PLANNING COMMITTEE

Meeting held on Thursday, 1 November 2007 at 6.30 pm

WRITTEN MINUTES - PART A

Present: Councillor David Osland (Chairman);
Councillor Luke Clancy (Vice-Chairman);
Councillors Carole Bonner (Reserve Member), George Filbey (Reserve Member), Maria Gatland, Bernadette Khan, Maggie Mansell, Paul Scott, Susan Winborn and Chris Wright.

Absent: Councillors Yvette Hopley and Mike Mogul.

Also Present: Councillors Sara Bashford, Mike Fisher, Lyndsey Frost and Avril Slipper.

A143/07 MINUTES 18 OCTOBER 2007

RESOLVED that the Minutes of the meetings held on 18 October 2007 be signed as a correct record.

A144/07 DECLARATIONS OF INTEREST

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<tr>
<th>Member’s Name</th>
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<td>Councillor Paul Scott</td>
<td>6.1</td>
<td>Personal and Prejudicial</td>
<td>8.30 p.m.</td>
<td>'A friend lives next door.'</td>
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<td>Councillor Chris Wright</td>
<td>6.4</td>
<td>Personal</td>
<td>8.55 p.m.</td>
<td>'I have discussed with the applicant their proposals for Croydon but have a completely open mind on this application.'</td>
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A145/07 URGENT BUSINESS (If any)

None.

A146/07 EXEMPT ITEMS

RESOLVED that the allocation of business between Part A and Part B of the Agenda be confirmed.
A147/07  PLANNING APPLICATIONS (Agenda Item 6)

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

(1)  07/02746/P  4 Northampton Road, Croydon
Decision: Grant Permission

(2)  07/03228/P  55, 57, 57A and 57B Addington Road, South Croydon
Decision: Grant Permission Subject to a Legal Agreement and condition to protect badgers.

The Head of Planning Control reported the following:

The recommendation summary sheet refers to the conclusion of a Section 106 Agreement within six months. However the recommendation should read as set out in paragraph 2.1 of the report – in the absence of the submission of an acceptable Unilateral Undertaking by 6th November 2007, planning permission shall be refused for the absence of appropriate planning obligations.

(3)  07/03313/P  Part of Adj Former Vicarage Site and 2 Sefton Road, Croydon
Decision: Refuse Permission on the grounds of overdevelopment, out of character, poor quality design and positioning of the car park.

The Head of Planning Control reported the following:

An e-mail was received from an objector querying the site area at 0.19 ha as stated in the committee report. The site area has been rechecked and although it is stated in the design statement that the site area is 0.19ha, it is clear from the submitted plans and the GIS that the site area measures 0.13ha. Therefore it appears that the figure in the design statement was erroneous.

Amendment to:
3.1 Site description: Site area = 0.13 and not 0.19 as stated
6.2 Considerations: Density = 207 and not 152 as stated

Queries relating to responses in relation to objections, invitations to committee and recommendation.

(4)  07/03467/P  5-8 Oak Gardens, Croydon
**Decision:** Refuse Permission on the grounds of overdevelopment.

The Head of Planning Control reported the following:

Late referral received from Councillor Mike Fisher.

A referral was received from Councillor Chatterjee on 23rd October. A summary of the reasons are as follows:

1. It does not comply with the planning authority's policy on backland development and is too large for the access intended via Oak Gardens' chicane and would constitute an unacceptable hazard.
2. The proposed development is out of keeping with the locality and overlooks neighbouring properties, causing visual intrusion to 67 local properties and is unsuitable for future development due to its propensity for flooding.
3. The canopy spreads of the protected Douglas Fir tree T3 and its neighbouring pine T4 have been significantly reduced when compared with the original 2005 plans, which compromises the TPO.
4. The Environmental Assessment in the application is inadequate. The attempted justification (that bats would be hibernating in winter) does not displace the realistic prospect that the bats in the vicinity, well-known locally, do not roost in the garages at the site.
5. The application has failed to confirm that there will be no use of the back lane running between the gardens of Ash Road and Oak Garden.

A referral has also been received from Councillor Marshall on 29th October. A summary of the reasons are as follows:

1. It does not comply with backland policy and is out of keeping with the streetscene.
2. The canopy spreads of the protected Douglas Fir tree T3 and its neighbouring pine T4 have been significantly reduced when compared with the original 2005 plans.
3. The access via Oak Gardens is a hazard and the development would be in an area known for flooding.

A further referral from Councillor Mike Fisher has been received today objecting on grounds of overdevelopment, insensitivity and inadequate access to site.

A petition from the applicant's agents with 59 signatures supporting the development has also been received.

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

5) 07/03034/P 44-60 Cherry Orchard Road, Croydon

**Decision:** Grant Permission Subject to a Legal Agreement
The Head of Planning Control reported the following:

An objection has been received from Sean Fitzsimons commenting as follows;

1. The report is incomplete and doesn't declare Croydon Council interest in this matter, nor does it include important factual information that councillors should have about the planning history of Cherry Orchard Road and Menta's proposals for the area.

2. My concern is that Croydon Council has not declared that it has approved the disposal of its own land next door to this site, 1-48 Cherry Orchard Gardens, to the applicant. See minutes of Corporate Services below.

3. In terms of planning issues this paper also fails to address the following planning issues:

   Menta has made it clear that it sees the development of this site, the council owned site at Cherry Orchard Gardens, and the other sites on the railway side of Cherry Orchard Road, as being part of a larger development of the area, and are all interlinked. Their literature and website make it very clear that this is not a stand alone application. Menta are proposing over 1.5 million square feet of office space for Cherry Orchard Road, also hundreds of flats.

4. The agenda item also fails to mention that Croydon last year refused planning permission for two separate schemes for Cherry Orchard Road on the grounds that they were piecemeal developments (30 April 2006). It was clear that the applicants were told that piecemeal development be developers would not be tolerated. It is my view that this item should be withdrawn from Thursday's night meeting

5. Only a small number of residents have received notification of the committee meeting.

6. The application should be refused and a master plan for the larger site submitted.

Other Applications:-

(6) 07/01691/P 9 Mill Lane Trading Estate, Mill Lane, Croydon

Decision: Refuse Permission on the grounds of damage to the amenities of local residents by reason of noise and dust.

The Head of Planning Control reported the following:

1.1 Amendment to wording of Condition 1.
Notwithstanding any indications as to this matter as specified within the mitigation measures in the submitted noise assessment, the power track screener, excavator, and shovel shall not be used except between 0800 hours and 1700 hours Mondays to Fridays and 0800 hours and 1130 hours on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of adjoining residential occupiers in accordance with Policies UD8, EP1 and EP8 of the Croydon Replacement Unitary Development Plan.

1.2 Additional Conditions

Unless otherwise agreed in writing by the Local Planning Authority the use hereby approved shall be carried out only in accordance with the mitigation measures as specified in part 5 of the submitted noise assessment and shall be implemented as such for so long as the development remains in existence.

Reason: To protect the amenities of adjoining residential occupiers in accordance with Policies UD8, EP1 and EP8 of the Croydon Replacement Unitary Development Plan.

The proposed acoustic sheeting to the emergency access gate shall be erected before the development commences and maintained as such for so long as the development remains in existence.

Reason: To protect the amenities of adjoining residential occupiers in accordance with Policies UD8, EP1 and EP8 of the Croydon Replacement Unitary Development Plan.

1.3 Amendment to wording of “Reasons” to conditions 3, 4, and 5.

Condition 3.
Reason: To protect the amenities of adjoining occupiers in accordance with Policies UD8, EP1 and EP8 of the Croydon Replacement Unitary Development Plan.

Condition 4.

Condition 5.

(7) 07/02566/P 40-42 Normanton Road, South Croydon

Decision: Grant Permission

(8) 07/02744/P Coulsdon North Industrial Estate, Station Approach, Coulsdon

Decision: Grant Permission
The Head of Planning Control reported the following:

- A further plan has been received, therefore 2322/050 Rev D should be replaced by 2322/050 Rev E

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

- The Environment Agency has no objection to the proposed development subject to the following conditions and informatives being attached to the decision notice.

  **Condition:** Surface water management measures shall be carried out in accordance with the accepted Flood Risk Assessment. The surface water details shall be submitted to and approved in writing by the Local Planning Authority before development commences.

  **Reason:** To prevent the increased risk of flooding and to improve water quality

  **Condition:** All roof water down-pipes shall be sealed against pollutants entering the system from surface run-off, disposal or other forms of discharge. The infiltration systems for roof water on the site shall be constructed as shallow as practicable, in natural ground where possible and in no circumstances where the ground is odorous or visibly contaminated.

  **Reason:** To prevent pollution of groundwater intended for human consumption.

These should be included in the outline and full part of any planning approval.

Conditions have also been suggested with regards to contamination. This has been covered by the suggested conditions 6 and 22.

**Informatives:**

- Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.

- Under the terms of the Water Resources Act 1991, an abstraction license will normally be required from the Environment Agency for the abstraction (removal) of water (even temporarily) from any
inland waters (rivers, streams, ditches, lakes, etc.) or underground strata (e.g. from a well, borehole or catchpit). The granting of a license will be dependent on the availability of water resources locally and on the acceptability of any resulting impact on the environment and existing protected rights. Before this Agency can make a decision in principle on the likelihood of an Abstraction Licence being granted, the applicant should submit details of:-(i) The proposed location, source of supply and means of abstraction; (ii) The maximum hourly, daily and annual rates of abstraction; (iii) The use(s) the water will be put to. As part of a formal application, the applicant will also be required to demonstrate that the quantities of water applied for represent a reasonable requirement. If a licence is granted, it will be subject to restrictions, and for certain consumptive uses of water, will prohibit abstraction during drier periods of the years.

Pollution Prevention Guidance:

Due to the sensitive groundwater at this site it’s essential to prevent any pollution incidents.

We recommend using the following “10 point pollution prevention checklist”
http://www.environment-agency.gov.uk/commondata/acrobat/is_your_site_right_1262949.pdf

We have also produced “Pollution Prevention Pays - Getting Your Site Right - good practice guidance”.

Water efficiency and use:

There are many ways to save water. These range from no-cost good housekeeping measures to process changes.

For more information on water conservation click below:
http://www.netregs.gov.uk/netregs/275207/275517/1737030/?version=1&lang=_e

(9) 07/03078/P & 07/03079/CA   30 High Street, SE25

Decision: Application Withdrawn by the officers.

(10) 07/03550/P 144-146 Godstone Road, Kenley

Decision: Grant Permission

The Head of Planning Control reported the following:

Appeal Decision.
The report refers at 3.4 to a pending appeal decision. Since the report was completed this decision has now been received. The appeal was dismissed. In dismissing the appeal, the Inspector made the following comments considered relevant to the consideration of the current, revised scheme:

1. The parking bays would be immediately adjacent to the site boundaries leaving no space for boundary planting and would open up views of the industrial area to the rear.

2. Visibility improvements for vehicles could be provided by condition and are achievable.

3. The general layout of the parking area is satisfactory and any outstanding detailing could be resolved by way of condition.

4. The scale of the proposed development would not have a significant impact on the local highway network.

In relation to point 1, above, the applicant has submitted an amended site plan, GR/008C, to demonstrate that it is feasible to secure planting on the boundary without jeopardising the viability of the proposal.

The following email has been received today from a local resident:

“I live at Rebecca Court which is next door to the above application. I am concerned with the amount of noise there will be if the building goes a head.

I am a night worker and arrive home at 7.30am. I am concerned that my sleep will be disturbed, by the building work, and that I will only be approximately 70 feet away from it.

I would like the building company to pay for my accommodation at the travel lodge, as the work takes place.”

**A148/07 RECENT APPEAL DECISIONS (Agenda Item No.7)**

RESOLVED that the decisions indicated as set out in respect of items listed in pages 1-4 of the report be noted.

**A149/07 FORTHCOMING PLANNING INQUIRIES (Agenda Item No.7)**

RESOLVED that the Planning Inquiries in respect of the items listed be noted.

**AGENDA - PART B**

None.

The meeting ended at 9.26 p.m.
07/01691/P  30/04/2007  Broad Green

Application for full planning permission

Applicant:
Alliance Environment & Planning Ltd
Wharf House
Wharf Road
Guildford
GU1 4RP

Location:  Land adjacent 9 Mill Lane Trading Estate, Mill Lane, Croydon, CR0 4AA

Description:  Use for the recovery of waste resources involving the placing of moveable storage skips and containers, the use of mobile plant, erection of a canopy tin roof and the laying out of two fixed storage bays

Drawing No(s):  7052 ; 7053 ; 7054 Rev A

Decision:  Permission Refused
Reason(s) for refusal :-
1. The development would be detrimental to the amenity of local residential occupiers by reason of noise and dust pollution and would thereby conflict with Policies EP1 and EP8 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

07/02566/P  27/06/2007  Croham

Application for full planning permission

Agent:       Applicant:  
Opal UK Ltd  Mr and Mrs I Fairbroiure
Little Slines
Park View Road
Woldingham Surrey
CR3 7DH

Location:  40-42 Normanton Road, South Croydon, CR2 7AR

Description:  Erection of two storey building with accommodation in rooftspace comprising 9 two bedroom, and 4 one bedroom flats; formation of vehicular access and provision of associated parking, cycle storage and refuse enclosure (pursuant to previous permission, 05/02968/P)

Drawing No(s):  NR/01 ; NR/02 ; NR/03 ; NR/04 ; NR/05
Decision: Permission Granted
Subject to the following condition(s) and reason(s) for condition(s):-

1. The windows in the northern and southern elevations at or above first floor level shall be fitted with obscure glass for so long as the development remains in existence unless otherwise agreed in writing with the local planning authority.

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 Document No 2 on Residential Extensions and Alterations

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


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.

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07/02744/P  05/07/2007   Coulsdon West

Application for full planning permission

Agent: King Sturge LLP
30 Warwick Street
London
W1B 5NH

Applicant: Essendon Properties Ltd & Essendon Properties No. 2 Ltd
C/O AGENT

Location: Coulsdon North Industrial Estate, Station Approach, Coulsdon

Description: Outline application for redevelopment to provide buildings for uses within Classes B1 (b&c) (light industry and research and development), B2 (general industrial) and B8 (storage and distribution), including trade counters, and associated infrastructure
and full application for redevelopment to provide a modern format car
dealership (sui generis) and highway infrastructure, including provision
of a link road between Coulsdon Inner Relief Road and Station
Approach

05-077 P-09, 100.010.002 Rev B, 05-077 P-01 Rev B, Site Survey 1 of 2 and 2 of 2, 05-
077 P-02, 05-077 P-03, 05/077 P06 2, 05/077 P04, 05/077 P07, 05/077 P05, 2322/050
830_000_001 Rev G, Design and Access Statement, Planning Support Statement,
Transport Assessment and detailed response from Savell Bird & Axon by way of letter
to TfL on 24 August 2007, Energy and Renewables assessment, Phase I Environmental
Assessment, CO2 Emissions Offset and Sustainable Solutions, BREEAM Retail 2006
Pre-Assessment Estimator, Conservation of Energy and Sustainability Strategy

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. All areas subject to Outline Planning Permission:
The following conditions numbered 2 to 19 inclusive are binding only upon that
part of the site benefited hereby as is shown outlined on drawing number 05-
077 P-01 Rev B hybrid application site received on 13th August 2007 attached
to this planning permission:

2. The approval of the Local Planning Authority shall be obtained with respect to
the following reserved matters before the development is begun:-
   (1) appearance
   (2) landscaping
   (3) layout
   (4) scale, within the upper and lower limit for the height, width and length of
each building stated in the application for planning permission
Reason: These matters were not submitted for consideration as part of the
application.

3. Any application for approval of the reserved matters in relation to Phase 1
referred to in Condition 2 shall be made to the Local Planning Authority within
three years of the date of the permission; any application for approval of the
reserved matters in relation to Phase 2 referred to in Condition 2 shall be made
to the Local Planning Authority within ten years of the date of the permission
Reason: To comply with the provisions of the Town and Country Planning
Act 1990. The timescale in relation to Phase 2 relates to the lease
arrangement of the building currently on this part of the site

4. The development shall be begun no later than two years from the final
approval of the reserved matters referred to in Condition 2 or, in the case of
approval on different dates, the final approval of the last such matter to be
approved.
Reason: To comply with the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

5. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following matters and those in Section A shall also be retained for so long as the development remains in existence:-

Section A
(1) parking arrangements
(2) facilities for the loading and unloading of vehicles
(3) disabled car parking spaces
(4) details of cycle parking and enclosures
(5) security lighting, CCTV, Park Mark and other safety measures
(6) external lighting
(7) visibility splays and sight lines

Section B
(8) details of refuse storage
(9) non-highway directional signs
(10) fencing or other means of enclosing the site

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)

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

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

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

Reason: To ensure the safe development of potentially contaminated land in accordance with Policy EP3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

7. Unless otherwise agreed in writing by the Local Planning Authority 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)

8. 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. If such requirements are to be provided by means of a biomass boiler in full or part, details shall also be provided to demonstrate that the boiler will be used, which shall include a commitment to maintain the boiler and details of how a long term fuel supply can be secured and delivered. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply 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)

9. If such requirements for Condition 8 are to be provided by means of a biomass boiler, an air quality 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 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)

10. 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)

11. No construction of a particular building shall commence until details of the external facing materials of that building 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 unless otherwise agreed in writing by the Local Planning Authority.

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)
12. Prior to the commencement of the development, details of dust minimisation techniques and a construction vehicles access management plan shall be submitted to and approved by the Local Planning Authority. The management plans shall only be implemented in accordance with such approved details. During the construction/demolition phase burning of material on site shall not be permitted.
Reason: To ensure an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

13. Prior to the commencement of the development, details of an environmental management plan shall be submitted to and approved by the Local Planning Authority. The plan shall only be implemented in accordance with such approved details.
Reason: To ensure an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

14. Unless otherwise previously agreed in writing by the Local Planning Authority all plant and equipment is well maintained and properly silenced and used in accordance with the manufacturer's instructions BS 5228 and have reference to the noise limits set out in the Croydon Plan. Noise from fixed plant must meet the criteria of BS 4142:1990 and full details should be submitted for approval by the Local Planning Authority and shall be implemented in accordance with such details.
Reason: To ensure an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

15. 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)

16. Unless otherwise agreed in writing by the Local Planning Authority any building approved as part of Phase of this development shall not be open for business prior to the junction with the relief road being open to traffic. Prior to the new junction on the relief road being open to traffic, details for the closure of Station Approach and Station Approach Road shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that the highways works are carried out in accordance with
the development

17. On or before submission of the first reserved matters application travel plan strategies shall be submitted to and approved in writing by the Local Planning Authority. Before each phase of development is commenced a scheme for the provision of occupier travel plan measures relating to that part of the development shall be submitted to and approved by the Local Planning Authority. The scheme shall include details of measures relating to walking, cycling, public transport and car parking. The scheme shall establish objectives and targets, monitoring and review and shall include an implementation programme. A staff survey shall be carried out following occupation and Travel Plans adjusted and implemented accordingly. The approved scheme shall be implemented before each building is occupied or brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

18. The application premises shall be used only for purposes within Classes B1 (b and c), B2 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987.
Reason: To protect the vitality of the Industrial Estate

19. Surface water management measures shall be carried out in accordance with the accepted Flood Risk Assessment. The surface water details shall be submitted to and approved in writing by the Local Planning Authority before development commences.
Reason: To prevent the increased risk of flooding and to improve water quality

20. All roof water down-pipes shall be sealed against pollutants entering the system from surface run-off, disposal or other forms of discharge. The infiltration systems for roof water on the site shall be constructed as shallow as practicable, in natural ground where possible and in no circumstances where the ground is odorous or visibly contaminated.
Reason: To prevent pollution of groundwater intended for human consumption.

21. All areas subject to Full Planning Permission:
The following conditions numbered 21 to 36 inclusive are binding only upon that part of the site benefited hereby as is shown outlined and edged in red on drawing number 05-077 P-01 Rev B hybrid application site received on 13th August 2007 attached to this planning permission:

22. 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 also be retained for so long as the development remains in existence.
   (1) parking arrangements
   (2) disabled car parking spaces
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)

23. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following matters and those in Section A shall also be retained for so long as the development remains in existence:-

Section A
(1) facilities for the loading and unloading of vehicles
(2) details of cycle parking and enclosures
(3) security lighting, CCTV, Park Mark and other safety measures
(4) external lighting
(5) visibility splays
(6) sight lines

Section B
(7) details of refuse storage
(8) non-highway directional signs
(9) fencing or other means of enclosing the site

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)

24. 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)

25. Unless otherwise agreed in writing by the Local Planning Authority 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)

26. 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. If such requirements are to be provided by means of a
biomass boiler in full or part, details shall also be provided to demonstrate that
the boiler will be used, which shall include a commitment to maintain the boiler
and details of how a long term fuel supply can be secured and delivered. The
approved scheme shall then be provided in accordance with these details prior
to the first occupation of the development and thereafter retained and used for
energy supply 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)

27. If such requirements for Condition 24 are to be provided by means of a
biomass boiler, an air quality 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 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)

28. 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)

29. No works to the building 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)

30. Prior to the commencement of the development, details of dust minimisation
techniques and a construction vehicles access management plan shall be
submitted to and approved by the Local Planning Authority. The management
plans shall only be implemented in accordance with such approved details. During the construction/demolition phase burning of material on site shall not be permitted.

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

31. Prior to the commencement of the development, details of an environmental management plan shall be submitted to and approved by the Local Planning Authority. The plan only be implemented in accordance with such approved details.

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

32. Unless otherwise previously agreed in writing by the Local Planning Authority all plant and equipment is well maintained and properly silenced and used in accordance with the manufacturer's instructions BS 5228 and have reference to the noise limits set out in the Croydon Plan. Noise from fixed plant must meet the criteria of BS 4142:1990 and full details should be submitted for approval by the Local Planning Authority and shall be implemented in accordance with such details.

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

33. 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)

34. Unless otherwise agreed in writing by the Local Planning Authority the Audi car dealership shall not be open for trading prior to the junction with the relief road being open for traffic. Prior to the new junction on the relief road being open to traffic, details for the closure of Station Approach and Station Approach Road shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the highways works are carried out in accordance with the development

35. The submitted travel plan shall be implemented before the proposal is occupied or brought into use and retained thereafter unless otherwise agreed.
in writing by the Local Planning Authority. A staff survey shall be carried out following occupation and the Travel Plan adjusted and implemented accordingly.
Reason: To ensure an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

36. Surface water management measures shall be carried out in accordance with the accepted Flood Risk Assessment. The surface water details shall be submitted to and approved in writing by the Local Planning Authority before development commences.
Reason: To prevent the increased risk of flooding and to improve water quality

37. All roof water down-pipes shall be sealed against pollutants entering the system from surface run-off, disposal or other forms of discharge. The infiltration systems for roof water on the site shall be constructed as shallow as practicable, in natural ground where possible and in no circumstances where the ground is odorous or visibly contaminated.
Reason: To prevent pollution of groundwater intended for human consumption.

38. 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 SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD12, UD13, UD14, UD15, SP4, UC11, UC12, UC13, UC14, SP9, SP10, SP13, EP1, EP2, EP3, EP4, EP5, EP6, EP16, SP14, T2, T3, T4, T8, T10, T11, SP15 and EM2.
2. Coulsdon Regeneration Strategy- Supplementary Planning Guidance 20, Supplementary Planning Guidance (SPG) 10 on Designing for Accessibility, SPG 12 on Landscape Design, SPG 15 on Renewable Energy, SPG 16 on Air Quality, SPG 17 on Sustainable Surface Water Drainage, SPG 18 on Sustainable Water Usage, PGN 1 on Planning Obligations and Supplementary Planning Document 3 on Designing for Community Safety

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 employment 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 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 developer must liaise with the Council's Noise Enforcement team prior to and during the construction phases of development to agree appropriate conditions and control measures to mitigate against adverse noise impact.

3. The applicant should note that there is a public sewer crossing this site and therefore no building works will be permitted within 3 metres of the sewer without Thames Water approval. Should a building over/diversion application form, other information relating to Thames Waters assets be required, you are advised to contact Thames Water Developer Services on 0845 850 2777. You are also advised to contact Bob Hucks, Head of Structures and Drainage on telephone No. 020 8726 6800 Extn. 62242 to establish whether or not a sewer might be affected by the proposal.

4. Due to the proximity of adjacent residential properties care should be taken with work outside standard hours of work. These could include, providing screening, prohibiting dropping from a height during demolition, selecting inherently quiet plant, limiting site work where possible to daytime hours and adherence to relevant British Standards.

5. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.

6. Under the terms of the Water Resources Act 1991, an abstraction license will normally be required from the Environment Agency for the abstraction (removal) of water (even temporarily) from any inland waters (rivers, streams, ditches, lakes, etc.) or underground strata (e.g. from a well, borehole or catchpit). The granting of a license will be dependent on the availability of water resources locally and on the acceptability of any resulting impact on the environment and existing protected rights. Before this Agency can make a decision in principle on the likelihood of an Abstraction Licence being granted, the applicant should submit details of:- (i) The proposed location, source of supply and means of abstraction; (ii) The maximum hourly, daily and annual rates of abstraction; (iii) The use(s) the water will be put to. As part of a formal application, the applicant will also be required to demonstrate that the quantities of water applied for represent a reasonable requirement. If a licence is granted, it will be subject to restrictions, and for certain consumptive uses of water, will prohibit abstraction during drier periods of the years.

7. Pollution Prevention Guidance
Due to the sensitive groundwater at this site its essential to prevent any pollution incidents.

The Environment Agency recommend using the following ‘10 point pollution prevention checklist’
http://www.environment-agency.gov.uk/commondata/acrobat/is_your_site_right_1262949.pdf
We have also produced ‘Pollution Prevention Pays - Getting Your Site Right - good practice guidance’.

Water efficiency and use

There are many ways to save water. These range from no-cost good housekeeping measures to process changes.

For more information on water conservation click below:
http://www.netregs.gov.uk/netregs/275207/275517/1737030/?version=1&lang=_e

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

Location: 4 Northampton Road, Croydon, CR0 7HA

Description: Erection of detached two storey five bedroom house at side with accommodation in roofspace and attached garage; formation of vehicular access

Drawing No(s): NOR/001A, 002 & 003B

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  [for provision and retention]
(1) parking arrangements
(2) visibility splays
Section B  [for provision]
(3) refuse and cycle storage facilities
(4) any boundary walls and fences or other means of enclosing the site
(5) finished floor levels of the building(s) in relation to existing and proposed site levels
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. Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved in compliance with Condition 1 shall be provided before any part of the development is occupied and shall be retained for so long as the development remains in existence.
Reason: To ensure that an acceptable standard of development is provided and retained 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. 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, SP3, UD2, UD3, UD7, UD8, UC5, UD15, SP14, T8, H2, H9 and SP20

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.
Application for outline planning permission

Agent: GL Hearn Ltd
20 Soho Square
London
W1D 3QW

Applicant: Menta
C/O AGENT

Location: 44-60 Cherry Orchard Road, Croydon, CR0 6BA

Description: Redevelopment of site to provide a sui generis/B8 facility of 2288 sq metres over ground and first floor level with 11 loading bays at ground level and basement parking for 46 vehicles with improved access to Cherry Orchard Road; used for the collection, storage and distribution of parcels and letters

Drawing No(s): 1/1, (SK)00, (SK)01, (SK)02, (SK)03, (SK)04, (SK)05, (SK)05

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

Subject to the following condition(s) and reason(s) for condition(s) :-
1. The approval of the Local Planning Authority shall be obtained with respect to the following reserved matters before the development is begun:-
   (1) appearance
   (2) landscaping
   Reason: These matters were not submitted for consideration as part of the application.

2. Any application for approval of the reserved matters referred to in Condition 1 shall be made to the Local Planning Authority within three years of the date of the permission
   Reason: To comply with the provisions of the Town and Country Planning Act 1990

3. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following matters:-
   (1) parking arrangements
   (2) facilities for the loading and unloading of vehicles
   (3) vehicular turning area
   (4) sight lines
   (5) visibility splays
   (6) vehicular access and egress
   (7) traffic signs
   (8) security lighting to parking areas
   (9) refuse collection facilities
(10) any boundary walls and fences or other means of enclosing the site
Reason: To ensure an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

4. Unless otherwise agreed by the Local Planning Authority, application for approval of the details referred to in Condition 3 shall be made to the Local Planning Authority at the same time as the first application for approval of the reserved matters referred to in Condition 1
Reason: To ensure that the details of the development are considered in relation to each other

5. Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved in compliance with Condition 3 shall be provided before any part of the development is occupied.
Reason: To ensure than an acceptable standard of development is provided having regard to the policies 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. 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. If such requirements are to be provided by means of a biomass boiler in full or part, details shall also be provided to demonstrate that the boiler will be used, which shall include a commitment to maintain the boiler and details of how a long term fuel supply can be secured and delivered. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply 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)

8. No sound amplification equipment shall be used except for the safety of persons using the premises
Reason: To protect the amenities of adjoining occupiers

9. No vehicle engines shall be left idling on site
Reason: To protect the amenities of adjoining occupiers
10. Before the development is begun an intrusive site investigation and 
asessment 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)

11. There shall be no light spillage beyond the boundary of the application site. 
Reason: To protect the amenities of the adjoining occupiers

12. Prior to the commencement of the development a Travel Plan shall be 
submitted and approved in writing by the Local Planning Authority. The 
development hereby approved shall be implemented in accordance with the 
measures set out in the Travel Plan.
Reason: In order to promote sustainable transport choices and reduce the 
need to travel by car in accordance with Policies T2 and T8 of the Croydon 
Replacement Unitary Development Plan (The Croydon Plan)

13. The development shall be begun no later than two years from the final 
approval of the reserved matters referred to in Condition 1 or, in the case of 
approval on different dates, the final approval of the last such matter to be 
approved.
Reason: To comply with the provisions of the Town and Country Planning 
Act 1990 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 SP1 – SP3, UD1 – UD3, UD6 – UD8, UD12 – UD 16, 
EM3, EM5 – EM6, SP17 – H3 and SP27.

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 employment 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 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.webbookshop.com/ea/rdreport.nsf.):-
   (1) CLEA (Contaminated Land Exposure Assessment) Contaminated Land Reports (CLR's) 7 - 10,
   (2) the "CLEA 2002" software, available for downloading from http://www.environment-agency.gov.uk/subjects/landquality/113813/274663/281779/?version=1&lang=_e and
   (3) the Soil Guideline Values for individual substances (SGV)

3. That this permission is the subject of an obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
Decision: Permission Granted, subject to the conditions and reasons set out in the Agenda and to the prior submission of Unilateral Undertakings comparable to those considered by the Inspector during the appeal. Failing the receipt of such Undertakings by 6th November 2007, that planning permission is refused under delegated powers, for the reasons that the Inspector considered that the Undertakings are required.

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

1. No works on site shall commence until details of the external facing materials have been submitted to and approved by the Local Planning Authority in writing. The development shall only be implemented in accordance with such approved details.
   Reason: To ensure that the appearance of the development is satisfactory in accordance with Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

2. Prior to the commencement of the development, a hard and soft 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)

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. Fencing for the protection of those trees and other planting on this site shown to be retained shall be erected in accordance with a scheme to be submitted and approved by the Local Planning Authority before any materials, equipment or machinery are brought onto the site for the purposes of development,
including demolition. The fencing shall be retained in position until the
development is complete and nothing shall be placed within the fencing, nor
shall any ground levels within be altered, nor shall any excavation within be
made without the prior written consent 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).

5. Details of the buggy and refuse stores shall be submitted to and approved by
the Local Planning Authority in writing and the buggy and refuse stores shall
be installed as approved before the any development takes place and shall be
retained for so long as the development remains in existence.
Reason: To ensure that an acceptable standard of development is
provided and retained in accordance with Policies SP3, UD2 and UD3 of the
Croydon Replacement Unitary Development Plan (The Croydon Plan).

6. Unless otherwise previously agreed by the Local Planning Authority in writing
the parking arrangements 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.
Reason: To ensure an acceptable standard of development having regard
to the Policies of the Croydon Replacement Unitary Development Plan (The
Croydon Plan).

7. No development shall take place until a travel plan, which includes a provision
preventing residents of the development from applying for parking permits in
controlled parking zones, has been submitted to and approved in writing by the
Local Planning Authority. The plan shall be implemented in accordance with
the approved details.
Reason: To ensure an acceptable level of highway safety in accordance
with Policies T8 and T11 of the Croydon Replacement Unitary Development
Plan (The Croydon Plan).

8. Each unit of the retirement apartments hereby permitted, other than the guest
accommodation, shall be occupied only by persons aged 60 years or over;
persons living as part of a single household with such a person or persons; or
persons who were living as part of a single household with such a person or
persons who have since died.
Reason: To protect the amenities of adjoining occupiers.

9. 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)
10. 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. If such requirements are to be provided by means of a biomass boiler in full or part, details shall also be provided to demonstrate that the boiler will be used, which shall include a commitment to maintain the boiler and details of how a long term fuel supply can be secured and delivered. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply 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)

11. There shall be no plant or equipment located above the highest point of the roof of the building hereby permitted without the prior approval of the Local Planning Authority in writing.

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

12. No window or roof light shall be formed in the east elevation at or above first floor level other than as specified in the application, and those so installed shall have sill levels of more than 1650mm above the floor level of the room in which they are installed, be obscurely glazed or fixed shut.

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

13. Details of a badger protection strategy including any new excavations, lighting arrangements, foraging areas within the site and new planting including fruit trees shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development; the approved details shall be fully implemented in accordance with the approved strategy.

Reason: To ensure an acceptable standard of development having regard to the Policies SP8 and NC2 of the Croydon 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:-

1. The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1, UD1, UD2, UD3, UD8, RO6, NC2, NC3, NC4, EP16, T8, H2, H4, H9 and H13.
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.

07/03313/P  14/08/2007   Ashburton

Application for full planning permission

Agent:       Applicant:
Laurence Mineham       McCullochs
Ubique Architects       3 Southlands Road
11 Ashford House       Bromley
Beaufort Court       Kent
Sir Thomas Longley Road Rochester, Kent       BR2 9QR
ME2 4FA

Location: Part of Adj Former Vicarage Site and, 2 Sefton Road, Croydon, CR0 7HR

Description: Demolition of existing buildings; erection of two storey building with accommodation in roofspace comprising 8 two bedroom and 2 one bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 465-01, 02C, 03C, 04B

Decision: Permission Refused
Reason(s) for refusal:
1. The proposal would result in an overdevelopment of the site due to its scale and massing in relation to 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. The development would not provide a high standard of design and layout, nor would it respect the visual character of streetscene or the area in which it is
located and would thereby conflict with Policies UD2 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

3. The siting of the access road and parking area would be detrimental to the residential amenities of adjoining occupiers and the users of the adjoining Ashburton recreation ground by reason of noise and general disturbance and visual intrusion and would thereby conflict with Policies UD6, UD8, UD13 and EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

Application for full planning permission

Agent: Robinson Escott Planning
Applicant: Asprey Homes Ltd
Downe House
Crest View Drive
303 High Street
Petts Wood Kent
Orpington Kent
BR6 ONN
BR5

Location: 5-8 Oak Gardens, Croydon, CR0

Description: Demolition of existing buildings; erection of 5 terraced two storey four bedroom houses with accommodation in the roofspace, 2 semi-detached two storey four bedroom houses with accommodation in the roofspace, 1 detached two storey four bedroom house with accommodation in the roofspace and attached garage; erection of 2 detached two bedroom bungalows with detached garages and 2 semi-detached two bedroom bungalows; formation of vehicular access and provision of associated parking

Drawing No(s): 5319/ASP/01 E; 5319/ASP/03 B; 5319/ASP/04B; 5319/ASP/18C; 5319/ASP/21; 5319/ASP/22; 5319/ASP/23; 5319/ASP/24; 5319/ASP/25; 5319/ASP/26; 5319/ASP/27; 5319/ASP/28; 5319/ASP/29; 5319/ASP/30; 5319/ASP/31;

Decision: Permission Refused
Reason(s) for refusal:
1. The proposal would result in an overdevelopment of the site and would thereby conflict with policies H2 and H5 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
Application for full planning permission

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

Location: 144-146 Godstone Road, Kenley, CR8 5AF

Description: Alterations; conversion to form 6 two bedroom flats; erection of three storey side and rear extensions

Drawing No(s): GR/007B, 008C, 009B

Decision: Permission Granted

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

1. 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)

2. Details of visibility splays of 1.5m x 1.5m to be provided on either side of the proposed vehicular access as shown on the approved plan shall be retained for so long as the development remains in existence. Within the area of each splay there shall be no obstructions, including planting, above 0.6m in height.
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 boundary treatment, and existing and proposed planting shall be submitted to and approved by the Local Planning Authority; the approved planting and boundary treatment 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).

4. No development shall commence before a detailed scheme for the proposed surface water attenuation measures is submitted and agreed in writing by the Local Planning authority, in consultation with the Environment Agency and Thames Water. The agreed works shall be implemented in accordance with the approved details prior to the first occupation of the development.
Reason: To reduce the risk of flooding, prevent pollution and ensure that surface water discharge from the site is not detrimental to the existing sewerage system in line with the Environmental Protection policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and as required by Thames Water.

5. Unless otherwise previously agreed by the Local Planning Authority in writing details of the finished floor levels of the extensions and buildings and the levels throughout the site including the car parking area and vehicular access ramp in relation to existing and proposed site levels shall be submitted to and approved by the Local Planning Authority and the development shall only be constructed as so approved.
Reason: To ensure an acceptable standard of development having regard to the appearance of the building in the streetscene and the need to protect the River Bourne from pollution and to protect the development from possible flooding in line with the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

6. No window or glazed door shall be provided in the north-western or south-eastern elevations other than as specified in the application, and the windows so provided shall be retained in obscure glazing.
Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and to ensure that the potential future development of adjoining land is not prejudiced.
7. 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)

8. Full details of the cycle and refuse stores, and pedestrian access ramp shall be submitted to and approved by the Local Planning Authority in writing before the development commences; the approved details shall be erected as approved before the development is occupied and shall be retained for so long as the development remains in existence.
   Reason: To ensure that an acceptable standard of development is provided and retained in accordance with Policies SP3, UD2 and UD3 of the Croydon 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:-
1. The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP3, UD2, UD3, UD7, UD8, UD12, UD13, UD14, EP5, T2, T8, T11 and 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 light and outlook of occupiers of adjacent and nearby properties
   (e) the privacy of occupiers of adjacent properties
   (f) the provision of satisfactory living accommodation for future residents of the flats
   (g) accessibility to buildings
   (h) the housing policies of the development plan
   (i) the safety of pedestrians and motorists on the adjacent highway

   and having regard to all other matters raised.

Informative(s) :-
1. Under the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any works in, over, under or within 8 metres of a main river (in this case the Caterham Bourne), irrespective of any planning permission granted.

2. 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.