

## 13<sup>th</sup> September 2018 Planning Committee Addendum

### Item 6.3: 18/01364/FUL- 45 The Ridge Way, South Croydon CR2 0LJ

A Petition containing 75 signatories as been received on Tuesday 11<sup>th</sup> September which argues that Planning Committee are in no position to determine the current application in view of the outstanding Freedom of Information Request (FOI) submitted in June has yet to be responded to. The FOI request related to the pre-application discussions that took place in respect of this site (LBC Ref: 18/00210/PRE).

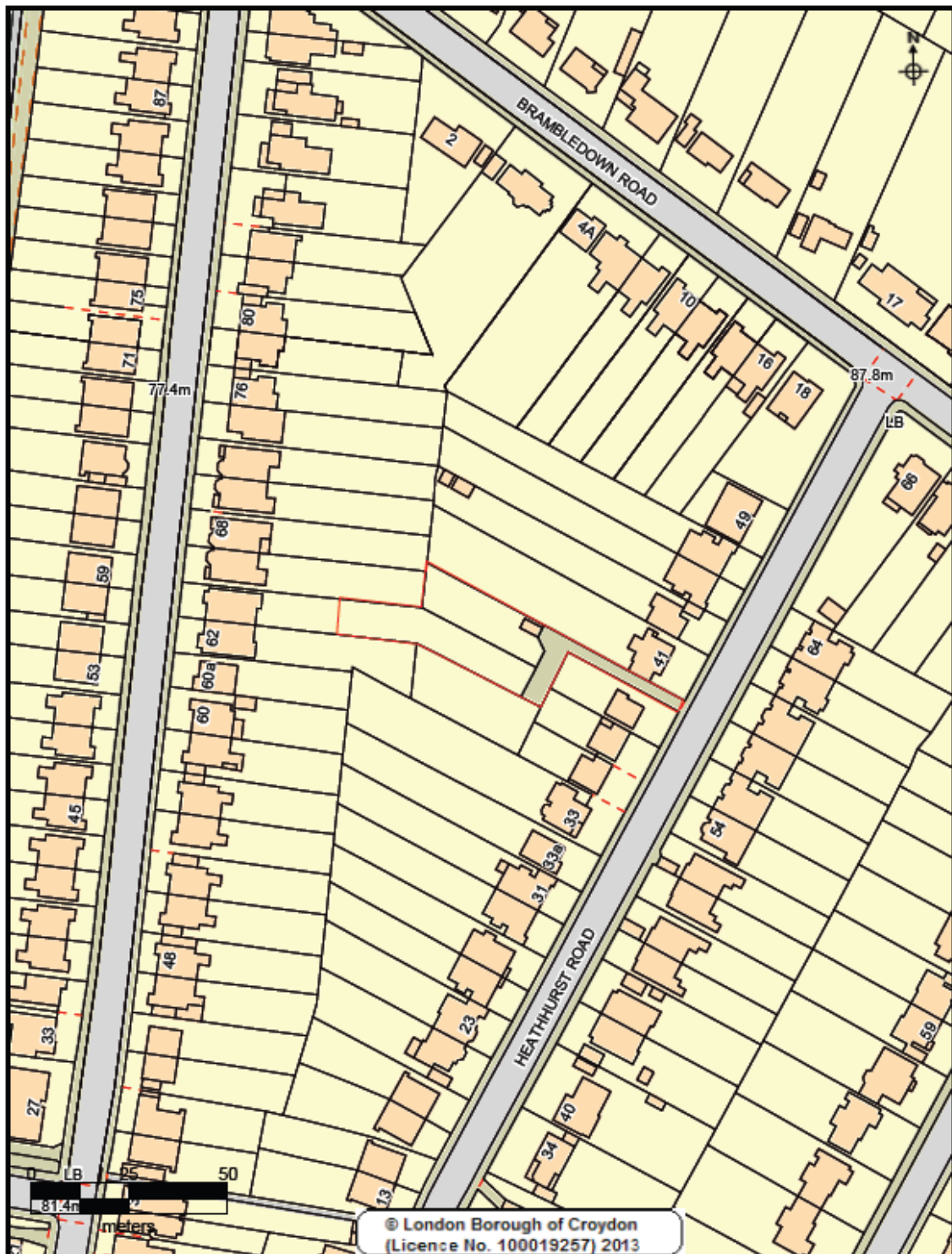
FOI requests are managed under differing legislation and does not preclude the local planning authority from determining related planning applications.

Since the drafting of the Committee Report seven further additional representations have been received (all objecting to the proposal) raising issues of increased traffic and highway safety; housing standards and development massing and design being out of keeping. All these issued have been raised in the officer's report. In addition to these the following additional comments have also been raised:

- Impact on character of area and assessment of street scene – [OFFICER COMMENT: This has been addressed in the report which has been found acceptable. Reference have been made to pre-application advice given on schemes that do not relate to the application site and as Members will be aware, each application should be considered on its own merits. As regards assessment and enforceability, plans can be scaled and street elevations have been indicated with finished floor levels shown to allow for assessment and enforcement purposes.]
- Quality of accommodation proposed – [OFFICER COMMENT: The quality of accommodation has been addressed in the report. However, there are comments regarding the inclusive design, and the need for the development to meet M4(2) and M4(3) requirements. The London Plan states that developments of four storeys or less require these provisions to be applied flexibly to ensure that the development is deliverable. Given the limitations of the footprint, it is considered that one of the ground floor units should be M4(3) adaptable and the remaining two units should be M4(2), This has been added as per the additional condition referred to above.]
- Cycle storage – [OFFICER COMMENT: This has been addressed in the report and conditions have been attached requesting details of the cycle storage all to be submitted and approved.]
- Flood risk and SuDS – [OFFICER COMMENT: The site is not located within a flooding area however a condition (9) has been attached to ensure that the hardstanding to the front of the property is permeable]
- Existing trees – [OFFICER COMMENT: Condition 10 requires the scheme to be undertaken in accordance Arboriculture Report and Impact Assessment and that an Arboricultural Method Statement be submitted prior to development.]
- Inadequate landscaping – [OFFICER COMMENT: Condition 6 requires further information hard and soft landscaping to be submitted for approval of the LPA]

**Item 6.7: 18/01641/FUL – 37-39 Heathhurst Road, South Croydon, CR2 0BB**

In addition, the Location Plan which was included in the initial report is now superseded by the following plan:



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Scale 1:1250

17-Aug-2018

