

PLANNING COMMITTEE

Meeting held on Thursday, 30 November 2006 at 6.30 pm

WRITTEN MINUTES - PART A

Present: Councillor David Osland (Chairman);
Councillor Chris Wright (Vice-Chairman);
Councillors Carole Bonner, Luke Clancy, Maria Gatland,
Russell Jackson, Bernardette Khan (Reserve Member), Shafi Khan
(Reserve Member), Paul Scott and
Susan Winborn (Reserve Member).

Absent: Councillors Timothy Godfrey, Mike Mogul and Vidhi Mohan.

Also

Present: Councillors George Ayres, Richard Chatterjee, Mike Fisher,
Simon Hoar, Gerry Ryan and Avril Slipper.

Apologies for absence were received from Councillors Timothy
Godfrey, Mike Mogul and Vidhi Mohan.

A147/06 MINUTES - 16 NOVEMBER 2006

RESOLVED that the Minutes of the meeting held on 16 November
2006 be signed as a correct record.

A148/06 DECLARATIONS OF INTEREST

Member's Name	Agenda Item No.	Type of Interest	Time of Declaration	Reason
Councillor Bernardette Khan	6.7	Personal & Prejudicial	8.03 pm	'Predetermination'
Councillor Paul Scott	6.7	Personal	8.00 pm	'As the professional organiser for Croydon Labour Party I printed and produced letters and petitions for the local Councillors who objected to the application, with wording dictated by those Councillors. As legally required I included an imprint

with my name on it at the bottom of the letter/petition. The letters and petitions did not express or purport to express my opinion. I did not personally take part in any active campaigning regarding this matter and have not expressed my view on the application.' 'I am a member of CAMRA who are an objector. I have had no involvement in their objection.'

Councillor 6.9 Personal 10.00 pm
Paul Scott

A149/06 URGENT BUSINESS (If any)

None.

A150/06 EXEMPT ITEMS

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

A151/06 PLANNING APPLICATIONS (Agenda Item No. 6)

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

(1) 06/03159/P 133 Milne Park East, Croydon

Decision: Refuse Permission for reasons of fears for health and the well being of the local community, and visual appearance in an area previously bereft of such visual eyesores.

(2) 06/03769/P 180-182 Pampisford Road, South Croydon

Decision: Refuse Permission

The Head of Planning Control reported the following:

One additional letter of objection received from occupier of 17 Blackford Close concerned that the additional parking and associated number of cars for this development would exceed the upper limit capacity for Blackford Close as laid down in Design Bulletin 32- Residential Roads

& Footpaths; that there would be excessive on-street parking and increased traffic and congestion; that the rear access to the development would be dangerous for highway users; that the site is not very well served by public transport; that the new blocks of flats would be wider than previously proposed accentuating the massing of the buildings; there would be risk to protected trees on the site from the car park; there would be increased visual intrusion and loss of privacy for adjoining occupiers; and that there would be noise and disturbance from construction of the development.

Letter and additional drawings (623/01A & 623/13) received from applicant's agent showing a reduction in the number of car parking spaces from 14 to 13 and showing 2 of these spaces for disabled persons. This is considered acceptable and if the Committee are minded to refuse permission, then it is recommended reason 3 on the Agenda should be deleted.

In addition, drawing no. 623/13 shows a comparison between the previous refused scheme (dismissed on appeal) and the current proposal.

(3) 06/03976/P 60 Teevan Road, Croydon

Decision: Grant Permission

The Head of Planning Control reported the following:

The Council received a referral to committee by Cllr Avril Slipper and objections have been raised by Cllr Eddy Arram, three further letters were also received from surrounding occupiers objecting to the proposal.

The reasons for referral were:

Cllr Slipper

- Unsuitable over development of site.
- Two storey building with accommodation in roof space is not compatible with street scene.
- Close proximity of proposed building would cause overlooking and loss of light to residents at number 58.
- Proposal would add to present parking problems in Teevan Road.

Cllr Arram's comments:

1. Size of the development and character of the development
2. Traffic/parking.

1. Size and character of the development.

The current property equates to a family unit and hence fits in well with the existing properties. By demolishing the bungalow and erecting 4 flats there whole character and street scene will be changed. The development will overshadow the single storey sub station unit and will look out of place. The erection of 4 flats is out of character with the rest of the properties in Teevan Road. The mass of the development on this site makes it unsuitable. The planners also acknowledge that there will be other over looking. No 58 Teevan Road will be overshadowed by this development. As will the properties backing on to it from Woodside Court Road. These properties will loose the privacy of their gardens. It will also be possible to see into the bedrooms in the Woodside Court properties from this development. It has to be born in mind that when these properties were first built one of the attractions was the privacy that they enjoyed by not being overlooked as 60 Teevan was - is a bungalow.

2. Traffic/parking

Clearly 4 parking spaces of which one quite rightly is a disabled parking space is not sufficient for a development of this size. As this development is not aimed at families it is reasonable to expect the occupants to have 2 cars. Even if they did not there is no provision for off street parking for visitors. If all the units had 1 car user visitor at the same time the on street parking would be unacceptable. Added to this the development further along and off Teevan Road with its one way working access to the development will cause a massive increase in traffic usage for the road and with this development the increase in traffic usage along Teevan Road will be unacceptable.

Conclusion:

On the grounds of insufficient parking, unacceptable increase in parking, the mass of the development and the development being out of character for the street scene and finally the overlooking/shadowing of 58 Teevan Road, the properties in Woodside Court Road backing on to the site and the electricity sub station this application should be refused.

No further grounds for objection were raised by the surrounding occupier objections.

(4) 06/04152/P 208 Pampisford Road, South Croydon

Decision: Grant Permission subject to a legal agreement

The Head of Planning Control reported the following:

An additional condition is recommended to secure the submission and implementation of a Travel Plan as follows:-

Prior to the first occupation of the development, details of a Travel Plan shall be submitted to and approved by the Local Planning Authority, to include measures that will reduce reliance on the car and promote

alternative modes of transport to and from the site, and to monitor the effectiveness of such measures. The Travel Plan shall be implemented as approved unless otherwise agreed in writing with the Local Planning Authority.

Reason: To comply with the environmental and transportation policies of the Unitary Development Plan and the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan).

(5) 06/02105/P 420-430 London Road & 3 Broad Green Avenue, Croydon

Decision: Grant Permission subject to a legal agreement

The Head of Planning Control reported the following:

Drawing Number changes – should read – 02B, 03A, 09A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 19A, 20A, 21A, 22A, 23B, 24B, 25A, 26A, 27A, 28A, 29A

Remove Condition 2 (3)

Amend Condition 2 (5) to read ‘acoustic glazing and ventilation specifications for the day nursery and residential units

Condition 4 - amend drawing number to FNH 332/P/02B

Remove Informative 1

Paragraph 1 – should read ‘a total of 319 flats’

Paragraph 3.7 should read 319 flats

Paragraph 3.12 should read ‘Block C would comprise 43 flats; 33 two bedroom and 10 three bedroom’.

Paragraph 3.12 should read ‘34% 1 bed units and 43% 2 bed units’.

Paragraph 3.16 should read ‘319 cycle parking spaces’.

Paragraph 3.19 should read ‘a total of 16 dwellings would be fully fitted for wheelchair use and a further 16 could be adapted for wheelchair use’.

Paragraph 3.20 should read ‘The density would be 304 units per hectare, or 810 habitable rooms per hectare’.

Paragraph 5.3 should also include the Broad Green ward Councillors of Manju Shahul Hameed, Mike Selva and Stuart Collins and the West Thornton ward Councillors of Raj Chandarana, Bernadette Khan and Mike Mogul.

A referral has been received from Councillor Gerry Ryan stating that: ‘This building is not suitable for conversion to residential unless it is substantially reduced in height to a level not much greater than surrounding buildings. There is a loss of amenity, lack of open space, loss of parking in the area, lack of school places, no certainty that services can be provided to cope with the density of units, pressure on transport, there is no consideration given to the needs of the faith (Oswal Centre) community beside the development’.

A joint referral has been received from Councillors Manju Shahul-Hameed, Mike Selva and Stuart Collins stating that:

'Following are the reasons for rejection

- Massive over development in the area
- There are severe overlooking issues with the height of the building
- Not enough school places in the locality
- Severe pressure on the services such as water, gas and electricity
- Real pressure on streets due to parking and disadvantage to the local faith community
- Not enough open space for the local community'.

50 letters, including 49 identical letters have been received from residents in the London Road area who are concerned about various new residential developments in the locality. They object to:

- Too many new residents
- No plans re health, education, community facilities to accommodate increase in people
- Insufficient parking
- Local roads can't cope
- New public green spaces required

Paragraph 6.5 should read 304 units per hectare, 810 habitable rooms per hectare. The density of the two new blocks (B & C) should read 123 units per hectare or 446 hrh.

Paragraph 6.29 – the following contributions have been agreed:

Sustainable transport improvements - £152,955

Health – £286,515

Libraries - £5,300

Open space - £59,140

Public realm - £53,145

Discussions are ongoing with Fairview regarding a contribution towards education capacity enhancements at local primary schools. The Council have very recently requested a raise in this contribution due to the fact that the number of 3 bedroom units has increased in the scheme and are prepared to continue with this dialogue.

Paragraph 6.29 – b) should read 96 units for social rented accommodation.

(6) 06/03786/P The Tamworth Arms PH, 62 Tamworth Road, Meat Masters, Church Street, &, 88 Drummond Road, Croydon

Decision: Refuse Permission. Members requested an additional refusal reason relating to the amenity of future occupiers.

(7) 06/04181/DT All Saints C of E Church, Bridle Road, Croydon

Decision: Prior Approval Refused.

The Head of Planning Control reported the following:

As this is a prior approval application it is not subject to the Councillor referral procedure. Cllr Mike Fisher has made the following comments:

- The siting of the masts may damage the interior of the Tower of a Grade II listed building
- The worry caused by siting such a large number of masts in one location, in a residential area, would be detrimental to the health of local residents.

Paragraph 5.1 should refer to comments not a referral from Cllr Chatterjee.

The Council has received a letter of objection from the Spring Park Residents' Association reiterating the points raised in previous correspondence.

Two further letters from surrounding occupiers have also been received; no further grounds for objection were introduced.

The Council has received a letter in support of the application from Revd Clarke, the Vicar of All Saints Church. The reasons in support of the application are:

- The PCC of All Saints Spring Park are supportive of the proposal to site a mobile base station at the church.
- This proposal will benefit the community by reducing the number of unsightly 'street furniture' in the locality.
- The antennas will be situated high up inside the church tower, and no one will be able to see any change to the building.
- Within guidelines issued by Health Protection Authority this installation is likely to be proved optimal for the long term health and well being of the community, because of its height and distance from any nearest dwelling.
- Have followed all the due process as required by the Archbishops' Council's national Agreement on telecommunication installations.

- The parishioners feel they do not need to voice an opinion an opinion either way to quote them “we have mobile phones, and we use them”.

Other Applications

(8) 06/01824/P Croham Hurst School, Croham Road, South Croydon

Due to the lateness of the hour (10.47pm) consideration of this item was deferred to a future meeting.

(9) 06/01864/P Land at Rectory Grove and Sylverdale Road, Croydon

Due to the lateness of the hour (10.47pm) consideration of this item was deferred to a future meeting.

(10) 06/02593/P Oaks Farm, Oaks Lane, Croydon

Due to the lateness of the hour (10.47pm) consideration of this item was deferred to a future meeting.

(11) 06/03929/P Former East Croydon Station Goods Yard, Lansdowne Road, Croydon

Due to the lateness of the hour (10.47pm) consideration of this item was deferred to a future meeting.

(12) 06/04137/P Junction of Sumner Road & Mitcham Road, Croydon

Decision: Grant Permission (Regulation 3)

A152/06 RECENT APPEAL DECISIONS (Agenda Item No.7)

Due to the lateness of the hour (10.47pm) consideration of this item was deferred to a future meeting.

A153/06 FORTHCOMING PLANNING INQUIRIES (Agenda Item No.7)

Due to the lateness of the hour (10.47pm) consideration of this item was deferred to a future meeting.

Other Items

A154/06 06/01113/P 51-61 WHYTECLIFFE ROAD SOUTH, PURLEY (Agenda Item No. 8.1)

RESOLVED that the Appeal be contested.

The Head of Planning Control reported the following:

A referral has been received from Councillor Graham Bass on the following grounds:

1. Doesn't meet the aspirations of SPG 13, in that there are no on-site public realm improvements – green space, pedestrian links, children's play equipment, public access. Mitigation needs to be in terms of contribution to town centre public realm facilities and environment.
2. The suggested footpath, outside the site, between Whytecliffe Rd South & the High St and the 'pocket park' on the High St are both outside the control of the applicant & unlikely to happen.
3. Proximity of rear block to Woburn Place. Inadequate distances between opposing rears, especially upper windows (approx 15m vs. 20m guideline minimum).
4. Grossly inadequate on-site parking for residents & visitors, particularly bearing in mind proposals to direct more traffic along Whytecliffe Rd Sth.
5. A cramped, overbearing overdevelopment.
6. Inadequate safe amenity space for such a large number of residents & their children. Mitigation needs to contribute genuine local benefit, recognizing that the closest public open space, the Rotary Field, already has more funds than we know how to sensibly spend.

AGENDA - PART B

None.

The meeting ended at 10.47 p.m.

06/01113/P

20/06/2006

Purley

Application for full planning permission

Applicant:
Robin Harper
Chantry Estates
70 High Street
Teddington
Middx
TW11 8JD

Location: 51-61 Whytecliffe Road South, Purley, CR8

Description: Demolition of all buildings ; erection of 1 two/three storey building and 1 five/six storey building comprising a total of 88 flats and use of part of the ground floor for purposes within Class A2 (financial and professional services) or B1 (business); formation of vehicular access and provision of associated car parking and cycle parking

Drawing No(s): 06WEL-P-024, 025, 026, 027, 028, 101, 102, 103, 104, 105, 106, 110,151, 152, 153, 154, 155 and 156,

Decision: **To Contest Appeal**

Reason(s) to contest :-

1. 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 Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. The development would not provide satisfactory private amenity space nor provide a satisfactory environment for new occupiers and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. The development would not provide accessible public open space and no contribution has been offered in lieu of providing or improving public open space nearby and would therefore be contrary to Policy RO12 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Planning Guidance Note 1 on Planning Obligations
4. The application does not demonstrate that the proposal will incorporate renewable energy production equipment to provide at least 10% of the predicted energy requirements of the proposal and would thereby be contrary to Policies SP1, UD1, UD8, EP15 and EP16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Supplementary Planning Guidance Note No.15 on Renewable Energy.

06/01824/P 08/05/2006 Croham

Application for full planning permission

Agent:
Mr Les Burke
Howard Fairbairn and Partners
439 London Road
Croydon
CR0 3PF

Applicant:
Mr Geoff Flook
Croham Hurst School
79 Croham Road
South Croydon Surrey
CR2 7YN

Location: Croham Hurst School, Croham Road, South Croydon, CR2

Description: Erection of two storey building to provide early years classroom facilities and provision of parking area for 18 cars and 10 bicycles

Drawing No(s): 5133-PO1, P02, P03A, P04, P05, P06

Decision: **Application Deferred**

06/01864/P 10/05/2006 Waddon

Application for outline planning permission

Agent:
Lane Associates
62 Sorrel Bank
Linton Glade
Croydon Surrey
CR0 9LW

Applicant:
Mr R Crook
Albion Business Units
New Albion Works
21-23 Rectory Grove
Croydon
CR0 4TA

Location: Land at Rectory Grove and, Sylverdale Road, Croydon, CR0

Description: Demolition of existing buildings; erection of 6 two storey three bedroom terraced houses with accommodation in roofspace and 2 two bedroom bungalows; formation of vehicular access and provision of associated parking

Drawing No(s): 0407/000/10 Rev A, 0407/000/11 Rev A, 0407/000/12 Rev A, 0407/000/13 Rev A, 0407/000/14 Rev A, 0407/000/15 Rev A, 0407/000/16 Rev A, 0407/000/17 RevA, 0407/000/18 RevA, 0407/000/19 Rev A.

Decision: **Application Deferred**

06/02105/P

22/05/2006

Selhurst

Application for full planning permission

Applicant:

Fairview New Homes Ltd
50 Lancaster Road
Enfield
EN2 0BY

Location: City House, 420-430 London Road & 3 Broad Green Avenue,
Croydon, CR0

Description: Demolition of no 3 Broad Green Avenue; alterations to existing City House to include recladding of existing building and use of ground floor for commercial / nursery use and upper floors as residential accommodation; erection of a four/five/six/seven storey building fronting Campbell Road and a three/ four/five/six storey building fronting Broad Green Avenue, providing a total of 36 studio flats, 109 one bedroom flats, 138 two bedroom flats and 36 three bedroom flats; alterations to vehicular accesses and provision of basement parking

Drawing No(s): FNH 332/P/01, 02B, 03A, 04, 05, 06, 07, 08A, 09A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 17A, 18A 19A, 20A, 21A, 22A, 23B, 24B, 25A, 26A, 27A, 28A, 29A, 30A , 31, 32, 33, 34, FNH 332/LS/01 and FNH 332/LS/02

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 shall be 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) sight lines
 - (5) vehicular accesses and egresses
 - (6) CHP plant
 - (7) wind turbines
 - (8) flats suitable for wheelchair users

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) external facing materials including materials to be used in hard landscape areas
- (2) security lighting details, including footpaths, amenity areas and car parking areas
- (3) details of a scheme of illumination to the proposed wind turbines
- (4) acoustic glazing and ventilation specifications for the day nursery and residential units
- (5) electronic gates or other suitable means of enclosure to prevent casual access to the basement parking area
- (6) boundary/means of enclosure around the nursery play area
- (7) secure garden areas in front of those properties with patio doors in Block C
- (8) secured and covered cycle parking for residential units
- (9) secured and covered cycle parking for non-residential units
- (10) gradient of ramp into car park

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. 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)

4. The new planting and/or other landscaping treatment specified in the application, plan nos FNH 332/P/02B, FNH332 LS/01 and FNH332 LS/02 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 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)

5. The existing access from London Road shall be closed as specified in the application before any part of the development is occupied

Reason: To ensure that the traffic conditions do not create conditions prejudicial to the free flow of traffic and the general safety of road users in accordance with Policy T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

6. Visibility splays measuring 1.5m by 1.5m with no obstructions above 0.6m in height shall be demonstrated for all egress points and maintained behind the back of the footway on both sides of the vehicular access.
Reason: To ensure an acceptable level of highway safety in accordance with Policy T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
7. No window shall be provided in the eastern elevation of Block C other than as specified in the application:-
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 windows in the eastern elevation of Block C shall be retained in the form specified in the application for so long as the development remains in existence
Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
9. No window shall be provided in the eastern elevation of Block B other than as specified in the application.
Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
10. Other than for uses ancillary to the residential use as specified on the ground floor layout plans, the ground floor element in Block A shall be used only for purposes within Classes A2, A3, A4, A5 and D1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987.
Reason: To ensure that the retail vitality and viability of the Borough is not harmed and to protect the amenities of adjoining and nearby occupiers
11. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement thereof, a change of use to A1 retail use shall not be permitted
Reason: To ensure that the retail vitality and viability of the Borough is not harmed and to protect the amenities of adjoining and nearby occupiers
12. 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)

13. 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 take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

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 Policy UC11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

14. Development shall not be commenced until Impact Studies of the existing water supply infrastructure have been submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water). The studies shall determine the magnitude of any new additional capacity required in the system and a suitable connection point

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with additional demand

15. Development shall not commence until details of on site drainage works and a drainage strategy have been submitted to, and approved by, the Local Planning Authority in consultation with Thames Water.

Reason: Increased flow from the development may lead to sewage flooding and to ensure that sufficient capacity is made available to cope with the new development in order to avoid adverse impact upon the community.

16. A noise and vibration assessment for the proposed wind turbines 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)

17. 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)

18. 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)

19. A bat survey shall be submitted to and approved by the Local Planning Authority in writing before any development or demolition works commence on site.
Reason: In the interest of bats, in accordance with Policy NC2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

20. A green travel plan shall be submitted to and approved by the Local Planning Authority in writing before the development commences. The travel plan shall include traffic reduction targets and monitoring measures.
Reason: In the interest of reducing traffic congestion, in order to comply with Policy T2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

21. 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-UD3, UD6-UD8, UD10, UD12, UD13-UD16, UC11, SP7, RO12, SP9, SP10, SP13, EP1, EP2, EP3, EP5, EP6, EP13, EP16, SP14, T2, T3, T4, T8, T11, EM1, SP17, SP18, SP19, SP20, SP21, SP22, H2, H4, H6, H9, H10, H13, H14, SP23, SH2, SP27, CS1, CS2, CS3 and CS5.

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

and having regard to all other matters raised.

Informative(s) :-

1. In relation to Condition 2(3), the Council would require an illumination scheme following the ideas set out in the 'Quiet Revolution' documents.
2. In considering any request to vary Condition 8 attached to this permission, the Local Planning Authority will need to be satisfied that the purpose, position, design and glazing of a proposed window or other opening is such that the amenities and privacy of adjoining occupiers will be maintained
3. 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. The development should also adhere to the dust mitigation measures set out in the Air Quality Assessment Section 5.2.
A copy of the Code of Practice can be obtained by calling 020 8760 5483.
4. Information on Sustainable Urban Drainage Systems can be found in PPG25 paragraphs 40-42, PPG25 appendix E, in the CIRIA C522 document 'Sustainable Urban Drainage Systems - design manual for England & Wales' and the Interim Code of Practice for Sustainable Drainage Systems.
5. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is existing discharge consent, the applicant should ensure that any increase in volume is permitted under the present conditions.
6. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum

pressure in the design of the proposed development

7. That this permission is the subject of an obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
8. The Local Planning Authority have taken the environmental information submitted with the application into account in reaching this decision.

 06/02593/P 26/06/2006 Heathfield

Application for full planning permission

Agent:
 Mr Chandler
 Keith Chandler Ltd
 37 Glenthorne Ave
 Croydon
 CR0 7ET

Applicant:
 Mr Hart
 Oaks Farm Receptions
 Oaks Farm
 Oaks Lane
 Croydon
 CR0 5HP

Location: Oaks Farm, Oaks Lane, Croydon

Description: Retention of existing marquee for use in connection with wedding functions

Drawing No(s): TP/BR/01

Decision: **Application Deferred**

 06/03159/P 01/08/2006 New Addington

Application for full planning permission

Agent:
 Mr Christopher Mian
 Harlequin Ltd
 1 Abbey Wood Road
 Kings Hill
 West Malling Kent
 ME19 4YT

Applicant:
 Orange Personal Communications Services Ltd
 Tudor House
 The Royals
 Acton London
 NW10 6ND

Location: 133 Milne Park East, Croydon, CR0 0BF

Description: Siting of 1 antenna attached to the side of the building to a height of 10.05m and 1 equipment cabinet; erection of 2m high side boundary fence

Drawing No(s): GLN8248A/10A

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The siting of the telecommunications equipment in this prominent street location would give rise to public concerns about health considerations from residents in the immediate vicinity and those visiting the site and would thereby conflict with policy CS6 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

2. The siting and design of the proposed telecommunications equipment and boundary fencing would have a harmful visual impact on the local environment and would thereby conflict with Policy CS6 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

 06/03769/P

08/09/2006

Waddon

Application for full planning permission

Agent:

Shaw Design Services Ltd
 Dalquieth
 Northlands Road
 Holbrook, Horsham West Sussex
 RH12 5PW

Applicant:

Garrick Homes Ltd
 18 The Castle
 Holbrook
 Horsham West Sussex
 RH12 5PX

Location: 180-182 Pampisford Road, South Croydon, CR2 6DB

Description: Demolition of existing buildings; erection of 2 two storey buildings with accommodation in roofspace to provide 10 two bedroom and 3 one bedroom flats; formation of vehicular access and provision of associated parking spaces

Drawing No(s): 623/01A; 623/02 -13 inc.

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The siting, massing and design of the development would not respect or improve the existing pattern of buildings and the spaces between them, nor maximise the opportunities for creating an attractive and interesting environment and would thereby conflict with Policies SP3, UD2 and UD3 of the Croydon Replacement Unitary Development Plan (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 UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

3. The development does not demonstrate that satisfactory pedestrian visibility splays would be achievable and would therefore be prejudicial to highway safety contrary to Policy T11 of the Croydon Replacement Unitary

Development Plan (The Croydon Plan)

06/03786/P

22/09/2006

Broad Green

Application for full planning permission

Agent:

Planning & Development Partnership
35 St Lukes Road
Maidenhead
Berkshire
SL6 7DN

Applicant:

Mr K Hawkins
Marlin Securities
40 Peterborough Road
Fulham
London
SW6 3BN

Location: The Tamworth Arms PH, 62 Tamworth Road, Meat Masters, Church Street, &, 88 Drummond Road, Croydon, CR0

Description: Demolition of existing buildings; erection of a five and six storey building fronting Tamworth Road and Tamworth Place comprising a public house on the ground floor and 15 one bedroom, 36 two bedroom and 3 three bedroom flats in the remainder of the building and basement car park; formation of vehicular access.

Drawing No(s): MHL/10 Rev A, MHL/11Rev A, MHL/12 Rev A, MHL/13 Rev A, MHL/14 Rev A, MHL/15 Rev A, MHL/16 Rev A, MHL/17 Rev A, MGR/18/Rev A, MGR/18 Rev A, MGR/21, MGR/22, MGR/23.

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development would be out of keeping with the character of the locality and detrimental to the visual amenity of the street scene by reason of its scale, height, massing, design and prominent siting and would thereby conflict with Policies SP2, SP3, UD1, UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. The development would have an adverse effect on the setting of a building on the Council's Local List of Buildings of Special Architectural or Historic Interest by reason of its massing and design and would thereby conflict with Policy UC9 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. The proposal would have an adverse effect on the amenities of the future occupiers by reason of poor outlook and would thereby conflict with Policies UD1, UD2, UD8 and SP20 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).
4. The development would be detrimental to the amenities of the occupiers of adjoining properties by reason of its size and siting resulting in visual intrusion, loss of light, dominance and loss of outlook and would thereby conflict with Policies UD2, UD8 and H2 of the Croydon Replacement Unitary Development

Plan (The Croydon Plan).

5. The development would not provide satisfactory private amenity space by reason of its size and quality and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
6. The application does not demonstrate that the proposal would achieve Eco Homes Excellent 2006 and would thereby be contrary to Policy UD1 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).
7. The application does not demonstrate that at least 10% of the carbon emissions for which the development is responsible would be off-set by a scheme of on-site renewable energy production methods and would thereby be contrary to Policies SP1, UD1 and EP16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Supplementary Planning Guidance Note No.15 on Renewable Energy.
8. The development would not include a scheme of affordable housing and would therefore be contrary to Policy H13 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Supplementary Planning Guidance Note No 6 on Affordable Housing
9. The proposal is a high density, major planning application but it is not accompanied by a Transport Assessment or a Travel Plan. It therefore conflicts with Policy T2 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).
10. The application does not include any on site public open space or offer an appropriate contribution towards improvement to, or provision of public open space in accordance with Planning Guidance Note 1 and Policy RO12 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
11. The development does not offer a contribution towards sustainable transport initiatives in the vicinity. The development would therefore be contrary to Policy T6 of the Croydon Replacement Unitary Development Plan (the Croydon Plan) and Planning Guidance Note 1 on Planning Obligations.
12. The applicant has not agreed to an appropriate contribution towards improvement to, or provision of education facilities, health facilities or libraries in accordance with Planning Guidance Note 1 and Policies SP27 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
13. Over provision would be 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)
14. The development would not make provision for public art on the building or in the public space around it and would thereby be contrary to Policy UD16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

Informative(s) :-

1. The applicant is advised that Thames Water and Network Rail should be consulted on any future proposals for the redevelopment of this site.

06/03929/P

22/09/2006

Fairfield

Application for outline planning permission

Agent:
MSC Planning
Beech House
259 Amersham Road
Hazlemere Bucks
HP15 7QW

Applicant:
BR (Residuary) Ltd

Location: Former East Croydon Station Goods Yard, Lansdowne Road, Croydon

Description: Demolition of existing buildings; erection of 4 buildings comprising a total of 164 one and two bedroom flats and parking at basement level, formation of vehicular accesses

Drawing No(s): Basement Plan REF 22.98.11, Typical Floor and Site Plan REF:22.98.10, Part West Elevation REF:22.98.12

Decision: **Application Deferred**

06/03976/P

25/09/2006

Ashburton

Application for full planning permission

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

Applicant:
Mr L Hanbury
244 Hillbury Road
Warlingham
Surrey
CR6 9TO

Location: 60 Teevan Road, Croydon, CR0 6RN

Description: Demolition of existing building; erection of two storey building with accommodation in roofspace comprising 4 three bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 12318 Rev B and 12318/1 Rev A

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 shall be retained for so long as the development remains in existence:-

- (1) parking arrangements
- (2) visibility splays
- (3) garden areas
- (4) boundary fencing

Reason: To ensure an acceptable standard of development 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 matters:-
Section A

- (1) security lighting

Section B

- (2) refuse collection facilities
- (3) cycle parking facilities

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

3. Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved in compliance with Condition 2 shall be provided before any part of the development is occupied and those items in Section A 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 having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

4. No works on site shall commence until details of the external facing materials including hardstanding areas 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)

5. 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)

6. No window shall be formed in the following elevation(s) at or above first floor level other than as specified in the application and those specified shall be permanently obscure glazed:-

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

Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and the Supplementary Planning Guidance Note No.2 on Residential Extensions

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 UD1, UD2, UD3, UD7, UD8, UD13, UD14, UD15, T2, SP19, SP20, H2, H10 and H11

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.

06/04137/P

05/10/2006

Broad Green

Application for planning permission under Regulation 3

Applicant:

Sharon Williams

London Borough of Croydon

(Director of Housing)

Location: Junction of Sumner Road and, Mitcham Road, Croydon

Description: Retention of 10 relocatable homes (29-38 (inc) Sumner Gardens)
retention of vehicular access and 10 parking spaces

Drawing No(s): OS Map

Decision: Permission Granted under Regulation 3 of the Town and Country Planning General Regulations 1992

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

1. The following shall be retained for so long as the development remains in existence:-
 - (1) parking arrangements
 - (2) boundary fences
 - (3) vehicular turning area

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

2. This permission is granted for a limited period expiring on 01/12/2011 when the buildings and/or works shall be removed.

Reason: To allow the Local Planning Authority to reconsider the proposal in the light of circumstances existing at the expiry of the limited period

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 SP1 – SP3, UD1 – UD3, UD6 – UD8, UD12 – UD16, UC11, SP14, T8, T11, SP17 – SP22, H1, H2, H9 – H10, and H13 – H14.

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 safety of pedestrians and motorists on the adjacent highway
- (h) accessibility to buildings
- (i) the housing policies of the development plan

and having regard to all other matters raised.

06/04152/P

06/10/2006

Waddon

Application for full planning permission

Agent:
Horace Architects
River Court
27 Brewhouse Lane
Putney London
SW15 2JX

Applicant:
GreenAcre Homes Ltd
(with Wandle Housing Assoc)
139 Shirley Road
Croydon Surrey
CRO 7LR

Location: 208 Pampisford Road, South Croydon, CR2 6DB

Description: Demolition of existing buildings; erection of 7 four bedroom, 6 three bedroom and 4 five bedroom terraced houses; erection of 3 three storey buildings comprising a total of 40 two bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 0901-05 014C, 015B, 016D, 030, 031, 032, 033, 034, 035, 040 and Landscaping Design Statement

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 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 Policy UC11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. 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)
3. 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 spaces,
 - (2) access arrangements, including visibility splays,
 - (3) bin stores,
 - (4) cycle stores,
 - (5) access to the public bridleway to the east of the site,
 - (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)
4. Prior to the commencement of development a landscaping scheme to include all hard and soft landscaping, gardens and amenity areas (including rooftop amenity areas) existing/proposed land levels, retaining walls and boundary treatment shall be submitted to the Local Planning Authority for approval; when approved, all the approved 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. 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 UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

5. Plans of the new street including levels, gradients, surface water drainage and construction shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development; the foundation of the carriageway shall be constructed in accordance with the approved details prior to the commencement of other building operations unless otherwise agreed in writing by the Local Planning Authority; no part of the development shall be occupied until the approved details have been fully implemented

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

6. 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 house (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

7. Prior to the commencement of works on site including those for drainage and foundations, a scheme shall be submitted for approval to the local Planning authority specifying the means by which those trees to be retained shall be protected during the works. The approved scheme shall be implemented on site prior to commencement and retained for the duration of the works.

Reason: To ensure the survival of the existing trees that contribute to the visual amenity of the area, in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

8. No window or door shall be formed in any northern or western elevation of the terrace of 6 houses 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 UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and the Supplementary Planning Guidance Note No.2 on Residential Extensions

9. No window shall be formed in any southern elevation of the terrace of 11 houses 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 UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and the Supplementary Planning Guidance Note No.2 on Residential Extensions

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 part of any roof of the terrace of 6 houses shall be used as a balcony or terrace, and any access to these areas shall be limited to maintenance purposes only.

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

11. 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)

12. 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)

13. Prior to the first occupation of the development, details of a Travel Plan shall be submitted to and approved by the Local Planning Authority, to include measures that will reduce reliance on the car and promote alternative modes of transport to and from the site, and to monitor the effectiveness of such measures. The Travel Plan shall be implemented as approved unless otherwise agreed in writing with the Local Planning Authority.

Reason: To comply with the environmental and transportation policies of the Unitary Development Plan and the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan).

14. 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 UD1-UD3, UD6-UD8, UD12-UD16, UC11-UC13, RO8, RO11-RO12, RO14, NC4, EP2-EP4, EP16, T2-T4, T8, T11, H2, H4-H6, H9, H10, H13 and H14.

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.

06/04181/DT

09/10/2006

Shirley

Application for development by Telecommunications Code System operator

Agent:
Waldon Telecom Ltd
Sapphire House
York Close
Byfleet Surrey
KT14 7HN

Applicant:
Vodafone

Location: All Saints' C Of E Church, Bridle Road, Croydon, CR0

Description: Siting of 6 antennas and 2 equipment cabinets within the bell tower and 1 meter cabinet at ground floor level

Drawing No(s): 000 Rev C, 001 Rev C, 002 Rev C, 100 Rev C, 101 Rev C, 102 Rev C, 103 Rev C, 104 Rev C and 00/STD-BAS/018 Issue A.

Decision: **Prior Approval Refused**

Reason(s) for refusal :-

1. The siting of the antennae within the prominent bell tower at the site would give rise to public concerns about health considerations from residents in the immediate vicinity and those visiting the site and would thereby conflict with policy CS6 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

 2. The alterations to the louvers in the bell tower would result in material harm to the appearance of All Saints Church which is a listed building and would thereby conflict with Policy CS6 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).
-