

ITEM: 5.1

ADDENDUM TO SUPPLEMENTARY REPORT

Application: 2021/1800

Location: 381 Croydon Road, Caterham, Surrey, CR3 6PN

Proposal: Demolition of existing buildings and erection of a Class E retail unit, including refurbishment of existing office unit to provide a commercial unit at ground floor with residential dwelling above; alongside access, car parking and associated works.

Ward: Valley

Decision Level: Committee

Further representation:

Surrey County Highways (SCH) have provided the attached additional views on this application following the Council forwarding to them the two Technical Advice Notes from the Council's highway consultant, DHA.

The letter has been forwarded to the applicant by SCH.

Aldi have also submitted a review of their transport consultant's advice by consultant's Entran. Council officers and DHA will respond to that advice at the Committee meeting. A first assessment (to be confirmed) is that this advice does not alter the recommendation that this application be refused.

Both a representative of SCH and DHA will be available at the meeting to provide clarification on points raised by their correspondence/technical notes.

SCH have also identified a number of off-site highway improvements that they would wish to see provided at the applicant's expense should Members resolve that planning permission be granted. These improvements would need to be delivered through a Section 278 Agreement under the Highways Act made between the applicant and SCH. Subject to the views of the Head of Legal Services, the provision of these highway improvements need to be in place before the proposed foodstore opens for trading and therefore implementation should be covered in a Grampian condition in any planning permission.

The off-site highway improvements are:

- i. Double yellow line extensions on Croydon Road
- ii. Upgrading bus shelters/stops in the vicinity of the proposed store (eg raised kerbs)
- iii. Bollards on Croydon Road to prevent pavement parking
- iv. A dropped kerb crossing at the junction of Greenhill Avenue/Croydon Road.

In addition, SCH are looking to include planning conditions requiring electric charging points in the store car park and for the applicant to submit for the approval of the Council a Travel Plan and Service Delivery Plan.

Supplementary recommendation:

Dealing with the officer recommendations in the Supplementary Report and the original report to the Committee of 09 June, 2022, in that order:

Supplementary Report: officers recommendation of refusal is unchanged following further clarification of SCH's recommendation in their letters attached to this report and the Entran Report on behalf of the applicant.

Report to Planning Committee 09 June: if Members determine to grant planning permission in accordance with officers' recommendation in this report a further (Grampian) condition is attached to the permission as follows:

“The foodstore hereby permitted shall not open to the public for trading until the following off-site highway improvements have been implemented and the details of these improvements have been submitted to and approved in writing by the Local Planning Authority in consultation with the County Highway Authority.

- i. Double yellow line extensions on Croydon Road*
- ii. Upgrading bus shelters/stops in the vicinity of the proposed store (eg raised kerbs)*
- iii. Bollards on Croydon Road to prevent pavement parking*
- iv. A dropped kerb crossing at the junction of Greenhill Avenue/Croydon Road.”*

and that officers be authorised to attach any necessary additional/amended planning conditions relating to provision of electric car charging points and submission and approval of a Travel Plan Delivery Service Plan.