

PLANNING COMMITTEE
Thursday 23rd September 2021

- ADDENDUM TO AGENDA –

Item 6.1 - 21/00954/FUL - 58 Old Lodge Lane, Purley, CR8 4DF

Since the publication of the committee report a further 11 representations have been submitted to the London Borough of Croydon Council in relation to the submitted planning application. 10 of the representations from residents objected to the proposals and one letter of support was received. In terms of the concerns raised within the objections these have been summarised below.

- Detrimental impact on tree(s)
- Loss of light
- Noise
- Not in keeping with the area
- Obtrusive by design
- Over development
- Overlooking
- Residential amenity
- Risk of flooding
- Traffic or highways
- Impact of trees and wildlife

Officers have considered the material considerations which have been raised by residents and summarised above, and these have been addressed within the material planning considerations section of the committee report.

Item 6.2 - 21/02291/FUL 18 The Grove Coulsdon CR5 2BH

Since the publishing of the report, an additional 11 written objections have been received. However, all bar the following point have been covered by the officer report.

- The boundary line is inaccurately shown – it is showing the fence line, not the actual boundary line. This is not correct as an element of my land actually lies on the other side of the fence (being claimed by 18 The Grove). *[Officer Comment: Officers have noted this however the Ordnance Survey site location plan shows the boundaries and the curtilage of the site has been outlined in red. However any boundary concerns would be a civil matter and not a material planning consideration.*

- The site is subject to a restrictive covenant and the Council should be aware and must observe this as it was formerly part of the Smitham Downs Estate which is subject to the following covenant: “no chalk flints gravel or soil are to be sold or removed except so much as it may be necessary to excavate for the foundations of the buildings and for making roads over the land.” The recommendation to approve this would be in direct contravention of the Restrictive Covenant. *[Officer Comment: Noted. However restrictive covenants are not considered to form a material planning consideration and are not considered as part of the Council’s planning assessment].*

Item 6.3 - 21/02692/FUL 1A Meadow Rise Coulsdon CR5 2EH

Since the publishing of the report, an additional 18 written objections have been received. No additional planning considerations not mentioned in the Committee report have been raised in these representations.