

Planning Sub-Committee Addendum

18 May 2023

Item 5.1: 23/00922/FUL – 86 & 88 Caterham Drive, Coulsdon, CR5 1JG

Additional Representations:

Since the publication of the Committee Report 3 further representations have been received objecting to the application. Whilst these largely raise issues already covered in the report, the following issues have additionally been raised:

- Existing property has been left in a very poor state to force planning through [*OFFICER COMMENT: The condition of the existing property is not a determining factor in the determination of this application*]
- Caterham Drive was turned into a river on 09th May 2023 [*OFFICER COMMENT: The LLFA are aware of this flooding event and this is noted*]
- The access road will be too close to Waddington Avenue [*OFFICER COMMENT: The point at which the new access road joins Caterham Drive is in excess of 35m from the junction of Waddington Avenue with Caterham Drive*]
- Will increase crime levels [*OFFICER COMMENT: There is no evidence to suggest that the development of 5 new family homes will result in an increase in crime in the local area*]

Corrections:

In paragraph 8.30 the report incorrectly states that 2 of the trees being removed are subject to TPO's (2 Hawthorn trees). This should instead state that 3 of the trees being removed are subject to TPO's (3 Hawthorn trees).

In paragraph 8.41 the report states that the Lead Local Flood Authority (LLFA) have reviewed the proposed SUDS strategy and deem it acceptable subject to a condition requiring the development to be carried out in line with the SUDS strategy as currently proposed. Since the publication of the report the LLFA have provided further comments on the application, and whilst their position still remains that the proposed SUDS strategy is acceptable, they have now in the interests of robustness requested that a pre-commencement condition is instead imposed. Said condition would require the submission of further details and calculations in respect of the proposed SUDS strategy and require the development to be carried out in line with the SUDS strategy.

As a result of the above an additional condition is now proposed as follows:

7) Submission of further details in respect of the sustainable urban drainage (SUDS) design and development to be carried out in accordance with said design

It should also be noted that conditions 7) through 16) will be renumbered such that they become conditions 8) through 17) and the existing condition 17) (In accordance with sustainable urban drainage (SUDS) design) is deleted.