2nd August 2018 Planning Committee
Addendum

PART 2: Minutes of Previous Meeting

The bullet points in 45/18 relating to 17/05144/PRE 4-20 Edridge Road, Croydon CR0 1EE should be revised to read:

The main issues raised at this meeting were as follows:

- Harm was identified to the setting of Croydon Minster. Although different opinions were expressed regarding that harm (including cumulative harm with other developments), verified views were needed to fully explain the impacts, and the harm caused to be minimised and mitigated by the benefits of the scheme;

- The proposed affordable housing (25% of habitable rooms with a policy compliant tenure split) was noted, but there were impacts on heritage assets and the benefits of the scheme needed to include a "good proportion" of affordable homes (up to 30%);

- Concerns were raised about the overall amount of development proposed, whether the site could accommodate the scheme's impacts, and whether sufficient public realm was proposed;

- Whilst noting the need to unlock sites for development, it was suggested that the developer work with adjacent landowners to promote comprehensive regeneration;

- The highway and public realm needed further consideration, both to the north of the site, and south along Edridge Road. Edridge Road was noted to be windy, and the building needed to avoid creating a wind tunnel;

- The safety of pedestrians crossing the flyover needed to be carefully considered, with a linked traffic light controlled crossing across the Croydon Flyover preferable to barriers;

- The limited parking provision was noted, although reductions in parking were generally supported in PTAL 6 areas;

- The architectural expression and materials were along the right lines, although further work was needed to ensure the proposal positively contributed to the

way Croydon was developing. The proposed colonnade was felt to not work and should be reviewed to ensure more meaningful space;

- The “tectonic eyelids” were not supported as they detracted from the design of the building;

- The construction impact needed to be considered, alongside other developments in the town centre; and

- The developer was thanked for presenting the scheme and the committee looked forward to seeing the scheme as it developed.