

11 January 2018 Planning Committee Addendum

Planning committee

Item 6.1 Ref: 17/03953/FUL – Thanet House, Coombe Road

1. Further Representations

- Two further representations (objecting) have been received and the objectors have included an asbestos survey dated 2004 undertaken for Thanet House. In terms of asbestos found, a summary of the findings in the report shows that: (i) asbestos rope, yarns, or cloth products may be present in fuse boxes (ii) asbestos flooring materials were found (iii) it is assumed that any original doors of composite construction may contain asbestos that would be exposed by cutting or drilling etc.
- Survey finds asbestos cement sheets are extensive throughout loft area and comments that it is in fair condition with unsealed damage sustained. It recommends to remove it under controlled conditions or remove damage and decontaminate locally. Encapsulate, label and manage.

Officer Comment: The presence of asbestos in a building is not in itself a reason for refusal. The matter was previously raised in representations received and is addressed in paragraph 8.26 the Committee report which states 'The removal of asbestos, if found, would be subject the Control of Asbestos Regulations 2012 which came into effect in April 2012 and which require removal works to be undertaken by a 'licensed' contractor'. The matter can be further secured through use of a condition for submission to the Council of a contaminated land assessment for its approval to ensure the above issues are effectively considered and managed where necessary.

- Other matters raised in one of the additional representations received relate to the previously refused 1994 planning application ; the standard of accommodation for future occupiers ; health and safety issues ; noise from future flats ; and inadequate parking provision.

Officer Comment: The issues had already been raised in representations received and have been addressed in the Committee report.

2. Amendments to Committee Report

- **Paragraph 2.2** - The schedules of conditions in paragraph 2.2 of the Committee is amended to include a condition for submission to the Council of a contaminated land assessment for its approval to ensure the above issues are effectively considered and managed where necessary. A standard condition the development shall be begun within three years of the date of the permission is also added. The schedule of proposed conditions now reads :

- 1) Development in accordance with the submitted plans
- 2) Submission of external facing materials for written approval of LPA.
- 3) Written approval of following matters:-
 - a) refuse enclosure appearance,
 - b) cycle storage enclosure.
 Once approved items to be implemented prior to first occupation of new flats and retained as such thereafter.
- 4) Compliance with carbon reduction target 19% above building regulations
- 5) Compliance for water volume target of no more than 1100 cubic metres per day per unit.
- 6) Submission of construction logistics plan for written approval of LPA.
- 7) Submission of Contaminated land report for written approval of LPA and, where necessary, evidence that any required remedial works have been carried out.
- 8) Development to commence within 3 years of date of planning permission.
- 9) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Paragraph 6.4 – in the summary of objections the response to the 1994 planning permission is found in paragraph 8.4 (not 8.3). The response to noise issues is found in paragraphs 8.15 to 8.17 (not just 8.17). The response to water tanks and utilities is found in paragraph 8.19 (not 8.18). The response to asbestos is found in paragraphs 8.26 and 8.27 (not 8.25 and 8.27). The response to scaffolding is found in paragraph 8.18 (not 8.17). The response to structural concerns is found in paragraph 8.20 (not 8.19).

Paragraph 8.3 – Amended to reflect provision of 3 hip-to-gable windows.

The paragraph now reads:

The previously refused 1994 planning application (LBC Ref 94/00406/P) was refused on ground of poor design, insufficient off-street parking provision and insufficient amenity space for future occupiers. The 1994 application had a significantly different design to that proposed in the current planning application. It included extension to the front roof slope, as well as the rear roof slope, whereas the current application only proposes extensions to the rear roof slope and alteration to the roof at its northern end to change a hipped form to a gable end and alteration to roof slope facing High Street resulting in a change of two hipped forms to gable ends. This refusal of planning permission (which was not tested on appeal) was also issued at a time where the drive to deliver more housing was a more limited consideration (compared to the current housing targets).

Item 6.2 - 17/04330/FUL - 360 Brighton Road, South Croydon, CR2 6AL

The table in Section 1.0 should be revised to:

	1 bed	2 bed	3 bed
Flats	2x (1b1p)	2x (2b3p))	
Houses		4x (2b4p) 1x (2b3p)	

Paragraph 8.23 should be revised to state:

Provision has been made for 8 on-site parking spaces which includes one disabled bay, and for cycle storage which could be provided in accordance with the London Plan standards. A single storey wheelchair adaptable bungalow has been provided demonstrating that the proposal has been designed to be accessible by all.

Item 6.4 - 32-34 Fairview Road, Norbury

An additional condition is recommended to ensure that adequate details of opening hours and noise mitigation measures (if required) are provided prior to the occupation of the proposed commercial unit to satisfy the local planning authority that the use of the unit would not cause a detrimental impact upon the amenity of the future and/or neighbouring occupiers of the application site.

Item 6.5 - 17/05464/FUL - 43 Downsway, South Croydon CR2 0JB

Since the report has been draft a further five additional objections have been received on the above proposal. The following issues were raised in these representations:

- Out of keeping with the character of the surrounding properties;
- Description of the development is misleading;
- Increased cars and congestion;
- Increase in the housing density;
- Impact on parking;
- Over Development;
- Increase in noise and disturbance;
- Loss of light;
- Inaccurate drawings and survey data;
- Substandard recycling and refuse points;
- Inadequate cycling provision;
- Impact residential amenities

In general these issues have been addressed in the committee report. In regard to the representations in respect to the standard and accuracy of the drawings and material supplied by the applicant, it should be noted that the Design and Access statement was updated during the course of application to correct drafting errors noted in the document. Whilst the Council does not condone a poor standard of application the scheme as submitted is acceptable to form a professional assessment and reach a reasoned decision.

There are also comments in respect to the surveyed datum and land levels in order that the scheme can be assessed and ensure that should any formal scheme approved the development can be monitored and is enforceable. The submitted drawings are scalable and have been surveyed by the applicants' architects. However, given the overall topography of the area it is considered prudent in this case to add a pre-commencement condition to ensure that the finished floor levels are recorded. As such it is proposed to attach the following condition to any approval:

Prior to the commencement of the development hereby approved details shall be submitted to and approved by the Local Planning Authority with respect to the following matters and shall be retained for so long as the development remains in existence:

- (1) finished floor levels of the building(s) in relation to existing and proposed site levels*
- (2) roads, footpaths, access routes and gardens within the site including levels and gradients*

Reason: To ensure an acceptable standard of development having regard to policies UD3, UD6 and UD13 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies.

Planning Sub – Committee

Item 5.1: 17/04610/FUL - Land between 137-181 Church Road, Upper Norwood, SE19 2PR

1. One additional representation has been received since the committee report was published. The matters raised in the objection are already addressed within the original report, paragraph 5.2 and addressed within the material considerations