

PLANNING COMMITTEE
Thursday 5 July 2018

- ADDENDUM TO AGENDA -

Item No. 6.1 – 17/06370/FUL – 193 Hayes Lane

Paragraph 1.1 and section 2 were included in error.

An additional representation has been received objecting to the scheme raising no new issues.

Item 6.2 – 17/06373/FUL – 193 Hayes Lane

Paragraph 1.1 and section 2 were included in error.

The number of representations received in paragraph 6.1 should read as follows:

No of individual responses: 15	Objecting: 15	Supporting: 0
No of group responses: 1	Objecting: 1	Supporting: 0

Item No. 6.3 – 17/06330/FUL Land at the junction of Coombe Road and Edridge Road, Croydon, CR0 1BD

Two additional representations have been received; one from a local resident raising no new issues and one from a group of users of Ruskin House which raises similar issues to those summarised in the main report and the following new issues:

- Lack of homes for wheelchair users [OFFICER COMMENT: Planning policies require that 10% of units are “wheelchair user dwellings”. As this scheme is of 9 units, no unit needs to comply with this standard.]
- Lack of access to amenity space for disabled users [OFFICER COMMENT: The rear amenity space is accessible from the ground floor on the level. The landscaping proposals are considered to be acceptable.]
- Querying the management arrangements of the block and the proposed management company outlined in condition 4 [OFFICER COMMENT: The proposal, being below 10 units, does not require affordable housing and so it is considered that there is no need to control the management of the block overall; the condition requires details of the management of small landscaped areas at the front]

Item No.6.4 – 18/00693/FUL (11 South Park Hill Road, South Croydon, CR2 7DY)

Amended plans have been received removing the details of the indicative materials from the proposed plans. In addition, the applicant has provided a sketch image of the proposed development.

Therefore the plan details in Section 1.0 of the report should be replaced with the following;

Drawing Nos: 6571-01, 6571-02, 6571-03, 6571-04, 6571-05 Rev A, 6571-06 Rev A, 6571-07 Rev A, 6571-08 Rev B, 6571-09 Rev B, 6571-10 Rev B, 6571-11 Rev B, 6571-12, 6571-13 and 6571-P14.

Item 6.6 – 18/01213/FUL (The Welcome Inn, 300 Parchmore Road, Thornton Heath).

One additional representation has been received from Steve Reed MP, who objects to the scheme as he is concerned that The Welcome Inn is at risk of going the way of many other pubs in the area which have closed down in recent years.

A further representation has also been received from the current landlord of the Welcome Inn which disputes the amount of floorspace which would be retained for the bar suggesting that the total reduction in space would be 26% not 19 % as set out in the Officer report.

Officers have re-measured the submitted application plans and stand by the figures set out in the Committee papers.

The representation also questions elements of the applicants' viability document. In particular the representation questions how the proposed pub can be more profitable than the current situation. Officer have set out comments in relation to the Viability reports in the update report which is part of the Committee papers.