

PLANNING COMMITTEE
18th November 2021

- ADDENDUM TO AGENDA -

Item 6.1 – 21/03083/FUL - 16D Highfield Hill, Upper Norwood

Additional Residential Objections

Since the report was published 2 additional representations have been received, both objecting to the proposal.

The objections raise the same issue of the vehicle access leading into the site from Highfield Hill not being completely re-surfaced in accordance with a planning permission (Ref: 17/05867/FUL) to develop the adjacent site (now constructed as Podina House and 16a Highfield Hill). Condition 4 of the planning permission 17/05867/FUL required re-surfacing details of the vehicle access from Highfield Hill to be submitted to and approved by the Council. Details with regard to that condition were subsequently submitted and approved under application 18/02089/DISC.

As reported in paragraph 8.34 of the Committee report '*surface improvements have recently been implemented as a consequence of the new development of 1 detached house (16a Highfield Hill) and 4 flats (Podina House)*'. It is acknowledged the surface improvements to the vehicle access have only thus far been implemented within the extent of the application site for 16a Highfield Hill and Podina House, instead of fully to the back edge of the pavement with Highfield Hill. However, the Council is actively investigating and trying to resolve this matter through an ongoing enforcement investigation Ref: 21/00266/NCC.

Additional Conditions

With regard to paragraph 2.2 of the Committee report and recommended Conditions the Council also advises that:

1. A Fire Safety pre-commencement Condition will be added requiring submission to the LPA and approval of the full detail of the fire access route
2. Provision of Green Roofs - A pre-occupation Condition will be added requiring the implementation and retention of the green roofs at ground and first floor levels (as specified in the submitted landscaping plan).
3. Refuse Management Plan – The pre-occupation Condition 13 wording will also specifically require the Refuse Management Plan to include details of refuse collection arrangements.