3 updated as follows:

Conditions

- 1) Commencement time limit of 3 years
- 2) Carried out in accordance with the approved drawings

Pre-commencement

- 3) Construction Logistics Plan to include a survey of the public highway

Prior to above ground floor slab level

- 4) Materials (including samples)
- 5) Details of cycle storage, refuse store (including number of receptacles and area for bulky waste), electric vehicle charging points
- 6) Landscaping scheme including replacement trees/tree pits/boundary

treatment/retaining walls/gates/lighting and a maintenance and management plan
8) Ecology condition (biodiversity enhancement strategy)
9) SUDs

Pre-occupation

10) Implementation of access road/car parking/visibility splays as specified
11) Parking layout/access for no. 32 Hartey Old Road/re-instatement of pavement (Grampian condition)

Compliance

12) No additional windows in the flank elevations other than as specified/obscure glazed (first floor windows)
13) No balcony, roof garden or similar area shall be provided above the single storey rear elements permitted and no alterations shall be carried out to create access to it.
14) Remove Permitted Development
15) Ecology condition (in accordance with ecological appraisal recommendations)
16) In accordance with Fire Strategy Statement
17) Water efficiency requirements
18) Tree Protection Plan/mitigation measures

Representations

7 further representations have been received.

No further material conditions were raised other than the following;.

Overcrowding (officer comment: the uplift in the number of units/people are addressed in paragraph 8.32).

Preliminary Ecological Appraisal out of date (officer comment: a revised Preliminary Ecological Appraisal including a Preliminary Roost Assessment (updated 04.08.22) was submitted. The Councils Ecological Consultant has advised that whilst the trees/shrubs have been removed from the site that the submitted details are satisfactory and that suitable ecological conditions will be attached to any grant of planning permission.

Plans confusing (officer comment: The plans are clearly labelled).

A procedural matter was raised as follows;

Notification of committee timeframes is short (Officer comment: This is not a material planning consideration. Notification has been done in line with protocol).

The application is to be heard at Planning Committee, not Planning Sub Committee as indicated at the top of the report. Subsequently the item is 5.1 not 6.1.