

PLANNING COMMITTEE

Meeting held on Thursday, 2 November 2006 at 6.30 pm

WRITTEN MINUTES - PART A

Present: Councillor David Osland (Chairman);
Councillor Chris Wright (Vice-Chairman);
Councillors Sherwan Chowdhury (Reserve Member), Luke Clancy,
Maria Gatland, Russell Jackson, Bernadette Khan (Reserve Member),
Vidhi Mohan and Paul Scott.

Absent: Councillors Carole Bonner, Timothy Godfrey and Mike Mogul.

Also Present: Councillors Richard Chatterjee, Mike Fisher and Terry Lenton.

Apologies for absence were received from Councillors Carole Bonner and Mike Mogul.

A128/06 MINUTES – 12 OCTOBER 2006

RESOLVED that the Minutes of the meeting held on 12 October 2006 be signed as a correct record.

A129/06 DECLARATIONS OF INTEREST

Member's Name	Agenda Item No.	Type of Interest	Time of Declaration	Reason
Councillor Maria Gatland	6.1	Personal	6.55 pm	'I know Warwick Reynolds.'

A130/06 URGENT BUSINESS (If any)

None.

A131/06 EXEMPT ITEMS

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

A132/06 PLANNING APPLICATIONS

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

(1) 06/01754/P 164 Orchard Way, Croydon

Decision: Refuse Permission for reason of the development of Bungalow B including the proposed lower roof would have an adverse effect on the amenities of occupiers of adjoining residential property.

The Head of Planning Control reported the following:

A further representation from an adjoining occupier largely reiterating the points highlighted in section 5 of the Committee Report has been circulated by email to the Members of the Planning Committee.

A further condition is recommended as follows:-

The new planting and/or other landscaping treatment specified in the application plan nos 210/06/Sep/01, 210/06/Sep02, 210/06/Sep03, 210/06/Sep/04 and the planting schedule 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 a 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 UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

A further informative is recommended as follows:

In relation to Condition 3 an 'emergency' means that the access to the site is required by one of the emergency services or a 'statutory undertaker'.

(2) 06/03691/P 77 Stoats Nest Road, Coulsdon

Decision: Grant Permission with condition 2 amended to show a closing time of 10 pm Monday to Saturday and closing time of 8.30 pm Sundays.

Other Applications

(3) 06/01797/P Tansleys, 159 Welcomes Road, Kenley

Decision: Grant Permission

(4) 06/03080/P 24-26 Foxley Lane, Purley
Decision: Application withdrawn by Applicant/Agent

(5) 06/03201/P Capital Business Centre, 22 Carlton Road, South Croydon
Decision: Grant Permission

The Head of Planning Control reported the following:

An ecological assessment of the site 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 shall be carried out to the approval of the Local Planning Authority before any building works commence on site, unless otherwise agreed in writing by the Council.

Reason: In the interests of nature conservation and to protect the existing habitat in accordance with Policy NC1 of the Replacement Unitary Development Plan (the Croydon Plan).

(6) 06/03335/P 81 Park Lane, Croydon
Decision: Refuse Permission

The Head of Planning Control reported the following:

Reason 4 amended to insert the word 'and' after 'car parking' in line one.

A further 'e-mail' objection from an adjoining owner had been received today.

(7) 06/03408/P Land, Victory Place, SE19
Decision: Grant Permission subject to a legal agreement

(8) 06/03653/P 79A Lansdowne Road, Croydon
Decision: Refuse Permission

A133/06 RECENT APPEAL DECISIONS

RESOLVED that:

(1) the decisions indicated as set out in the attached Appendix B in respect of items listed in pages 1-7 which were deferred from the Planning Committee meeting of 12/10/2006 be noted.

(2) the decisions indicated as set out in the attached Appendix B in respect of items listed in pages 1-7 Town Planning Appeals / Inquiries / dated 02/11/2006 be noted.

A134/06 FORTHCOMING PLANNING INQUIRIES

RESOLVED that the forthcoming Planning Inquiries as set out in the attached Appendix C in respect of items set out in pages 1 and 2 of the report be noted.

Other Items

A135/06 QUARTERLY PLANNING CONTROL STATISTICS

RESOLVED that the report be noted and officers congratulated on the outturn figures achieved.

AGENDA - PART B

None

The meeting terminated at 8.25 pm

06/01754/P 03/05/2006 Shirley

Application for full planning permission

Agent:
Ms B A Perry
160 Godstone Road
Caterham
Surrey
CR3 6RB

Applicant:
Aspect Research Services Ltd
42-46 High Street
Esher
Surrey
KT10 9QY

Location: 164 Orchard Way, Croydon, CR0 7NN

Description: Retention of 2 two bedroom bungalows at the rear of the site and the provision of 5 parking spaces at the front of the existing property

Drawing No(s): GH/01/ReA RevA, 25182_LR, 182_AS, G/01/SRT (received 23/10/06), G/01/SRT RevA (received 23/10/06), 210/06/sep (3 pages) and G/01/Long (received 23/10/06)

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development of bungalow B including the proposed lower roof would have an adverse effect on the amenities of the occupiers of adjoining residential properties by reason of dominance and visual intrusion and would thereby conflict with Policies UD2, UD8 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

06/01797/P 05/05/2006 Kenley

Application for full planning permission

Agent:
Fulcrum Design
136 High Street
Guildford
Surrey
GU1 3HJ

Applicant:
Croydon Project Services
Unit 18, The Redlands Centre
Redlands
Coulsdon Surrey
CR5 2HT

Location: Tansleys, 159 Welcomes Road, Kenley, CR8 5HB

Description: Demolition of existing dwelling; erection of 2 five bedroom detached houses with detached double garages

Drawing No(s): 03-17-20; 03-17-21; 03-17-22; 1620-1.

Decision: **Permission Granted**

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) parking arrangements
- (2) vehicular turning area

Section B

- (3) finished floor levels of the buildings in relation to existing and proposed site levels
- (4) any boundary hedging or fences

Reason: To ensure that an acceptable standard of development is provided and retained having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

2. Details of the pedestrian visibility splays to the existing access shall be provided before development is commenced and when approved 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 T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. Prior to the commencement of the development, a landscaping scheme to include existing and proposed planting and details of any boundary fencing and refuse collection areas shall be submitted to and approved by the Local Planning Authority; the approved planting and any boundary fencing and refuse storage areas 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. In addition, the new 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 Policies UD14 and UD15 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
4. 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 UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
5. A scheme of protective fencing to be erected around each tree or group of trees to be retained 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 1.2 metres in height and shall comprise a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting either cleft chestnut pale fencing (in accordance with British Standard 1722: Part 4) or chain link fencing (in accordance with British Standard 1722: Part 1). 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 UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

6. No cement, diesel, oil or tar, bitumen or other similar material shall be stored within 10 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 UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

7. 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-eastern - plot 1
- (2) south-western - plot 2

Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

8. The bathroom/en-suite windows in the following elevations shall be glazed in obscure glass and retained in that form for so long as the development remains in existence:-

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

Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

9. 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

10. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement thereof, no window shall be inserted or constructed in the roof of any dwelling without the express permission of the Local Planning Authority

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

11. 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:-

- . The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1-3, UD1-3, UD8, UD13-15, SP5, RO6, SP8, NC4, SP9, EP4, SP14, T8, T11, SP18, SP20, H2.

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 housing policies of the development plan
- (j) the urban design policies of the development plan

and having regard to all other matters raised.

Informative(s) :-

1. The applicant is advised to consult the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites" before commencing work on the site. The Code gives advice on how to undertake work on site in a considerate manner. A copy can be obtained by calling 020 8760 5483.

06/03080/P

11/08/2006

Purley

Application for full planning permission

Agent:
Design Venture
111 East Lane
West Horsley
Surrey
KT24 6LJ

Applicant:
Mr Mohajerani
109 Greencroft Gardens
London
NW6 3PE

Location: 24-26 Foxley Lane, Purley, CR8 3ED

Description: Demolition of existing building; erection of 1 three storey building comprising 4 one bedroom and 1 two bedroom flats and 1 four storey building comprising 7 two bedroom flats; formation of vehicular access and provision of basement parking area

Drawing No(s): Site Surveys A-02 and 10376-104, 10376-100, 101, 102, 103, 110, 111, 112, 115, 116, TSP/LSP/P1335/02 and LMSL/11/FL/2A.

Decision: **Application Withdrawn**

 06/03201/P 14/08/2006 Croham

Application for full planning permission

Agent: Richards Partington Architects First Floor Ferguson House 124-128 City Road London EC1V 2NJ	Applicant: Capital Enterprise Centres Limited Suite 1, 70 Churchill Square Kings Hill West Malling Kent ME19 SYU
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Location: Capital Business Centre, 22 Carlton Road, South Croydon, CR2 0BP

Description: Erection of two storey building with roof plant area for use within class B1 (business) and a single storey building comprising 4 light industrial workshops ; provision of associated parking

Drawing No(s): 2119-PL-100, 200, 201, 202, 205, 300, 305.

Decision: **Permission Granted**

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 retained for so long as the development remains in existence:-
 - (1) parking arrangements
 - (2) facilities for the loading and unloading of vehicles
 - (3) vehicular turning area
 - (4) biomass boiler and plant room

Reason: To ensure that an acceptable standard of development is provided and retained having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

2. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following details, and when approved shall be provided before first occupation of the buildings:-
 - (1) security lighting to parking areas
 - (2) refuse collection facilities
 - (3) any boundary walls and fences or other means of enclosing the site
 - (4) finished floor levels of the building(s) in relation to existing and proposed site levels
 - (5) sustainable drainage system

Reason: To ensure an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The

Croydon Plan)

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 Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
4. Prior to the commencement of the development, a landscaping scheme to include existing and proposed planting shall be submitted to and approved by the Local Planning Authority; the approved 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 UD14 of the Croydon 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 Croydon 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 BREEAM report that achieves 'Excellent' rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated BREEAM Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the first occupation of the development.
Reason: To accord with Policies UD1-3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
7. 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 EP3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

8. An ecological assessment of the site 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 shall be carried out to the approval of the Local Planning Authority before any building works commence on site, unless otherwise agreed in writing by the Council.

Reason: In the interests of nature conservation and to protect the existing habitat in accordance with Policy NC1 of the Replacement Unitary Development Plan (the Croydon Plan).

9. 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:-

- . The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1-3, UD1-3, UD7-8, UD13-15, SP4, UC11, SP8, NC1, SP9-10, SP13, EP1-4, EP6, EP16, SP14, T2, T8, SP15, EM2.

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 safety of pedestrians and motorists on the adjacent highway
- (f) the safety and security of buildings and the spaces around them
- (g) accessibility to buildings
- (h) the employment policies of the development plan
- (i) the archaeology policies of the development plan
- (j) the urban design policies of the development plan
- (k) the environmental protection policies of the development plan

(l) the transport policies of the development plan and having regard to all other matters raised.

06/03335/P

11/08/2006

Fairfield

Application for full planning permission

Agent:

MHK Architects

The Pavilions

35A Brighton Road

South Croydon

CR2 6EB

Applicant:

Silverleaf Developments

P. O. Box 1431

Croydon

Surrey

CR9 6XG

Location: 81 Park Lane, Croydon, CR0 1JG

Description: Demolition of existing building; erection of three/four storey building comprising 12 one bedroom and 2 two bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 2457-001, 2457-002, 2457-003

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 by reason of its siting and massing and would thereby conflict with Policies SP3, UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 2. The development would be detrimental to the amenities of the occupiers of adjoining property by reason of its siting and massing resulting in loss of light, dominance, loss of outlook, loss of privacy and visual intrusion and would thereby conflict with Policies UD2, UD8 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).
 3. The development would not provide satisfactory private amenity space and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 4. Inadequate provision for car parking and for disabled drivers would be made within the site and the development would thereby conflict with Policy T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Supplementary Planning Guidance Note 10 - Designing for Accessibility.
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06/03408/P

15/08/2006

Upper Norwood

Application for full planning permission

Applicant:

St Aidans Developments
7 Maltings Place
169 Tower Bridge Road
London
SE1 3JB

Location: Land, Victory Place, Upper Norwood, London, SE19

Description: Demolition of existing buildings; erection of four storey building comprising a use within Class (A1 retail) or A2 (financial and professional services) or A3 (restaurant/cafe) or A4 (drinking establishment) on part of the ground floor and 7 three bedroom, 14 two bedroom and 8 one bedroom flats in the remainder of the building, formation of a vehicle access and provision of associated parking.

Drawing No(s): 20AP03revA, 20AP10/1revA, 20AP11/1revC, 20AP12revB, 20AP13revA, 20AP14revA, 20AE00revF, 20AE01revF, 20AE02revC

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 following shall be provided as specified in the application unless otherwise agreed in writing by the Council:
 - (1) parking arrangements
 - (2) facilities for the loading and unloading of vehicles
 - (3) sight lines
 - (4) visibility splays
 - (5) vehicular access and egress
 - (6) garden and communal areas

Reason: To ensure an acceptable standard of development having regard to the Policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

2. No works on site shall commence until the following details 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:

- (1) traffic signs
- (2) secure cycle parking
- (3) means of enclosure around roof garden to prevent overlooking
- (4) details of the one way traffic control system though the site
- (5) security lighting
- (6) external facing materials

Reason: To ensure that the appearance of the development is satisfactory

in accordance with Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

3. No development shall take place until the applicant has provided to the Local Planning Authority for approval an independently verified EcoHomes 2006 report that achieves 'Excellent' rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated EcoHomes 2006 Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the first occupation of the development.

Reason: To accord with Policies UD1-3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

4. 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 Croydon Replacement Unitary Development Plan (The Croydon Plan)

5. No food shall be cooked on the premises until a scheme for the control of odours, smoke and grease has been submitted to and approved by the Local Planning Authority in writing and any required ducting or other equipment has been satisfactorily installed on the site. Any such ducting and equipment shall be retained for so long as the use remains in existence.

Reason: To protect the amenities of adjoining occupiers, in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

6. 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 EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

7. The ground floor commercial use shall not be used except between 07:00 hours and midnight on Mondays to Saturdays and between 08:00 hours and 23:00 hours on Sundays.

Reason: To protect the amenities of adjoining occupiers, in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

8. Prior to the commencement of the development, a landscaping scheme to include existing and proposed planting as well as hard landscaping shall be submitted to and approved by the Local Planning Authority; the approved 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 UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

9. 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 EP3 of the Croydon 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:-

- . The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are: SP1, SP2, SP3, SP4, SP7, SP9, SP10, SP13, SP14, SP18, SP19, SP20, SP21, SP22, UD1, UD2, UD3, UD4, UD6, UD7, UD8, UD13, UD14, UD15, UD16, UC3, EP2, EP3, EP4, T4, T8, T11, EM5, H2, H13, H14, SH1, SH5

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

- . 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
- and having regard to all other matters raised.

Informative(s) :-

1. The applicant is advised to consult the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites" before commencing work on the site. The Code gives advice on how to undertake work on site in a considerate manner. A copy can be obtained by calling 020 8760 5483.
2. The applicant's attention is drawn to the following technical documents relevant to the assessment of human health risks arising from contaminants in soil (obtainable from the Environment Agency R&D Dissemination Centre, c/o WRc, Frankland Road, Blagrove, Swindon, Wilts SN5 8YF. (Tel 01793 865000; Fax 01793 865001); they can also be ordered on line via www.webookshop.com/ea/rdreport.nsf):-
 - (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)

06/03653/P

01/09/2006

Fairfield

Application for outline planning permission

Agent:
Mr S Downes
21 Westmount Road
Eltham
London
SE9 1JB

Applicant:
Mr J St Romaine
56 South Hill Road
South Croydon
Surrey
CR2 7DW

Location: 79A Lansdowne Road, Croydon

Description: Demolition of existing buildings; erection of 1 two/three and 1 three storey buildings comprising a total of 5 two bedroom and 9 one bedroom flats; provision of associated parking

Drawing No(s): A006/156/P/01 Rev B

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 UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. Inadequate provision is made for car parking within the site and the development would thereby conflict with Policy T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. The development would not provide satisfactory visibility splays and would be prejudicial to highway safety contrary to Policy T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
4. The development would result in the loss of an employment generating use and would thereby conflict with Policy EM5 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
5. The development would be detrimental to the amenities of the occupiers of adjoining property by reason of its size and siting resulting in visual intrusion and would thereby conflict with Policies UD2, UD8 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
6. 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 poor outlook and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
7. The proposed refuse storage facilities would not be suitably located for collection and would thereby conflict with Policy UD15 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
8. Inadequate provision is made for cycle parking within the site and the development would thereby conflict with Policy T4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
9. The application does not demonstrate that the proposal would achieve Eco Homes Excellent and would thereby be contrary to Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
10. The proposed pedestrian access on the northern boundary of the site would give rise to issues of safety and security for future occupiers of the site and adjoining properties and would therefore be contrary to Policy UD6 of the Replacement Unitary Development plan (the Croydon Plan).

06/03691/P

05/09/2006

Coulsdon East

Application for full planning permission

Agent:
Westleigh Design
Chamois
Woodside Green
Lenham Kent
ME17 2EU

Applicant:
Mr Choudhry
71 Peacock Street
Gravesend
Kent

Location: 77 Stoats Nest Road, Coulsdon, CR5

Description: Alterations; use of ground floor for purposes within class A5 (hot food take away); erection of single storey rear extension and siting of extract ducting through chimney

Drawing No(s): 110806/1 dated August 2006 and received by Council on 4 September 2006

Decision: **Permission Granted**

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

1. Prior to the commencement of the use, details of the anti-vibration mounts on the ductwork shall be submitted to the Local Planning Authority and once approved they must be installed and maintained during the duration of the use of the premises.

Reason: To protect the amenity of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

2. The application premises shall not be used except between 17:00 hours and 22:00 hours on Mondays to Saturdays and between 17:00 hours and 20:30 on Sundays

Reason: To protect the amenities of adjoining occupiers

3. All new external work and work of making good shall be carried out in materials to match the existing.

Reason: To ensure that the appearance of the development is satisfactory in accordance with Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

4. The use of the premises as a hot food take away shall not commence until the owner has made arrangements with the Council for the provision of a litter bin(s) in the vicinity of the site.

Reason: To ensure that provision is made for litter likely to be generated by the proposed hot food take away use in accordance with Policy EP10 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

5. The extract ducting must exit through the main chimney stack on the main ridgeline of the roof as indicated on the approved plans and as stated in the agent's email received by Council on 9 October 2006

Reason: To protect the amenity of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

6. Sound insulation must be provided in the form of either a floating floor or independent ceiling between the ground and first floors of the premises. The level of sound insulation provided should, as a minimum, meet the standard specified in The Building Regulations 2003 Approved Document E: Resistance to the Passage of Sound.

Reason: To protect the amenity of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

7. 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 Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP3, SP10, UD2, UD8, EP1, SP23, and SH6

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 safety of pedestrians and motorists on the adjacent highway
- (e) the safety and security of buildings and the spaces around them
- (f) accessibility to buildings
- (g) the shopping policies of the development plan
- (h) sustainability issues
- (i) the environmental protection policies of the development plan

and having regard to all other matters raised.

Informative(s) :-

1. The applicant is advised that there are public sewers crossing the site, therefore no building will be permitted within 3 metres of the sewers without Thames Water's approval. Should you require a building over application form or other information relating to your building/development work, please contact Thames Water on 0845 850 2777.
2. The applicant is advised that Thames Water recommends that a bacterial or enzyme dosing unit be fitted on all waste discharge points from kitchen sinks and floor drains prior to discharging to the public sewerage system to avoid blockages at a later date. If this recommendation is ignored this property and others may suffer from sewage flooding.
3. A copy of The Building Regulations 2003 Approved Document E: Resistance to the Passage of Sound is available from the Office of the Deputy Prime Minister website using the following link:
<http://www.odpm.gov.uk/pub/348/ApprovedDocumentEResistancetothepassag>
