

PLANNING COMMITTEE
Thursday 10 September 2020

- ADDENDUM TO AGENDA -

Item 6.1 – 19/03984/FUL (28 The Woodfields)

Additional conditions:

- The first floor side facing windows shall be obscurely glazed
- Electric Vehicle Charging Points required in accordance with policy

Additional informative:

- A licence from Natural England will need to be obtained once the ecology conditions have been discharged

Paragraph 8.5 amended:

‘The residential character of *The Woodfields* consists of detached houses.’

Item 6.2 – 20/00532/FUL (2 Wyvern Road)

Additional conditions:

- A hard and soft landscaping strategy shall be submitted for approval prior to above ground level works
- The first floor windows behind the hit and miss brickwork of the terrace houses shall be obscurely glazed

Item 6.3 – 20/01658/FUL (36 Oakwood Avenue)

18 additional letters of representation received.

Representations other than those referring to Purley Cattery have been addressed in the original report. Further response is detailed below in the amendment to 8.22.

6.0 LOCAL REPRESENTATION

Paragraph 6.1 amended:

No of individual responses: **276** Objecting: **276** Supporting: **0** Comment: 0

A letter that was counted as supporting has been reclassified as an objection.

Paragraph 8.6 amended:

Representations have raised concern over the intensification of the site and overdevelopment. The site is in a suburban setting with a PTAL rating of 0 and as such,

the London Plan indicates that a suitable density level range is between 150-200 habitable rooms per hectare (hr/ha). Whilst the proposal would be in excess of this range (**276 hr/ha**)(**44 habitable rooms**), it is important to note that the London Plan indicates that it is not appropriate to apply these ranges mechanistically, and also provides sufficient flexibility for higher density schemes (beyond the density range) to be supported where they are acceptable in all other regards. In this instance the proposal is acceptable, respecting the character and appearance of the surrounding area, and does not demonstrate signs of overdevelopment (such as poor quality residential units or unreasonable harm to neighbouring amenity). As such the scheme is supported.

Paragraph 8.12, figure 4 caption amended:

'CGI of site showing proposal from *Oakwood Avenue*'

Paragraph 8.13, figure 6 image amended house numbers:



Paragraph 8.14 amended:

'No.38 is to the north and no.34 is to the south of the site.'

Paragraph 8.15 amended:

'No.34 has side facing windows.'

Paragraph 8.19 amended:

‘First floor *side facing* obscure glazed windows are proposed on the dwellings, these will need to be obscure to prevent overlooking of neighbouring property.’

Paragraph 8.22 amended and expanded upon:

A number of the additional representations raised concern with the impact of the proposal on the property at 110 Riddlesdown Road “The Purley Cattery”. Concerns have been raised that the proposal would have an impact on the cats and the running of the business.

The report to Planning Committee addresses this point at 8.22. As this paragraph sets out, the operation of the business itself is a material consideration. The development itself, ie the additional residential units, is not considered to give rise to any significant impact on the business itself. The construction process, would have some impact on the business and so it is proposed that a Construction Logistics Plan condition would be attached to a grant of permission. This would require details of hours of construction/deliveries to be agreed with the Council and for details of noise mitigation measures. Following advice from the Council’s Licensing and Environmental Health teams, they advise that no additional requirements to the construction logistics plan are necessary and that construction site noise does not preclude the granting of licenses.

Some noise would be generated but the hours would be controlled and the noise generated would not be considered to be continuous or to be so likely to disturb cats that the business could not operate. The construction process would be for a limited time and within the lifespan of the construction project some activities would be noisier than others. The Council’s Environmental Health team advise that if the site is well operated then the impact on cattery would be acceptable and no greater than surrounding residential properties.

Therefore, with mitigation in the form of a Construction Logistics Plan, noise generation from the site would be controlled. Officers are of the opinion that the impact would therefore be limited. Weighing this with the location of the site in a residential area where it is reasonable to consider that some development may occur and the positive elements of the scheme, being the sensitive provision of good quality accommodation, the impact on the operation of the business is considered to be acceptable.

Paragraph 8.26 amended:

‘A small area of communal amenity space is provided, although it is noted that, being a scheme for *houses*, this is not a requirement.’

Additional informative:

- A licence from Natural England will need to be obtained once the ecology conditions have been discharged

Item 6.4 – 20/02118/FUL (19 Woodfield Hill)

Additional conditions:

- A refuse management plan is required for the moving of refuse from the rear refuse store for collection

Additional informative:

- A licence from Natural England will need to be obtained once the ecology conditions have been discharged

Paragraph 8.23 amended:

In terms of accessibility, *the flat on the ground floor is M4(3)* and all the other units would be M4(2) compliant which is acceptable. A lift has been provided for access to the flats.