

PLANNING COMMITTEE

Meeting held on Thursday, 25 May 2006 at 6.30 pm

WRITTEN MINUTES - PART A

Present: Councillor David Osland (Chair):
Councillor Chris Wright (Vice-Chair):
Councillors Carole Bonner, Luke Clancy, Maria Gatland, Timothy Godfrey,
Russell Jackson, Bernadette Khan (Reserve Member), Vidhi Mohan, and
Paul Scott

Absent: Councillor Mike Mogul

Also

Present: Councillors Brian Cakebread, Margaret Mead, Jan Buttinger, Janet
Marshall and Andrew Pelling MP and GLA Member.

Apologies Councillor Mike Mogul

A62/06 MINUTES – 27 APRIL 2006

RESOLVED that the Minutes of the meeting (as amended regarding the
declaration of interest of Councillor Paul Scott) held on 27 April be signed
as a correct record.

A63/06 DECLARATIONS OF INTEREST

Member's Name	Agenda Item No.	Type of Interest	Time of Declaration	Reason
Councillor Maria Gatland	6 (6)	Personal	8.28pm	The item contains advice from the Daycare Advisor, Early Years and Childcare and I am the Cabinet Member for Education, Youth and Lifelong Learning

A64/06 URGENT BUSINESS (If any)

None.

A65/06 EXEMPT ITEMS

RESOLVED that the allocation of business between Part A and Part B of
the Agenda be confirmed.

PLANNING APPLICATIONS

(Agenda Item No. 6)

Application(s) to which a member of the Council has made a referral:

- (1) 05/03006/P Shirley Park Golf Course, Addiscombe Road, Croydon**

Decision: Grant Permission.

The Head of Planning Control reported the following:

Additional letter from the occupier of Oaks Farm comprising a complaint under the Council's Complaints Procedure had been received. Additional letter from the applicant with additional information for circulation

- (2) 06/00678/P 79 Gladeside, Croydon**

Decision: Grant Permission.

The Head of Planning Control reported the following:

The Monks Orchard Residents Association have objected to the application on a number of grounds including detracting from the character of the streetscene, overdevelopment, hazardous parking arrangements, increased traffic, close to area at risk from flooding, increased burden on local infrastructure and increased demand on local schools.

- (3) 06/00685/P Railway Buildings & Land, R/O 29-33 Station Road, SE25**

Decision: Refuse Permission on the grounds of:-

1. design,
2. effect on the conservation area
3. overdevelopment

A further letter has been received objecting to the development on grounds already stated within the report.

A standardised letter from 261 residents has been received objecting to the application on the following grounds:

1. a previous application has already been turned down;
2. the recent scheme is not in keeping with the Victorian façade of the Station Road Conservation Area;
3. the development is more about profit than building homes;
4. the scheme only differs slightly from the previous proposal which was described by Councillors as "the slum of the future";
5. no provision of parking including for disabled users;

6. South Norwood is losing good business premises at the expense of housing this being a prime example.

(4) 06/00816/P & 06/01255/CC Gadoline House and former Old Barn Filling Station, Godstone Road, Whyteleafe

Decision: Grant Permission and Objection

The Head of Planning Control reported that amended plans had been received from the applicant which overcome the recommended reasons for refusal of the London Borough of Croydon Planning Application. The reasons for objecting to the Tandridge Planning Application were clarified.

1. The development would result in the loss of an employment generating use.
2. The site is not within a central location and with poor local facilities and public transport provision it is not suited for such a high density development that would be considerably higher than that which exists in the surrounding area.
3. The development would result in an overdevelopment of the site that would not provide a high standard of design and layout and would fail to respect the visual character of the area in which it is located and consequently it would be out of keeping and detrimental to the visual amenity of the street scene.
4. It has not been demonstrated that the scale of the development in relation to the number of parking spaces proposed would be acceptable, in particular that parking associated with the development can be accommodated within the site without detriment to existing on-street parking provision in the surrounding area.

(5) 05/00904/P 114 Orchard Way, Croydon

Decision: Deferred pending a site visit.

The Head of Planning Control reported the following:

The Monks Orchard Residents Association wrote to the Council on April 9th objecting to the application on the following grounds:

1. development is out of character with adjacent and surrounding properties;
2. proposed development of 3 storeys out of keeping with surrounding bungalows and 2 storey buildings;
3. the building would tower over and overlook surrounding properties;
4. the development would not comply with policies BE1, BE3, BE4, BE5, BE7, BE16, BE17, H2, H3, H11, H13a and the parking standards of the UDP and policies UD2, H8, H10 of the draft Croydon Plan;

5. the development would not respect the building line of adjacent properties due to it being substantially further forward than these adjacent properties;
6. there would be a separation of 18.2m between the development and the upper windows serving residential accommodation above the Orchard Public House. This is less than the 30m minimum for a 3 storey development;
7. loss of light to the south facing side of the Orchard Public House;
8. no external amenity areas would be provided and balconies would be overlooked from Orchard Way;
9. higher densities are only appropriate in areas close to public transport. This site is not in close proximity to public transport. The 367 bus route is long and tortuous;
10. the 13 space provision is inadequate and for a scheme of this size should be 18 spaces;
11. any overspill onto surrounding roads would conflict with the spaces currently available for existing residents and pub patrons;
12. no design or environmental statement has been provided which is essential;
13. the development does not meet the criteria for Lifetime Homes;
14. no provision made for increased burden on local infrastructure including water, sewage, surface water drainage, electricity and gas supplies;
15. local schools are already oversubscribed as are GP surgeries. Post Office services are in decline and there are no places available for school age/teenage children. Local planners should address these issues before allowing any further development

The Director of Environmental, Cultural and Sports Services has requested that the following condition should be added:

“Before the development is begun a report of historical uses of the site shall be carried out to the approval of the Local Planning Authority, to provide an assessment into the possibility of soil contamination.

If the report indicates the possibility of soil contamination 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)”

(6) 06/01403/P 16 Burcott Road, Purley

Decision: Refuse Permission

The Head of Planning Control reported the following:

Councillor Steve O’Connell had referred this application on the grounds of its detrimental effect on the amenities of neighbouring properties, impact of additional traffic on safety and noise, overdevelopment of a residential area and unacceptable proposals for outdoor activities.

Two additional representations have been received stating:

a) that Purley Nursery does not operate within the terms of the planning permission in that it regularly breaches conditions of the earlier permission in respect of the hours for outdoor play, fixed shut windows, staff car parking and general hours of use.

b) concerns in respect of the decision making process summarised below:

that the Council has discretion as to whether or not to grant planning permission and must exercise that discretion within certain prescribed parameters

the Council’s discretion is subject not only to the electorate but also to Court on judicial review

the Courts have set out guidance on the decision making process

the recommendation of the Planning Officer should be supported by proper detailed reasons being given in respect of the material factors set out in detail later in the correspondence

given the nature of the material set out fully in the letter the correspondent fails to see how the recommendation can be supported in terms of fundamentally flawed assumptions about the lawful use of the premises, the lack of involvement of independent judgement, no reasons being given for departing from the previous decision

(7) 06/01479/P 31-35 Rickman Hill, Coulsdon

Decision: Refuse Permission

The Head of Planning Control reported the following:-

A referral has been received from Councillor Brian Cakebread on the grounds of overdevelopment, pressure on available car parking spaces, inappropriate back-land development, loss of amenities for the adjoining occupier, streetscene, disruption to traffic during the construction process and adding further demand to local water supplies.

Two further letters of representation have been received from the occupiers of adjoining and nearby properties. The letters re-iterate previous concerns, commenting that the proposal is a gross intrusive infill, causing over development and that the environmental impact will be very great, including the loss of trees, wildlife and birds. If the development is to be approved it should be moved by 10-15ft away from 34 Portnalls Close, thereby reducing the impact on wildlife and the need to cut down the existing trees, and safeguarding access to light, and reducing the extent of loss of privacy and quietness.

Application(s) which involve a Departure from the Development Plan:-

(8) 06/00561/P Milton House, Milton Road, Croydon

Decision: Refuse Permission

The Head of Planning Control reported the following:-

A Letter of support had been received from Councillor Gerry Ryan highlighting the rundown nature of the area and supporting local resident's wishes for housing/community use. A further letter had also been received from a local business supporting the development on grounds of increasing employment and that the proposal would enable the firm to continue operating.

Other Applications:-

(9) 05/03959/P 35-37 Stroud Road, SE25

Decision: Refuse Permission on the grounds of:-

1. Design
2. Overdevelopment
3. Lack of amenity space
4. Detrimental effect on the neighbour's amenity.

(10) 05/04119/P & 06/01216/P 115-119 Brighton Road, Purley

Decision: Not Contest Appeal and Grant Permission

The Head of Planning Control reported the following:

A letter had been received from a neighbouring occupier objecting to the proposal on the grounds of insufficient parking.

At 9.27 in accordance with the Committees Protocols the Committee agreed to suspend the provision relating to their normal finish time.

(11) 05/05382/P 2-14 Hastings Road, Croydon

Due to the lateness of the hour (11.00pm) this item was deferred to a future meeting

(12) 05/05510/P Land R/O 59-61 Warminster Road, SE25

Due to the lateness of the hour (11.00pm) this item was deferred to a future meeting

(13) 06/00316/P Former Philpotts Timber Yard, Epsom Road, Croydon

Decision: Grant Permission Subject to a Legal Agreement

(14) 06/00856/P 422 Chipstead Valley Road, Coulsdon

Due to the lateness of the hour (11.00pm) this item was deferred to a future meeting

(15) 06/00883/P 183-187 Kingsdown Avenue, South Croydon

Decision: Grant Permission.

The Head of Planning Control reported the following.

Condition 3 – Change compass points to:

(2) west and east flank elevations plot 1

Paragraph 2.1 delete second sentence

Paragraph 3.2 – delete words...”to the rear of the site” at the end of the third sentence.

(16) 06/00912/P 188-200 Parchmore Road, Thornton Heath

Decision: Grant Permission Subject to a Legal Agreement

The Head of Planning Control reported the following:

Representations received late from a Councillor could not be considered in the Committee’s deliberations. The following condition to be added “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)”

(17) 06/01126/P R/O 143-147 Brighton Road, Purley

Decision: Grant Permission Subject to a Legal Agreement

The Head of Planning Control reported the following:

As a result of representations from English Heritage the Council’s standard archaeological condition be applied until such time as the matter is resolved:

“No development including the excavations for drainage and foundation work shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only be carried out in accordance with the agreed programme.

Reason; To safeguard the heritage of the Borough by providing an adequate opportunity to investigate and excavate archaeological remains on the site before development is carried out, in accordance with Policies SP6 and AR1 of the Unitary Development Plan and Policy UC14 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)”

A67/06 RECENT APPEAL DECISIONS
(Agenda Item No.7)

RESOLVED that the decisions indicated as set out in the attached Appendix B in respect of items (A) – (S) be noted.

AGENDA - PART B

None.

The meeting ended at 11.02 p.m.

05/03006/P

19/07/2005

Heathfield

Application for full planning permission

Applicant:

Mr S Murphy

Shirley Park Golf Club

194 Addiscombe Road

Croydon

Surrey

CRO 7LB

Location: Shirley Park Golf Course, Addiscombe Road, Croydon, CR0

Description: Erection of single storey building for use as storage by green keeping staff

Drawing No(s): 30190; revised block plan received 06/12/05 showing new tree/hedgerow planting

Decision: **Permission Granted**

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

1. No works on site shall commence until details of the external facing materials of the storage building and the materials to be used for the hardstanding and washdown area 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. The new planting and/or other landscaping treatment specified in the application 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; once planted the trees shall not be lopped, topped or otherwise removed, unless with prior written authority from the Council; 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 ensure that the new planting becomes established and thereby enhances the appearance of the development and contributes to the visual amenity of the locality 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)

3. The existing planting specified in the application as being retained shall not be felled, lopped, topped or otherwise removed during the course of development or within five years after completion, without the prior written consent of the Local Planning Authority; any planting which is removed without consent, or

dies or is severely damaged or becomes seriously diseased before the end of that period shall be replaced with planting of such size and species as may be agreed with the Local Planning Authority; this condition shall not be construed as overriding the requirements to obtain consent under any Tree Preservation Order or the legislation concerning trees in Conservation Areas

Reason: To ensure that the specified planting enhances the appearance of the development 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. A scheme of protective fencing to be erected around each tree or group of trees referred to in the foregoing condition shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the commencement of any demolition, site clearance or development works. The fencing shall be erected around each tree or group of trees at a distance to be specified in the scheme and in accordance with British Standard 5837:2005. The fencing shall be not less than 2 metres in height and shall comprise a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting either 'Heras' panel fencing or 20 mm exterior grade ply or other robust man-made boards (in accordance with British Standard 5837:2005. The fencing shall be kept in position at all times unless otherwise agreed in writing with the Local Planning Authority until the completion of the development
Reason: To ensure that the trees to be retained are not damaged by the construction and associated works 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)
5. No structures, vehicles, plant, machinery, equipment, materials or spoil shall be positioned or stored within 5 metres of the trunk of any tree to be retained and no cement, oil or tar, bitumen or other similar material shall be stored within 10 metres thereof without the prior written approval of the Local Planning Authority
Reason: To ensure that the trees to be retained are not damaged by the construction and associated works 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)
6. The application premises shall be used only for the purpose specified above and in the documentation supporting the application.
Reason: To protect the amenities of nearby residential occupiers
7. Details of the bat roost boxes as specified in the applicant's letter dated 11 May 2006 shall be submitted to the Local Planning Authority prior to the commencement of the development and shall be installed on the building before its occupation and be retained for so long as the building remains in existence.
Reason: In the interests of nature conservation and in accordance with Policies NC1 and NC2 of the Unitary Development Plan and Policies NC1 and NC2 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

In granting permission the local planning authority had regard to the following policies:-

1. The relevant policies of the Unitary Development Plan are SP1, BE1, BE13-14, BE16-17, SP7, RO1, RO9, RO16, SP10-11, NC1-2, NC4.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP1-3, UD2, UD6, UD13, SP6, RO1, RO8, RO16, SP9, NC1-2, NC4.

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

- (a) the relationship of the development to adjacent property
- (c) the character and visual amenity of the surrounding area
- (d) the impact on the amenities of the occupiers of nearby property
- (e) the relationship of the development to trees to be retained
- (f) accessibility to the building
- (g) maintaining the open character of the Metropolitan Green Belt
- (h) the nature conservation policies of the development plan

and having regard to all other matters raised.

 05/03959/P

26/09/2005

Woodside

Application for full planning permission

Agent:
 Allplans Ltd
 "Hartley Court"
 Hartley Down
 Purley Surrey
 CR8 4EA

Applicant:
 Mr G McCaffetty
 35-37 Stroud Road
 South Norwood
 London
 SE25 5DR

Location: 35-37 Stroud Road, South Norwood, London, SE25

Description: Demolition of existing buildings; erection of two/three storey building comprising 5 two bedroom flats and 3 studio flats; provision of associated parking

Drawing No(s): 11748/3RevD; 11748/4RevC; 11748/5RevB; 11748/6 & 11748/9

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The proposal would result in an overdevelopment of the site out of keeping with the character of the area and detrimental to the appearance of the street scene and would thereby conflict with Policies SP1, BE1, BE3 and H2 of the Unitary Development Plan and Policies UD2 and H2 of the Second Deposit Draft Replacement Unitary Development Plan (Incorporating Proposed Modifications) (the Croydon Plan)

2. The development would result in an unsatisfactory residential environment being provided for the occupiers of the proposed dwellings by reason of the inadequate private amenity space and would thereby conflict with Policy H11 of the Unitary Development Plan and Policy UD6 of the Second Deposit Draft Replacement Unitary Development Plan (Incorporating Proposed Modifications) (the Croydon Plan)
3. The development would be detrimental to the visual amenity of the street scene by reason of its design and appearance and would thereby conflict with Policies SP1, BE1 and BE3 of the Unitary Development Plan and Policy UD2 of the Second Deposit Draft Replacement Unitary Development Plan (Incorporating Proposed Modifications) (the Croydon Plan)
4. The development would be detrimental to the residential amenities of the occupiers of the adjoining property by reason of visual intrusion and loss of outlook and would thereby conflict with Policies SP1, BE3, and BE17 of the Unitary Development Plan and Policies UD2 and UD6 of the Second Deposit Draft Replacement Unitary Development Plan (Incorporating Proposed Modifications) (the Croydon Plan)

05/04119/P

27/09/2005

Kenley

Application for full planning permission

Agent:

G Bendinelli

The Planning Bureau Ltd

Homelife House

26-32 Oxford Road

Bournemouth Dorset

BH8 8EZ

Applicant:

United St. Saviour's Charity

Thomas Care House

7 Park Street

London

SE1 9AB

Location: 115-119 Brighton Road, Purley

Description: Demolition of existing buildings; erection of three/four/five storey building comprising 54 sheltered flats for the elderly to include managers accommodation and associated communal facilities; formation of vehicular access onto Old Lodge Lane and provision of 20 parking spaces

Drawing No(s): USTCP/PUR/100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 4999/01, 642/01 and PA 04/0474/P

Decision: **That the appeal be not contested and the Secretary of State be advised that in the event of the appeal being allowed it is recommended that a grant of planning permission should be subject to the prior written conclusion of Legal Agreements and the following conditions:**

1. As specified in the submitted drawings, the following shall be provided as approved before any part of the development is first occupied, and those in

Section A shall also be retained in perpetuity.

Section A

- (1) Vehicular turning areas
- (2) Visibility splays and sight lines
- (3) Manager's accommodation
- (4) Garden and communal areas

Section B

- (6) Roads, footpaths and other access routes within the site including levels and gradients
- (7) Boundary walls

Reason: To ensure an acceptable standard of development having regard to the policies of the Unitary Development Plan.

2. The external facing materials as constructed shall be retained as shown as part of the development hereby permitted any changes to the specified materials shall be submitted to and approved in writing by the Local Planning Authority. 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)

3. Prior to first occupation full details of all hard and soft landscaping and boundary treatment shall be submitted to and approved in writing by the Local Planning Authority, and all agreed works shall be carried out as approved in accordance with an agreed implementation programme. Details shall include measures for the protection of existing trees to be retained during site works, planting plans and specifications and arrangements for any trees or shrubs which die, are uprooted, become injured or wilfully damaged or fail to become established within an agreed timescale.

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 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

4. No structures, vehicles, plant, machinery, equipment, materials or spoil shall be positioned or stored within 5 metres of the trunk of any tree to be retained and no cement, oil or tar, bitumen or other similar material shall be stored within 10 metres thereof without the prior written approval of the Local Planning Authority

Reason: To ensure that the trees to be retained are not damaged by the construction and associated works 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)

5. No service trench or pipeline shall be located within 5 metres of the trunk of any tree to be retained without the prior written approval of the Local Planning Authority

Reason: To ensure that the trees to be retained are not damaged by the construction and associated works 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)

6. 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

In granting permission the local planning authority had regard to the following policies:-

1. The relevant policies of the Unitary Development Plan are SP1, SP2, BE1, BE3, BE4, BE5, BE7, BE9, BE10, BE11, BE12, BE13, BE14, BE16, BE17, BE18, NC4, SP9, R015, SP18, SP19, SP22, SP23, SP24, SP25, T23, T46, EM8, EM8A, SP30, SP31, SP32, H2, H11 and H18
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP1-3, UD1-2, UD4-6, UD10-14, UD16, SP4, UC14-18, SP9, NC2-4, R015, SP16, T2-6, T7-9, T30-31, T42-43, SP19-24, H2,H8 and H10 together with Supplementary Planning Guidance Note; Affordable Housing.

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 housing policies of the development plan

and having regard to all other matters raised.

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

Decision: **Permission Granted, 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) for condition(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 splays

Reason: 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.webbookshop.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 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).

06/00561/P

08/03/2006

Selhurst

Application for outline planning permission

Agent:
Brian Madge Ltd
20 Westmead Road
Sutton
Surrey
SM1 4JT

Applicant:
Linkwood Consultants Ltd
Typhoon Building
Oakcroft Road
Chessington
KT9 1RH

Location: Milton House, Milton Road, Croydon, CR0

Description: Demolition of existing buildings; erection of 1 four storey building with roof garden comprising use within Use Class B1 (Business), community centre (Use Class D1) and 8 two bedroom flats and 2 three storey buildings comprising a total of 24 two bedroom flats; formation of vehicular accesses onto Milton Avenue and Gloucester Road and provision of associated parking

Drawing No(s): P1(B)

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The proposed development would result in the loss of Business type uses on a site within the designated Gloucester Road Commercial/Employment Area where such uses are protected. Furthermore the development would result in inappropriate uses on the site including B1(a), D1 and C3 which would conflict with the commercial nature of the immediate area and prejudice the continuing use of adjacent sites for uses within B1(b), B1(c), B2 and B8. As such, the proposal is contrary to policies EM1, EM9 and CS1 of the Adopted Unitary Development Plan (1997) and policies EM1, EM2 and CS1 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
2. Inadequate information has been submitted regarding the provision of affordable housing in respect of the proportion of social rented and intermediate/key worker housing to allow the Council to assess whether the development would comply with its policies. As such, the proposal is contrary to policies SP24 and H13 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) and to Adopted Supplementary Planning Guidance 6 'Affordable Housing'.
3. The application site is located in an area deficient in Local Open Land and no commuted payment for the appropriate enhancement of nearby recreational space has been made. As such the proposal is contrary to policy RO15 of the Unitary Development Plan, policy R015 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) and Planning Guidance Note 1 'Planning Obligations'.
4. The development would result in an unsatisfactory residential environment for the occupiers of the proposed dwellings by reason of noise and general

disturbance as a result of the proximity of the residential development to adjacent employment activities within the Commercial/Employment Areas and the layout of the proposed uses within the site. Furthermore the proposal would result in poorly located private amenity space and a poor outlook for residents in the eastern block towards the commercial building. As such the proposal would be contrary to policies SP31, BE17, H2, H11, EP10 and H11 of the Unitary Development Plan and policies SP23, H2, EP7 and UD6 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

5. The proposed development would fail to provide convenient and safe pedestrian linkages through the site and to the parking areas and would therefore encourage crime and increase the fear of crime. As such, the proposal would be contrary to policies BE10 and BE18 of the Unitary Development Plan and policies UD4, UD10 and UD11 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan).
6. The applicant has failed to submit a Transport Assessment or Travel Plan (including details of the community use, servicing and deliveries and allocation of parking spaces between the commercial and residential uses) to allow the Local Planning Authority to assess whether the level and layout of car parking would be adequate and whether the development would be detrimental to highway safety. Furthermore the proposed siting of, and access to the parking areas would discourage their usage. As such, the proposal is contrary to policies BE10, T6, T39 and T46 of the Unitary Development Plan and policies UD10, UD11, T6, T30, T37 and T43 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
7. The development would fail to make adequate provision for disabled parking and cycle parking and would fail to provide adequate access roads to the detriment of highway safety. As such, the proposal is contrary to policies T37 and T46 of the Unitary Development Plan and policies T14, T30 and T43 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
8. The proposal fails to make a financial contribution to sustainable transport improvements, contrary to policy T6 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) and Planning Guidance Note 1 'Planning Obligations'.

06/00678/P

16/02/2006

Ashburton

Application for outline planning permission

Agent:
Arc 3 Architects
103 Station Road
West Wickham
Bromley
BR4 OPX

Applicant:
Ms K Reading
106 Kechill Gardens
Hayes
Bromley
BR2 7NB

Location: 79 Gladeside, Croydon, CR0 7RW

Description: Demolition of existing building; erection of a pair of semi detached houses

Drawing No(s): 1213/20, 1213,21

Decision: **Permission Granted**

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

1. The approval of the Local Planning Authority shall be obtained with respect to the following reserved matters before the development is begun:-
 - (1) design of the building
 - (2) external appearance of the building(s)
 - (3) landscaping of the siteReason: These matters were not submitted for consideration as part of the application.
2. Any application for approval of the reserved matters referred to in Condition 1 shall be made to the Local Planning Authority within three years of the date of the permission
Reason: To comply with the provisions of the Town and Country Planning Act 1990
3. The approval of the Local Planning Authority shall be obtained with respect to the following matters before the development is begun:-

Section A

 - (1) parking arrangements
 - (2) vehicular accesses
 - (3) visibility splays
 - (4) refuse collection facilities

Section B

 - (5) any boundary walls and fences or other means of enclosing the siteReason: 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)
4. Unless otherwise agreed by the Local Planning Authority, application for approval of the details referred to in Condition 3 shall be made to the Local Planning Authority at the same time as the first application for approval of the reserved matters referred to in Condition 1
Reason: To ensure that the details of the development are considered in relation to each other
5. Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved in compliance with Condition 3 shall be provided before any part of the development is occupied and those in Section A thereof shall also be retained for so long as the development remains in existence.
Reason: To ensure than an acceptable standard of development is provided

6. Any new planting and/or other landscaping treatment approved in compliance with Condition 1 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)

7. The development shall be begun before the later of the following dates:-
 (i) five years from the date of the permission or
 (ii) two years from the final approval of the reserved matters referred to in Condition 1 or, in the case of approval on different dates, the final approval of the last such matter to be approved.
 Reason: To comply with the provisions of the Town and Country Planning Act 1990

In granting permission the local planning authority had regard to the following policies:-

1. The relevant policies of the Unitary Development Plan are SP1, BE1, BE3, BE4, BES, BE6, BE10, BE11, BE16, BE17, BE18, H2, H11 and T23
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP1, SP2, UD1, UD2, UD2, UD6, UD11, UD13, UD1, UD14, H1, H2 and T30.

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 light and outlook of occupiers of adjacent and nearby properties
- (e) the privacy of occupiers of adjacent and nearby properties
- (f) the safety of pedestrians and motorists on the adjacent highway
- (g) the housing policies of the development plan

and having regard to all other matters raised.

 06/00685/P

06/03/2006

South Norwood

Application for full planning permission

Agent:
 Agenda 21 Architects
 2 Sebastian Street
 London
 EC1V OHE

Applicant:
 Greathall Ltd
 C/O Agenda 21 Architects

Location: Railway Buildings & Land, R/O, 29-33 Station Road, South Norwood, London, SE25

Description: Erection on three/four storey building comprising of 8 one bed and 6 two bedroom flats

Drawing No(s): RE 001A, 002L, 003G, 004H, 005H, 006F, 008A, 010, 011, Design Statement as received May 2nd 2006, Environmental Sustainability Report, Eco-Homes Report, Information on Solar Hot Water Panels

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The proposal would result in an overdevelopment of the site out of keeping with the character of the area and detrimental to the appearance of the street scene and would thereby conflict with Policies SP1, BE1, BE3, H2 and H3 of the Unitary Development Plan and Policies UD2, H2 and H4 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
2. The development would not provide a sufficiently high standard of design and layout that would preserve or enhance the character of the South Norwood Conservation Area contrary to Policies BE1 and UC3 of the Unitary Development Plan and Policies UD2 and UC4 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan).

Informative(s) :-

1. The applicant is advised that the Council would encourage the provision of an appropriate active frontage at street level, which could include a commercial use. Furthermore, the enhancement of the forecourt to the front of the site should be integral to any development, to secure improvements to the public realm and to incorporate vehicular access to the site to enable disabled parking provision

06/00816/P

03/03/2006

Kenley

Application for full planning permission

Agent:
WS Planning
15 Bell Street
Reigate
Surrey
RH2 7NH

Applicant:
Gold Group International

Location: Gadoline House And, Former Old Barn Filling Station, Godstone Road, Whyteleafe

Description: Provision of parking, landscaping and access in association with the main development comprising the demolition of existing buildings and the erection of 1 three storey building comprising a primary health care building and 4 four storey buildings comprising a total of 72 two bedroom and 46 one bedroom flats, alterations to vehicular accesses and provision of associated parking; (only that part of the development

which falls within LB Croydon).

Drawing No(s): 05003-B-010K, 011F, 012F, 013F, 014, 015A and D-050B, 050C, 051B, 052B, 053B, 054B, 055B, 056B and 057B

Decision: Permission Granted

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

1. A hard and soft landscaping scheme to include existing and proposed planting, boundary treatment and details of all hard surfaces shall be submitted to the Local Planning Authority for approval before the development is begun; when approved, the details 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 the planting 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).

2. A management plan for the parking areas and servicing facilities hereby approved shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development. The plan shall include matters such as the allocation of spaces between staff, residents and visitors, servicing and delivery arrangements, safety and security measures such as lighting, CCTV and gates, and consideration of the extension and/or implementation of waiting and parking restrictions in the vicinity of the site that may be necessary to mitigate any adverse impact of additional vehicle movements arising from the development on the amenities of adjoining occupiers. The management plan shall be implemented as approved prior to the first occupation of the development unless otherwise previously agreed in writing.

Reason: In order to ensure that an acceptable level of parking for residents and visitors to the development and to ensure that no adverse impact arises on the amenities of surrounding occupiers or in terms of vehicular and pedestrian safety, as supported by policies of the Unitary Development Plan and the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan).

3. 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

In granting permission the local planning authority had regard to the following policies:-

1. The relevant policies of the Unitary Development Plan are SP1, SP2, BE1, BE3-BE18, BE21, BE23, BE26, SP4, SP6, AR1-AR5, SP7-SP9, RO9, RO16, - RO18, SP10, NC1, NC3, NC4, SP12-SP14, EP2, EP3, SP18, SP23-SP25, T6,

T23, T27, T46, EM8, SP30-SP32, H2, H8, H10, H11, H15, H16, H18 and IMP1.

2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP1-SP3, UD1, UD2, UD4-UD6, UD7, UD10, UD11, UD13, UD14, UD16, UD18, UC14-UC18, SP6-SP8, RO8, RO15, RO16, NC1, NC3, NC4, SP11, SP15, EP3, EP4, EP11, EP12, EP13, EP22, EP23, SP16, T6, T14, T30, T31, EM5, SP19-SP24, H2, H3, H5, H8, H10, H13 and IMP1. These policies are further amended by Proposed Modifications dated February 2006.

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 and surrounding properties
- (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) sustainability issues

and having regard to all other matters raised.

Informative(s) :-

1. The applicant is advised that this permission relates only to that part of the development within Croydon and that it does not purport to give any support or otherwise to the main part of the development that falls within the remit of Tandridge District Council

06/00883/P

06/03/2006

Purley

Application for full planning permission

Applicant:
Hartcrest Properties Ltd
The Orangery
The Square
Carshalton Surrey
SM5 3BN

Location: 183-187 Kingsdown Avenue, South Croydon

Description: Erection of 3 four bedroom detached houses at rear one with detached garage; formation of access road and erection of detached garage for no 185

Drawing No(s): KA/001A, 2A, 3A and 4A

Decision: **Permission Granted**

Subject to the following condition(s) and reason(s) for condition(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. 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)
3. No window shall be provided in the following elevation(s) other than as specified in the application and those shown to be obscured glazed shall be retained in that form:-
 - (1) west and eastern flank elevations to plot 1
 - (2) west and east flank elevations plot 1
 - (3) north and south flank elevations to plot 3Reason: To protect the privacy of adjoining occupiers in accordance with Policy BE17 of the Unitary Development Plan and the Supplementary Planning Guidance Note No.2 on Residential Extensions and Policy UD6 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
4. The visibility splays shall be provided as specified in the application before the access is brought into use and shall be retained for so long as the development remains in existence:-
Reason: To ensure an acceptable level of highway safety in accordance with Policy T46 of the Unitary Development Plan and Policy T43 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
5. Full details of security lighting along the pedestrian and vehicular access to the houses hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied.
Reason: To ensure an acceptable level of safety and security in accordance

with Policy BE18 of the Unitary Development Plan and Policy UD4 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

6. Before the development is begun a report of historical uses of the site shall be carried out to the approval of the Local Planning Authority, to provide an assessment into the possibility of soil contamination.

If the report indicates the possibility of soil contamination 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. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement therefore, no enlargement of any dwelling (including the erection or enlargement of a garage or any other building or enclosure within the curtilage of any dwelling) shall be carried out without the express permission of the Local Planning Authority

Reason: To protect the amenities of adjoining occupiers and the visual character of the area

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

In granting permission the local planning authority had regard to the following policies:-

1. The relevant policies of the Unitary Development Plan are SP1, BE1, BE3, BE10, BE11, BE12, BE13, BE16, BE17, T23, T46, SP31, H3, H8 and H11.
2. The policies of the Second Deposit Draft Replacement Unitary Development Plan (referred to as The Croydon Plan) which would amend the above and which would impact upon the proposal are SP1, SP3, UD2, UD6, UD11, UD14, T6, T30, T43, SP20, H4 and H8

 06/00904/P 08/03/2006 Shirley

Application for outline planning permission

Agent:
 Tomei and Mackley Architects
 Ivy Mill House
 Ivy Mill Lane
 Godstone
 RH9 8NR

Applicant:
 S E Living Ltd
 54-56 Mottingham Road
 London
 SE9 4QR

Location: 114 Orchard Way, Croydon, CR0 7NN

Description: Demolition of existing building; erection of two/three storey building comprising 6 two bedroom and 7 one bedroom flats; alterations to vehicular access and provision of associated parking

Drawing No(s): SO5/1498/01, 2720-09A &10A

Decision: **Application Deferred**

 06/00912/P 07/03/2006 Thornton Heath

Application for full planning permission

Agent:
 Burrell Foley Fischer LLP
 York Central
 70-78 York Way
 London
 N1 9AG

Applicant:
 Pocket
 64 Charlotte Street
 London
 W1T 4QD

Location: 188-200 Parchmore Road, Thornton Heath, CR7

Description: Demolition of no 194; erection of a terrace of 8 three bedroom three storey houses and 2 one bedroom semi detached houses on land at rear ; formation of access road and provision of associated parking spaces

Drawing No(s): BFF/833/AP.001, AP.011 Rev A, AP.012 Rev A, AP.021, AP.022, AP.023, AP.024, AP.025 Rev A, AP.026 Rev A, AP.027, AP.028, AP.029, AP.111 Rev A, AP.112 Rev A, AP.113 Rev A, AP.114 Rev B, AP.115 Rev A, AP.121 Rev A, AP.122 Rev A, AP.123 Rev A, AP.124 Rev A, AP.125 Rev A, AP.126 Rev A, AP.127 Rev A, AP.128 Rev A, AP.129

Decision: **Permission Granted, 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) for condition(s) :-

1. The approval of the Local Planning Authority shall be obtained with respect to the following matters before the development is begun:-

- (1) boundary treatment
- (2) refuse store
- (3) security lighting
- (4) visibility splays
- (5) finished floor levels
- (6) vehicle access arrangements
- (7) parking arrangements, including 1 disabled space

Reason: 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)

2. Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved in compliance with Condition 1 shall be provided before any works on site commence and shall be retained for so long as the development remains in existence.

Reason: To ensure that an acceptable standard of development is provided and retained

3. 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)

4. No window shall be formed in the following elevation(s) at or above first floor level other than as specified in the application:-

- (1) north western
- (2) south eastern
- (3) south western

Reason: To protect the privacy of adjoining occupiers in accordance with Policy BE17 of the Unitary Development Plan and the Supplementary Planning Guidance Note No.2 on Residential Extensions and Policy UD6 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

5. Before the development is begun a report of historical uses of the site shall be carried out to the approval of the Local Planning Authority, to provide an assessment into the possibility of soil contamination.

If the report indicates the possibility of soil contamination 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)

6. 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)

7. 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)

8. 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)

9. 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)

10. 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

In granting permission the local planning authority had regard to the following policies:-

1. The relevant policies of the Unitary Development Plan are SP1, SP2, BE1, BE3-BE14, BE16-BE18, BE23, SP9, R015, SP10, SP13, EP8, EP10, SP23, T23, T46, SP30-SP32, H1, H2, H3, H8, H11 and H18.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP1-SP3, UD1, UD2, UD4, UD5, UD6, UD10, UD11, UD13, UD14, UD18, SP8, SP9, SP11, EP5, EP8-EP10, EP23, RO15, SP16, T14, T30, T43, SP19-SP20, SP22, SP24, H1, H2, H3, H4, H8, H13 and H13a.

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 housing policies of the development plan
- (l) sustainability issues
- (m) the recreational open space policies of the development plan
- (n) the urban design policies of the development plan
- (o) the environmental protection policies of the development plan
- (p) the transport policies of the development plan
- (q) the provision of satisfactory living accommodation for future residents of the flats

and having regard to all other matters raised.

06/01126/P

20/03/2006

Kenley

Application for full planning permission

Agent:
Mr R Harper
Chantry Estates
70 High Street
Teddington
Middlesex
TW11 8JD

Applicant:
Chantry Estates
70 High Street
Teddington
Middlesex
TW11 8JD

Location: R/O, 143-147 Brighton Road, Purley

Description: Erection of two storey building with accommodation in roofspace comprising 10 two bedroom flats; extension of access road serving development at 133-141 Brighton Road and provision of associated parking

Drawing No(s): C5/BRP/001/A; C5/BRP/002; C5/BRP/003; C5/BRP/004; C5/BRP/005; C5/BRP/006; C5/BRP/007; C5/BRP/008; C5/BRP/009; C5/BRP/010.

Decision: **Permission Granted, 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) for condition(s) :-

1. 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 those in Section A shall also be retained for so long as the development remains in existence.

Section A

- (1) car and cycle parking arrangements
- (2) sight lines onto Brighton Road (A23)
- (3) retaining wall and communal garden area

Section B

- (4) refuse and recycling collection facilities
- (5) any boundary fences or other means of enclosing the site

Reason: To ensure that an acceptable standard of development is provided and retained

2. The approval of the Local Planning Authority shall be obtained with respect to the following matters before the development is begun and when approved shall only be implemented in accordance with such approved details:-

- (a) roads, footpaths and access routes within the site including levels and
- (b) the external facing materials of the building and the hard
- (c) security lighting to the parking area
- (d) finished floor levels of the building in relation to existing and proposed

Reason: To ensure an acceptable standard of development is provided and retained and that the appearance and security of the development is satisfactory having regard to Policies BE1, BE10, BE13 and BE18 of the Unitary

Development Plan and Policies UD2, UD4 and UD10 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. The existing planting shall not be felled, lopped, topped or otherwise removed during the course of development or within five years after completion, without the prior written consent of the Local Planning Authority; any planting which is removed without consent, or dies or is severely damaged or becomes seriously diseased before the end of that period shall be replaced with planting of such size and species as may be agreed with the Local Planning Authority; this condition shall not be construed as overriding the requirements to obtain consent under any Tree Preservation Order or the legislation concerning trees in Conservation Areas

Reason: To protect the visual amenities of the locality 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)

5. A scheme of protective fencing to be erected around each tree or group of trees referred to in the foregoing condition shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the commencement of any demolition, site clearance or development works. The fencing shall be erected around each tree or group of trees at a distance to be specified in the scheme and in accordance with British Standard 5837:2005. The fencing shall be not less than 2 metres in height and shall comprise a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting either 'Heras' panel fencing or 20 mm exterior grade ply or other robust man-made boards (in accordance with British Standard 5837:2005. The fencing shall be kept in position at all times unless otherwise agreed in writing with the Local Planning Authority until the completion of the development

Reason: To ensure that the trees to be retained are not damaged by the construction and associated works 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)

6. No service trench or pipeline shall be located within 5 metres of the trunk of any tree to be retained without the prior written approval of the Local Planning Authority

Reason: To ensure that the trees to be retained are not damaged by the construction and associated works 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)

7. No structures, vehicles, plant, machinery, equipment, materials or spoil shall be positioned or stored within 5 metres of the trunk of any tree to be retained and no cement, oil or tar, bitumen or other similar material shall be stored within 10 metres thereof without the prior written approval of the Local Planning Authority
Reason: To ensure that the trees to be retained are not damaged by the construction and associated works 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)

8. No window shall be formed in the northern or southern elevations at or above first floor level other than as specified in the application
Reason: To protect the privacy of adjoining occupiers in accordance with Policy BE17 of the Unitary Development Plan and Policy UD6 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

9. The windows at or above first floor level in the south-west facing elevation shall be glazed in obscure glass and retained in that form for so long as the development remains in existence
Reason: To protect the privacy of adjoining occupiers in accordance with Policy BE17 of the Unitary Development Plan and Policy UD6 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

10. 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)

11. 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)

12. 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)

13. Details of the acoustic installation to the windows and additional acoustic screen fencing to the south-eastern boundary (as recommended in the PPG24 Noise Survey by Adnitt Acoustic Services dated 3 February 2006) shall be submitted to and approved by the Local Planning Authority in writing and shall be installed or erected as approved before the development is occupied and shall be retained for so long as the development remains in existence
Reason: To protect the amenities of the future occupiers of the development from noise from the adjoining railway lines in accordance with Policy EP10 of the Unitary Development Plan and Policy EP7 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

14. No development including excavations for drainage and foundation work shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only be carried out in accordance with the agreed programme
Reason: To safeguard the heritage of the Borough by providing an adequate opportunity to investigate and excavate archaeological remains on the site before development is carried out, in accordance with Policies SP6 and AR1 of the Unitary Development Plan and Policy UC14 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

15. 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

In granting permission the local planning authority had regard to the following policies:-

1. The relevant policies of the Unitary Development Plan are SP1-2, BE1, BE3, BE10-14, BE16-18, BE23, SP9, RO15, SP11, NC4, SP12-14, EP8, EP10, SP18, SP25, T6, T23, T27, T37, T46, SP30-31, H2-3, H8, H11, IMP1.
2. The relevant policies of the Second Deposit Draft Replacement Unitary

Development Plan (the Croydon Plan) are SP1-3, UD1-2, UD4-6, UD10-11, UD13-14, SP8, RO15, SP9, NC4, SP11-12, SP15, EP7-10, EP12, EP15, EP22-23, SP16, T6, T14, T30, T43, SP20, SP22, H2, H4, H8, IMP1.

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

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

and having regard to all other matters raised.

06/01216/P

21/04/2006

Kenley

Application for full planning permission

Agent:

The Planning Bureau Ltd
Homelife House
26-32 Oxford Road
Bournemouth Dorset
BH8 8EZ

Applicant:

United St. Saviour's Charity
Thomas Care House
7 Park Street
London
SE1 9AB

Location: 115-119 Brighton Road, Purley

Description: Demolition of existing buildings; erection of three/four/five storey building comprising 54 sheltered flats for the elderly to include managers accommodation and associated communal facilities; formation of vehicular access onto Old Lodge Lane and provision of 20 parking spaces

Drawing No(s): USTCP/PUR/100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 4999/01 and 642/01

Decision: **Permission Granted, 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) for condition(s) :-

1. As specified in the submitted drawings, the following shall be provided as approved before any part of the development is first occupied, and those in Section A shall also be retained in perpetuity.

Section A

- (1) Vehicular turning areas
- (2) Visibility splays and sight lines
- (3) Manager's accommodation
- (4) Garden and communal areas

Section B

- (6) Roads, footpaths and other access routes within the site including levels and gradients
- (7) Boundary walls

Reason: To ensure an acceptable standard of development having regard to the policies of the Unitary Development Plan.

2. The external facing materials as constructed shall be retained as shown as part of the development hereby permitted any changes to the specified materials shall be submitted to and approved in writing by the Local Planning Authority. 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)

3. Prior to first occupation full details of all hard and soft landscaping and boundary treatment shall be submitted to and approved in writing by the Local Planning Authority, and all agreed works shall be carried out as approved in accordance with an agreed implementation programme. Details shall include measures for the protection of existing trees to be retained during site works, planting plans and specifications and arrangements for any trees or shrubs which die, are uprooted, become injured or wilfully damaged or fail to become established within an agreed timescale.

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 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

4. No structures, vehicles, plant, machinery, equipment, materials or spoil shall be positioned or stored within 5 metres of the trunk of any tree to be retained and no cement, oil or tar, bitumen or other similar material shall be stored within 10 metres thereof without the prior written approval of the Local Planning Authority

Reason: To ensure that the trees to be retained are not damaged by the construction and associated works 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)

5. No service trench or pipeline shall be located within 5 metres of the trunk of any

tree to be retained without the prior written approval of the Local Planning Authority

Reason: To ensure that the trees to be retained are not damaged by the construction and associated works 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)

6. 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

In granting permission the local planning authority had regard to the following policies:-

1. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are The relevant policies of the Unitary Development Plan are SP1, SP2, BE1, BE3, BE4, BE5, BE6, BE7, BE9, BE10, BE11, BE12, BE13, BE14, BE16, BE17, BE18, NC4, SP9, RO15, SP18, SP19, SP22, SP23, SP24, SP25, T23, T46, EM8, EM8a, SP30, SP31, SP32, H2, H11 and H18
2. The relevant policies of the Second Deposit Replacement Unitary Development Plan are The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP1-3, UD1-2, UD4-6, UD10-14, UD16, SP4, UC14-18, SP9, NC2-4, R015, SP16, T2-6, T7-9, T30-31, T42-43, SP19-24, H2,H8 and H10 together with Supplementary Planning Guidance Note 6; Affordable Housing.

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 housing policies of the development plan

and having regard to all other matters raised.

06/01255/CC

27/03/2006

Tandridge District Council

Consultation submitted by an Adjoining Authority

Agent:
WS Planning
15 Bell Street
Reigate
Surrey
RH2 7AD

Applicant:
Gold Group International

Location: Gadoline House And, Former Old Barn Filling Station, Godstone Road, Whyteleafe

Description: Demolition of existing buildings. Erection of 4x4 storey blocks providing 40 x 1-bed & 62 x 2-bed flats and 1 x 3 storey block providing primary care facility and 6 x 1-bed & 10 x 2-bed flats (total 46 x 1-bed, 72 x 2-bed, overall 118 flats of which 16 are affordable) together with 162 parking spaces of which 50 and 123 cycle spaces are below ground accessed via vehicular ramp. Diversion of existing culvert.

Drawing No(s): 05003-B-010K, 011F, 012F, 013F, 014, 015A and D-050B, 050C, 051B, 052B, 053B, 054B, 055B, 056B and 057B

Decision: **Objection**

Reason(s) for objection :-

1. The development would result in the loss of an employment generating use.
2. The site is not within a central location and with poor local facilities and public transport provision it is not suited for such a high density development that would be considerably higher than that which exists in the surrounding area.
3. The development would result in an overdevelopment of the site that would not provide a high standard of design and layout and would fail to respect the visual character of the area in which it is located and consequently it would be out of keeping and detrimental to the visual amenity of the street scene
4. It has not been demonstrated that the scale of the development in relation to the number of parking spaces proposed would be acceptable, in particular that parking associated with the development can be accommodated within the site without detriment to existing on-street parking provision in the surrounding area.
5. It has not been adequately demonstrated that the development will not adversely affect or be affected by water drainage within the area, particularly in respect of the relationship of the development with the River Bourne which runs through part of the site, and which has been subject to considerable flooding in recent years.

06/01403/P 05/04/2006 Kenley

Application for full planning permission

<p>Agent: F A Robinson Robinson Escott Planning Warren Court Knockholt Road Halstead Sevenoaks, Kent TN14 7ER</p>	<p>Applicant: Purley Day Nursey Ltd 16 Burcott Road Purley Croydon CR8 4AA</p>
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Location: 16 Burcott Road, Purley, CR8 4AA

Description: Alterations and use of two rooms on first floor as day nursery and increase in number of children from 58 to 80

Drawing No(s): Site/Roof Plan 1:500 (received 5th April 2006)

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development represents an over intensive use in a residential area, resulting in an increase in traffic, noise and general disturbance which would be detrimental to the amenities of nearby residential occupiers and would thereby conflict with Policies CS6 and SP14 of the Unitary Development Plan and Policies CS1 and SP12 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

06/01479/P 11/04/2006 Coulsdon West

Application for full planning permission

<p>Agent: Graham Rix 13 Furze Lane Purley Surrey CR8 3EJ</p>	<p>Applicant: Mrs J Newman 31 Rickman Hill Coulsdon Surrey CR5 3DT</p>
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Location: 31-35 Rickman Hill, Coulsdon

Description: Erection of a pair of three bedroom two storey semi detached houses at rear with accommodation in roofspace fronting Portnalls Close: formation of vehicular access onto Portnalls Close and provision of associated parking

Drawing No(s): 31RH P1

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The proposed development given its siting on a steeply sloping site close to trees would give rise to a poor design of development with an exaggerated step down between the properties which combined with the loss of trees that contribute to the character of the area and the setting of the proposed buildings would fail to sit comfortably within the streetscene. The proposal would therefore conflict with Policies BE1, BE3 and H3 of the Unitary Development Plan and Policies UD2, UD13, NC4 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan).

 2. The proposal fails to provide an adequate level of parking commensurate with the type of accommodation and the restricted levels of on-street parking in the vicinity of the site. The proposal would therefore be contrary to Policies BE10, BE11, H3 and T23 of the Unitary Development Plan and Policies UD11 and T30 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan).
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