

14th July 2022 Planning Committee Addendum

Item 6.1 – 21/06036/FUL– Land To The South Of Firsby Avenue And To The East Of Verdayne Avenue, Shirley, CR0 8TL

Since the publication of the Committee Report, the following clarifications and/or corrections are proposed:

- The site lies within Flood Zone 1 and as such has low probability of flooding from rivers or seas. This should be read in relation to paragraphs 7.64 of the Officers Report. This clarification does not alter the Officer recommendation as such matters are capable of being addressed at the condition stage.
- Please substitute 'Verdayne Gardens' for Verdayne Avenue within paragraphs 7.15 & 7.50 of the officer report.
- Please note that the following planning application should be included within the planning history section of the Officer report.
 - 79/20/1717 – Planning permission was granted on the 30th November 1979 for the erection of a detached bungalow with car port. The applicant has advised that this permission has implemented and remains extant although no evidence has been submitted to the LPA to support this claim.
- A representation has been received questioning the need and justification for a Legal Agreement securing sustainable transport in terms of a financial contribution and car club membership. Such clauses are justified under the policies of the local plan and would comply with Regulation 122.

Item 6.2 – 22/00948/FUL – 2 Highland Road, Purley, CR8 2HS

Under paragraphs 3.1 of the Officers report please note that storage for 18 bicycles have now been provided as opposed to the quoted '15'. This follows on from the amendments which were received on the 24th June 2022.

A representation has been received questioning the need and justification for a Legal Agreement securing sustainable transport in terms of a financial contribution and car club membership. Such clauses are justified under the policies of the local plan and would comply with Regulation 122. In addition, a further objection has been received but raises no new matters.

Item 6.3 - 21/01473/FUL - 220 Brighton Road, Purley, CR8 4HB

- The address stated in section 1.0 of the Officer Report is partially incorrect. The full address for the site should read – 220 Brighton Road, Purley, CR8 4HB

- Two drawings were listed in error (BR - OBA - 00 - 00 - DR - A - 0502 – PA and BR - OBA - 00 - 01 - DR - A - 0503 – PA)
- The planning history for 5 Smitham Downs Road is incorrect – the application is currently at appeal stage.
- In the Housing Quality section of the assessment, paragraph 8.28 should also note that one room on the second floor also fails the ADF test. The proposal still complies with the BRE Guidance as a whole and this clarification does not alter the Officer recommendation
- Paragraph 8.29 of the report should state the following:
“While three bedrooms (one at ground floor and two at first floor) fall below the No Sky Line (NSL) guidelines which consider the point at which the sky can be seen from the room and therefore the light distribution within the room, the rooms still meet the British Standard for the APSH tests which consider the amount of light in a room”.
- Para 8.62 is an error – the site is not within a Controlled Parking Zone and as such, new residents would not need permits to park near the site.
- One additional objection was received stating that the proposal will have a detrimental impact on the surroundings and that the Council should not grant permission as a result of precedents previously set. [Officer note – An assessment as to the impact on the surroundings is made in the report. In relation to precedents, each application is assessed on its own merits]
- The objection also queried the accuracy of the table summarising the objections. [Officer note – the representations received are summarised into themes within the table. Any material considerations are then discussed in full within the relevant section of the assessment]

Item 6.4 - 21/05015/FUL – 21 Downsview Road, Upper Norwood, SE19 3XD

- One additional representation was received opposing to the wider issue of the demolition of properties on Downsview Road.
- One representation was received from the Downsview Residents Group objecting to the proposal. The representation does not raise anything new other than that which has already been discussed in the officer report.

Item 6.5 - 21/03333/FUL - 87-89 Foxley Lane, Purley, CR8 3HP

Since the publication of the Committee Report, Officers would like to like to correct the 'Ward' stated within the report to 'Purley and Woodcote'. To confirm the site does not lie within the ward of Coulsdon Town.

In addition, please note that paragraph 8.59 should read as a £33,000 sustainable transport contribution as opposed to the £23,000 originally stated.