

**Agenda Item: 6.12**

**This is a Major Application for which the 13 week period expires on 05/06/2006.**

06/00316/P

06/03/2006

Waddon

Application for full planning permission

Agent:  
Design Planning Services  
Unit 19, Turner Dumbrell  
North End  
Ditchling Sussex  
BN6 8TD

Applicant:  
Broomleigh Housing Association  
Maple House  
157-159 Masons Hill  
Bromley Kent  
BR2 9HY

Location: Former Philpotts Timber Yard, Epsom Road, Croydon, CR0

Description: Erection of two storey block with accommodation in roof space to provide 20 one bedroom flats; formation of vehicular access and provision of integral associated parking, cycle storage and refuse bin store

Drawing No(s): ERC/530/1001 Rev A, ERC/530/1401 Rev A, ERC/530/1400 Rev A, ERC/ 530/1101 Rev A

**Recommendation: Grant Permission, subject to the prior written conclusion of a Section 106 Agreement within a period of six months from the date of this resolution, or such longer period as may be agreed in writing by the Head of Planning Control**

Subject to the following condition(s) and reason(s):-

1. No works on site shall commence until details of the external facing materials have been submitted to and approved by the Local Planning Authority in writing. The development shall only be implemented in accordance with such approved details.  
Reason: To ensure that the appearance of the development is satisfactory in accordance with Policies BE1 and BE13 of the Unitary Development Plan and Policy UD2 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
2. Unless otherwise previously agreed by the Local Planning Authority in writing the following shall be provided as specified in the application before any part of the development is occupied and shall be retained for so long as the development remains in existence:-
  - (1) parking arrangements
  - (2) visibility splaysReason: To ensure an acceptable standard of development having regard to the Policies of the Unitary Development Plan and of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
3. A landscaping scheme to include existing and proposed planting shall be submitted to the Local Planning Authority for approval before the development is

begun; when approved, the planting shall be provided before any part of the development is occupied or within such longer period or periods as the Local Planning Authority may previously agree in writing and shall be maintained for a period of five years from the date of planting; any planting which dies or is severely damaged or becomes seriously diseased or is removed within that period shall be replaced by planting of similar size and species to that originally provided

Reason: To enhance the appearance of the development, protect the visual amenities of the locality, and to ensure that the new planting becomes established in accordance with Policy BE14 of the Unitary Development Plan and Policy UD13 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

4. No development shall take place until the applicant has provided to the Local Planning Authority for approval an independently verified EcoHomes report that achieves 'Excellent' rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated EcoHomes Post Construction Review shall be provided, verifying that the agreed standards have been met, prior to the first occupation of the development.

Reason: To accord with Policies UD1 and UD18 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

5. No development shall take place until the applicant has provided to the Local Planning Authority a report for approval identifying how a minimum of 10% of the carbon emissions for which the development is responsible are off-set by on-site renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained for so long as the development remains in existence.

Reason: To comply with Policy EP16 of the Unitary Development Plan and Policy EP23 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

6. Before the development is begun an intrusive site investigation and assessment into the possibility of soil, water and gaseous contamination must be carried out to the approval of the Local Planning Authority. The investigation report shall include a risk assessment and details of remediation if required.

Remedial works which are shown to be required must be approved by the Local Planning Authority before any such works are carried out and completed prior to the occupation of any building. A validation report detailing evidence of all remedial work carried out must be submitted to and approved in writing by the Local Planning Authority at the conclusion of the work and before any occupation of the properties..

The developer shall notify the Local Planning Authority of any on site contamination not initially identified by the site investigation so that an officer of the Council may attend the site and agree any appropriate remedial action.

Reason: To ensure the safe development of potentially contaminated land in accordance with Policy EP8 of the Unitary Development Plan and Policy EP9 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

7. A noise assessment shall be carried out to the approval of the Local Planning Authority before the development is begun and any remedial measures identified in the assessment as being necessary to maintain a suitable internal environment according to the Guidelines for Community Noise (World Health Organisation, 1999) shall be carried out to the approval of the Local Planning Authority before the development is occupied.

Reason: To ensure that an acceptable standard of development is provided and maintained in accordance with Policy EP10 of the Unitary Development Plan and Policy EP5 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

8. The development shall be begun within three years of the date of the permission.

Reason: To comply with the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

The development is considered to be satisfactory in relation to the following:-

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the relationship of the development to trees to be retained
- (h) the safety of pedestrians and motorists on the adjacent highway
- (i) the safety and security of buildings and the spaces around them
- (j) accessibility to buildings
- (k) the employment policies of the development plan
- (l) the housing policies of the development plan
- (m) the character, quality and setting of the Local Area of Special Character
- (n) sustainability issues
- (o) the recreational open space policies of the development plan
- (p) the urban design policies of the development plan
- (q) the transport policies of the development plan
- (r) the provision of satisfactory living accommodation for future residents of the flats

and having regard to all other matters raised.

Informative(s) :-

- 1 The applicant's attention is drawn to the following technical documents relevant to the assessment of human health risks arising from contaminants in soil (obtainable from the Environment Agency R&D Dissemination Centre, c/o WRc, Frankland Road, Blagrove, Swindon, Wilts SN5 8YF. (Tel 01793 865000; Fax 01793 865001); they can also be ordered on line via [www.webookshop.com/ea/rdreport.nsf](http://www.webookshop.com/ea/rdreport.nsf)):-
- (1) CLEA (Contaminated Land Exposure Assessment) Contaminated Land Reports (CLR's) 7 - 10,
  - (2) the "CLEA 2002" software, available for downloading from [http://www.environment-agency.gov.uk/subjects/landquality/113813/274663/281779/?version=1&lang=\\_e](http://www.environment-agency.gov.uk/subjects/landquality/113813/274663/281779/?version=1&lang=_e) and
  - (3) the Soil Guideline Values for individual substances (SGV)

- 2 That this permission is the subject of an obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).

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**New Trial Report**

**Ward: Waddon**

**PLANNING CONTROL COMMITTEE**

**Lead Officer: Head of Planning Control**

**25<sup>th</sup> May 2006**

**Application Number: 06/0316/P - Former Philpotts Timber Yard, Epsom Road, Croydon.**

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**1. SUMMARY**

1.1 Full application for :

- Erection of a two storey block with accommodation in the roof space to provide 20 one bedroom flats; formation of a vehicular access and provision of integral associated parking, cycle storage and refuse bin store.

**2. RECOMMENDATION**

2.1 Grant permission: subject to conditions and prior conclusion of legal agreement to secure:

- Affordable housing
- A financial contribution towards public open space
- A financial contribution towards sustainable transport provision.

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**3. BACKGROUND**

3.1 Site Description

The site is unoccupied and is a rectangular plot of land located to the north-west side of Epsom Road near the junction with Waddon Road. The land is overgrown and in a dilapidated state.

3.2 Surrounding Area

Uses – Railway land to the rear (north-west). Residential land to the east and south along Epsom Road.

Form – Predominantly two storey terraced dwellinghouses.

3.3 Designations

Local Area of Special Character (LASC) opposite. Epsom Road is a local distributor road. To the north of the site is an Archaeological Priority Zone.

3.4 Relevant history

- 04/3101/P – Grant of permission for the erection of a two storey block with accommodation in the roof space to provide 21 one bedroom flats; formation of a vehicular access and provision of

integral associated parking, cycle storage and refuse bin store. The permission was subject to conditions and a Section 106 Agreement

### 3.5 Proposal

Full permission is sought for:

- Erection of a two storey block with accommodation in the roof space to provide 20 one bedroom flats; formation of a vehicular access and provision of integral associated parking, cycle storage and refuse bin store.
- The block would range in height from 8.6m to 10m. It would have a hip-end ridged roof. Materials would be render, brick with tile and slate to the roof.
- Internal flat floorspaces would range from 40 to 47 sq.m
- Flats would be dual aspect.
- Two parking spaces would be provided with dual visitor/disabled status.

### 3.6 This proposal varies from the previous approved scheme :

- The number of units which has reduced from 21 to 20.
- The creation of a flat in the service area previously proposed.
- The reduction of part of the development from two to one storeys.
- Provision of two wind turbines installed on the rear roof slope of the southern building and creation of a single storey cycle and bin store.

## 4 PLANNING POLICIES:

- Unitary Development Plan : SP1, SP2, BE1-BE7, BE10-14, BE16-18, SP12, T23, SP30-31, H2, H8, H10, H11 and H18
- Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) SP1-3, UD1, UD2, UD4, UD5, UD6, UD11-14, UD18, T30, H2, H8, H10, H13, EP22 and EP23.
- Planning Guidance Note No.1

## 5. CONSULTATIONS

- The application was advertised on site and in the local press as a major application.
- 30 adjacent occupiers notified. No replies.
- Network Rail were consulted. They asked that the development be mindful

of their land particularly during construction and that foundations do not encroach on their land.

- The Metropolitan Police have advised careful use of lighting, video and audio links and avoidance of areas that would harbour criminals.

## **6 CONSIDERATIONS**

### **6.1 Use policies**

- In principle the creation of housing on this vacant, former employment site, has been established by the previous approval. This is subject to a public open space contribution of £11,692, which the applicants have agreed to.

### **6.2 Townscape issues**

- The proposal matches closely the previously approved scheme. The differences relate principally to the loss of a two storey element to create the single storey covered cycle store and bin store. This new structure complements the scheme by breaking the block into two and adding variety in terms of materials – timber walls and concrete tiles to roof.
- The wind turbines lie opposite a Local Area of Special Character (LASC) and would be visible from it. They are not considered to be detrimental to the setting or outlook enjoyed from the LASC.

### **6.3 Amenities of adjoining and nearby occupiers**

- No harm to the amenity of neighbours.

### **6.4 Amenities of future occupiers**

- The proposal would be acceptable in terms of floorspace and internal layout, both of which are close and/or complete matches to the authorised scheme. It is noted that the units on the top floor fall short of the required amount for one bedroom flats created by conversion. The shortfalls are no greater than 5sq.m in any instance and are not considered to compromise the standard of living accommodation for their future occupiers. The previous authorised scheme similarly included units with floorspace shortfalls.
- The proposal provides limited amenity space. The quantum of amenity space is that provided in the previous authorised scheme. It is considered acceptable.
- The application would be subject to a condition requiring a noise survey and remedial measures arising from the same.

### **6.5 Security**

- The proposal is considered to be acceptable in this regard.

### **6.6 Highways and parking**

- The parking provided is the same parking provision which was previously accepted. The applicant has once more submitted a letter stating that they

would ensure that the future occupiers of the site would be prohibited from owning cars.

- It is considered that the parking provision is acceptable.
- Cycle parking would be provided and would be acceptable.
- Sight lines have been demonstrated and are as authorised by the previous scheme and can again be accepted.
- The applicant has agreed to a payment of £14,000 towards sustainable transport within the borough.

## **7. ENVIRONMENTAL CONSIDERATIONS**

7.1 The proposal would attain:

- BREEAM/Eco Homes “Excellent” rating is proposed, which is acceptable.
- The applicant have stated that the development would achieve 10% renewable energy.

## **8. EQUALITIES CONSIDERATIONS**

8.1

- Two off-street disabled parking spaces provided.

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Case Officer: Neil Luxton

Background Documents: Comment from Network Rail and the Metropolitan Police.

Contact Officer: Phil Mills 020 8760 5419