

7th May 2020
Planning Committee Addendum

Item 6.1: 19/04191/FUL 22 Lynne Close South Croydon CR2 8QA

Since the publication of the Planning Committee agenda, two further letters of objection have been received from neighbours who have previously made representations on the application. The representation largely reiterate comments previously reported in the committee report including:

- excessive scale, height and massing, materials proposed being out of character, negative impact on parking and traffic in the area, inadequate provision of off-street parking, impact on value of neighbours properties, impact on wildlife and biodiversity, impact on / loss of existing trees; and
- the negative impact on neighbouring amenities including their outlook/ views, overlooking from the development, disturbance, noise, light, pollution (including air from dust and fumes)

One of the objectors states that section 8.3, 8.7 and 8.8 is misleading in the character assessment of Lynne Close and the existing dwelling house. Officers are satisfied that the Committee Report as it stands is accurate and that the assessment of the character of properties along Lynne Close and the existing dwelling house is suitably sound. Characterising the dwelling house and others in Lynne Close as “dwelling houses” or “detached houses” (rather than “bungalows”) is not considered to have mislead the public in relation to the use of the land or the character assessment of the surrounding residential area.

The Planning Committee is also advised that a planning application has been submitted for the development of 8x3 bed houses at Hawthorn Crescent (LBC Ref 20/01207/FUL) which is relatively close to the application site – which remains under consideration. The Hawthorn Crescent application takes the current application into account as part of the assessment, recognising potential cumulative impact of proposals on the availability of on street car parking capacity.

Item 6.2: 24 Coulsdon Court Road, Coulsdon, CR5 2LL

1. Amendments to the report:

Figure 7 on page 61 has been amended to reflect the correct neighbouring addresses as below.

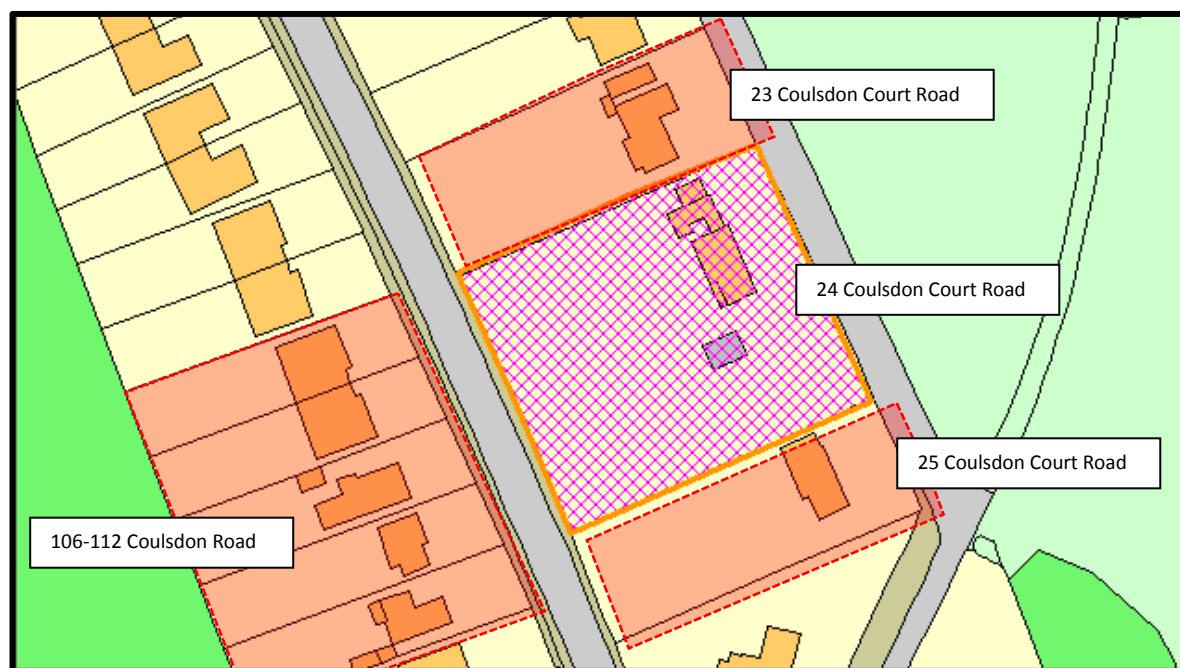


Fig.7: Neighbouring properties affected

Amendment to Paragraph 8.38 which currently reads as follows:

It should be noted that there is a window which serves a bedroom towards the front of the building on the flank elevation, but it is considered to be secondary, as there is a main window in the front elevation. Whilst it is considered that the proposal will change the outlook of this window the separation distance of 25.6m between the proposed and existing building is sufficient to cause minimal impact and the front window would be unaffected.

The Paragraph should read as follows:

It should be noted that there is a window which serves a bedroom towards the front of the building on the flank elevation, but it is considered to be secondary, as there is a main window in the front elevation. Whilst it is considered that the proposal will change the outlook of this window the separation distance of 6.19m between the proposed and existing building is sufficient to cause minimal impact and the front window would be unaffected.

Note: There are two paragraphs numbered 8.38 due to a formatting error, however the paragraph above refers to paragraph 8.38 on page 62.

Item 6.3: Purley Mosque – 63 Whytecliffe Road South

A large number of emails (both for and against) have been received following on from the publication of the agenda.

269 emails of support have been submitted – with 80 of these providing details of support - highlighting similar benefits associated with the proposed development – as outlined in the officer's report including the following

- The work undertaken by the mosque in the community – should be able to widen activities taking place
- Educational benefits of the proposed development
- Helping to manage the current difficulties associated with the current building – which has limited capacity to accommodate the community – especially during Friday Prayers with prayers taking place outside in the car park
- The suggested car parking problems is not an issue – as Council car parks are used.
- Insufficient space for prayer – providing more space should help overcome any previous issues – with congregations taking place within the building – allowing proper management of the mosque.

11 further letters of objection have been received – covering similar points as previously raised and contained within the report. The comments are as follows:

- Inappropriate location for such a large facility – with added traffic generation
- Will harm the character and appearance of the area and street-scene
- Very limited car parking available within the town centre
- Number of people attending is quite intimidating
- Negative impact on existing retail activity in and around Purley
- Difficult to queue at opposite bus stops
- Five storey building and more intensive mosque development will significantly affect the neighbouring residential flats – with added noise and comings and goings
- Rights of light and loss of light to existing flats – and overlooking from proposed balcony
- The design blights views and does not contribute to the wider area – and does not respect the built character
- The Planning Committee should not be taking place during the current Covid 19 pandemic – it is not fair that objectors are not able to speak at the planning Committee and 450 words (3 minutes) is not enough time to object to the proposals
- The increased size of the proposed mosque is extreme and people will travel from miles around to attend – generating traffic congestion
- Planning Committee should be postponed until such time as a suitably inclusive Planning Committee can be held