

Planning Sub-Committee Agenda



To: Councillor Paul Scott (Chairman);
Councillor Humayun Kabir (Vice-Chairman);
Councillors Jamie Audsley, Luke Clancy, Bernadette Khan, Jason Perry, Joy Prince, Wayne Trakas-Lawlor, Susan Winborn and Chris Wright

(Five Members selected from the Planning Committee membership above for the Planning sub-Committee: Councillors Paul Scott, Humayun Kabir, Joy Prince plus 2 minority group members)

A meeting of the **PLANNING SUB-COMMITTEE** which you are hereby summoned to attend, will be held on **Thursday 21st September 2017** at **6:00pm** in **The Council Chamber, The Town Hall, Katharine Street, Croydon CR0 1NX**

JACQUELINE HARRIS-BAKER
Director of Law and Monitoring Officer
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

MARGOT ROHAN
Senior Members Services Manager
020 8726 6000 ext 62564
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www.croydon.gov.uk/agenda
12 September 2017

Members of the public are welcome to attend this meeting. If you require any assistance, please contact the person detailed above, on the righthand side.

To register a request to speak, please either e-mail Planning.Speakers@croydon.gov.uk or call MARGOT ROHAN by 4pm on the Tuesday before the meeting.

Please note this meeting will be paperless. The agenda can be accessed online via the mobile app: <http://secure.croydon.gov.uk/akscroydon/mobile> - Select 'Meetings' on the opening page

AGENDA - PART A

1. Apologies for absence

To receive any apologies for absence from any members of the Committee

2. Minutes of the meeting held on Wednesday 6th September 2017 (Page 1)

To approve the minutes as a true and correct record.

3. Disclosure of Interest

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality to the value of which exceeds £50 or multiple gifts and/or instances of hospitality with a cumulative value of £50 or more when received from a single donor within a rolling twelve month period. In addition, Members and co-opted Members are reminded that unless their disclosable pecuniary interest is registered on the register of interests or is the subject of a pending notification to the Monitoring Officer, they are required to disclose those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Democratic Services representative at the start of the meeting. The Chair will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

4. Urgent Business (if any)

To receive notice of any business not on the agenda which in the opinion of the Chair, by reason of special circumstances, be considered as a matter of urgency

5. Planning applications for decision (Page 3)

To consider the accompanying reports by the Director of Planning & Strategic Transport:

5.1 17/03034/FUL 5 Highland Road, Purley CR8 2HS

Demolition of an existing garage: Erection of two storey detached building comprising garage and office space/games room at first floor level to be used in conjunction with the main dwelling

Ward: Kenley

Recommendation: Grant permission

6. Exclusion of the Press & Public

The following motion is to be moved and seconded as the "camera resolution" where it is proposed to move into part B of a meeting:

"That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended"

AGENDA - PART B

None

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Planning Sub-Committee

Meeting held on Wednesday 6th September 2017 at 8:30pm in The Council Chamber, The Town Hall, Katharine Street, Croydon CR0 1NX

MINUTES - PART A

Present: Councillor Paul Scott (Chairman);
Councillor Humayun Kabir (Vice-Chairman);
Councillors Maggie Mansell, Susan Winborn and Chris Wright

Also present: Councillors Margaret Bird and Helen Pollard

Absent: Councillor Bernadette Khan

Apologies: Councillor Bernadette Khan

A52/17 Minutes of the meeting held on Thursday 17th August 2017

RESOLVED that the minutes of the meeting held on Thursday 17 August 2017 be signed as a correct record.

A53/17 Disclosure of Interest

There were no disclosures of a pecuniary interest not already registered.

A54/17 Urgent Business (if any)

There was none.

A55/17 Exempt Items

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

A56/17 Planning applications for decision

THE FOLLOWING APPLICATION (6.1) WAS WITHDRAWN FOR DECISION UNDER DELEGATED AUTHORITY:

6.1 17/01562/FUL Development Site Adjoining 7 Westminster Avenue, Thornton Heath CR7 8BS

Erection of two storey building comprising 2 one bedroom flats 2 parking spaces and provision of ancillary bin/cycle store
Ward: Upper Norwood

6.2 17/01706/HSE 20 Mapledale Avenue, Croydon CR0 5TB
Alterations and erection of single/two storey extensions and porch
Ward: Fairfield

Mr Robert McQuillan spoke in objection, on behalf of neighbouring residents

Councillor Helen Pollard, ward Member for Coulsdon East, spoke in objection on behalf of local residents.

After consideration of the officer's report, Councillor Chris Wright proposed and Councillor Sue Winborn seconded **REFUSAL**, on the grounds of overdevelopment and being detrimental to the amenities of adjoining properties, and the Committee voted 2 in favour, 3 against, so this motion thereby fell.

The Committee then voted on a second motion for **APPROVAL**, supporting the officer's recommendation, proposed by Councillor Paul Scott and seconded by Councillor Humayun Kabir, 3 in favour and 2 against so planning permission was **GRANTED** for development at 20 Mapledale Avenue, Croydon CR0 5TB.

6.3 17/03656/HSE 55 Marlpit Lane, Coulsdon CR5 2HF
Erection of single storey side, single storey rear, two storey side and rear extension
Ward: Coulsdon East

Mrs Heather Wright, a neighbouring resident, spoke in objection
Mr Shailender Nagpal (Design & Plan consultants) spoke as the agent, on behalf of the applicant

Councillor Margaret Bird, ward Member for Coulsdon East, spoke in objection, on behalf of local residents

After consideration of the officer's report, Councillor Paul Scott proposed and Councillor Humayun Kabir seconded the officer's recommendation and the Committee voted 3 in favour, 2 against, so planning permission was **GRANTED** for development at 55 Marlpit Lane, Coulsdon CR5 2HF, with an informative recommending that the kitchen extraction be sited at the rear of the property, not on the side elevation facing Mrs Wright.

A second motion for **REFUSAL**, on the grounds of overdevelopment and loss of outlook for neighbouring properties, proposed by Councillor Chris Wright and seconded by Councillor Sue Winborn, thereby fell.

MINUTES - PART B

None

The meeting ended at 9:22pm

PART 5: Planning Applications for Decision

1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the Planning Committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP, Resident Association or Conservation Area Advisory Panel and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall in accordance with the Council's Constitution (paragraph 3.8 of Part 4K – Planning and Planning Sub-Committee Procedure Rules) the item will be reverted to the Director of Planning to deal with under delegated powers and not be considered by the committee.
- 1.4 The following information and advice applies to all reports in this part of the agenda.

2 MATERIAL PLANNING CONSIDERATIONS

- 2.1 The Committee is required to consider planning applications against the development plan and other material planning considerations.
- 2.2 The development plan is:
 - the London Plan July 2011 (with 2013 Alterations)
 - the Croydon Local Plan: Strategic Policies April 2013
 - the Saved Policies of the Croydon Replacement Unitary Development Plan April 2013
 - the South London Waste Plan March 2012
- 2.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the number of third party representations received, remains the extent to which planning proposals comply with the Development Plan.
- 2.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

- 2.5 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.6 Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 2.7 In accordance with Article 31 of the Development Management Procedure Order 2010, Members are invited to agree the recommendations set out in the reports, which have been made on the basis of the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.
- 2.8 Members are reminded that other areas of legislation covers many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
- **Building Regulations** deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
 - Works within the highway are controlled by **Highways Legislation**.
 - **Environmental Health** covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
 - Works on or close to the boundary are covered by the **Party Wall Act**.
 - **Covenants and private rights** over land are enforced separately from planning and should not be taken into account.

3 ROLE OF THE COMMITTEE MEMBERS

- 3.1 The role of Members of the Planning Committee is to make planning decisions on applications presented to the Committee openly, impartially, with sound judgement and for sound planning reasons. In doing so Members should have familiarised themselves with Part 5D of the Council's Constitution 'The Planning Code of Good Practice'. Members should also seek to attend relevant training and briefing sessions organised from time to time for Members.
- 3.2 Members are to exercise their responsibilities with regard to the interests of the London Borough of Croydon as a whole rather than with regard to their particular Ward's interest and issues.

4. THE ROLE OF THE CHAIR

- 4.1 The Chair of the Planning Committee is responsible for the good and orderly running of Planning Committee meetings. The Chair aims to ensure, with the assistance of officers where necessary, that the meeting is run in accordance with the provisions set out in the Council's Constitution and particularly Part 4K of the Constitution 'Planning and Planning Sub-Committee Procedure Rules'. The Chair's most visible responsibility is to ensure that the business of the meeting is conducted effectively and efficiently.
- 4.2 The Chair has discretion in the interests of natural justice to vary the public speaking rules where there is good reason to do so and such reasons will be minuted.

- 4.3 The Chair is also charged with ensuring that the general rules of debate are adhered to (e.g. Members should not speak over each other) and that the debate remains centred on relevant planning considerations.
- 4.4 Notwithstanding the fact that the Chair of the Committee has the above responsibilities, it should be noted that the Chair is a full member of the Committee who is able to take part in debates and vote on items in the same way as any other Member of the Committee. This includes the ability to propose or second motions. It also means that the Chair is entitled to express their views in relation to the applications before the Committee in the same way that other Members of the Committee are so entitled and subject to the same rules set out in the Council's constitution and particularly Planning Code of Good Practice.

5. PROVISION OF INFRASTRUCTURE

- 5.1 In accordance with Policy 8.3 of the London Plan (2011) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund Crossrail. Similarly, Croydon CIL is now payable. These would be paid on the commencement of the development. Croydon CIL provides an income stream to the Council to fund the provision of the following types of infrastructure:
- i. Education facilities
 - ii. Health care facilities
 - iii. Projects listed in the Connected Croydon Delivery Programme
 - iv. Public open space
 - v. Public sports and leisure
 - vi. Community facilities
- 5.2 Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through A S106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

6. FURTHER INFORMATION

- 6.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

7. PUBLIC SPEAKING

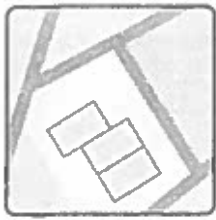
- 7.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

8. BACKGROUND DOCUMENTS

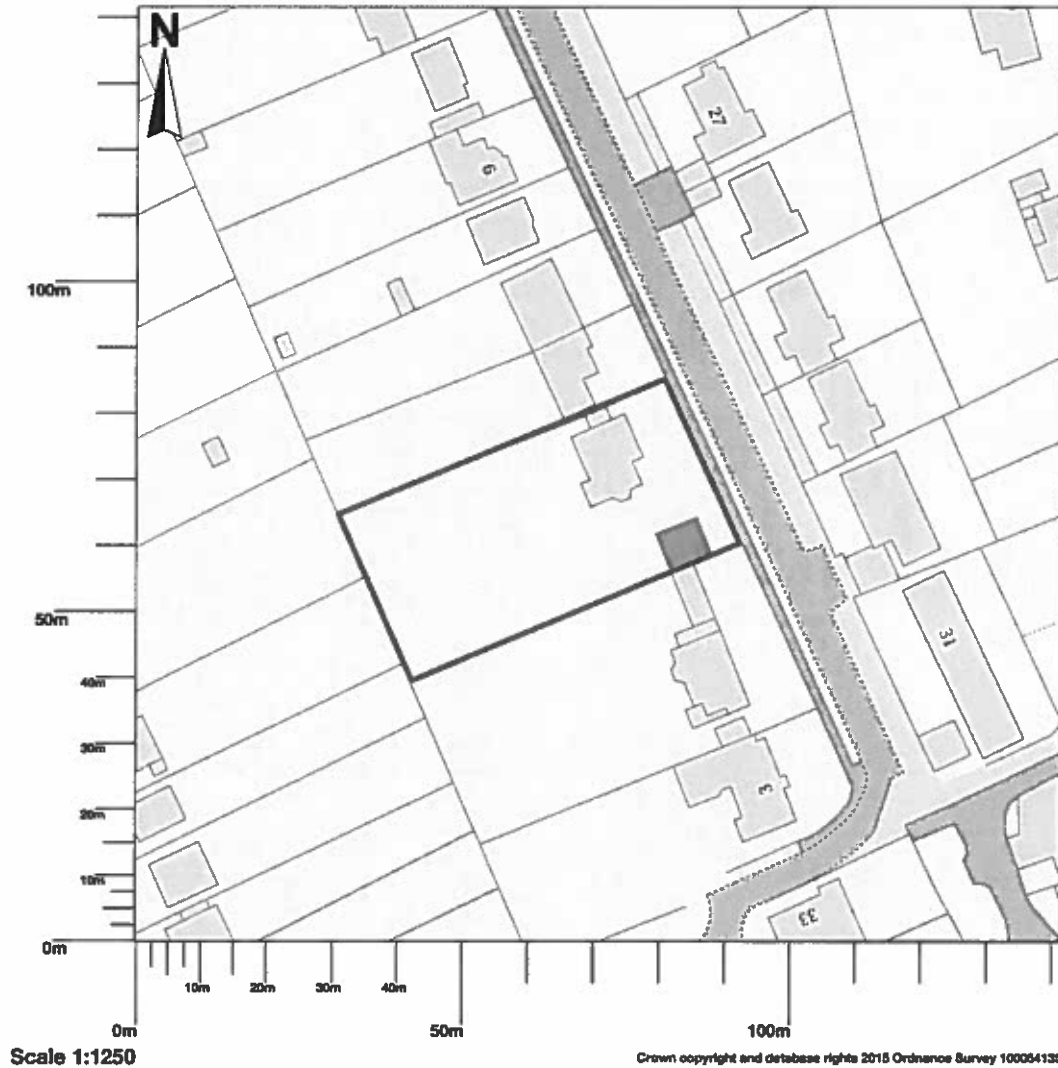
- 8.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application documents (but not representations and consultation responses) can be viewed online from the Public Access Planning Register on the Council website at <http://publicaccess.croydon.gov.uk/online-applications>. Click on the link or copy it into an internet browser and go to the page, then enter the planning application number in the search box to access the application.

9. RECOMMENDATION

- 9.1 The Committee to take any decisions recommended in the attached reports.



5 HIGHLANDS ROAD SITEPLAN



SITE PLAN
5 HIGHLANDS ROAD, PURLEY, CR8 2HS
FLORA ASSOCIATES ARCHITECTS

Map shows area bounded by: 531332.3,160005.3,531473.7,160146.7 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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PART 5: Planning Applications for Decision

Item 5.1**1 SUMMARY OF APPLICATION DETAILS**

Ref: **17/03034/FUL** (*Link to associated documents on Planning Register*)
Location: 5 Highland Road, Purley, CR8 2HS
Ward: Purley
Description: Demolition of an existing garage: Erection of two storey detached building comprising garage and office space/games room at first floor level to be used in conjunction with the main dwelling.
Drawing Nos: 656.3, 656.4, 656.6B, 656.1B and Site Plan - 5 Highlands Road
Applicant: Councillor Simon Brew
Agent: Mr Tarsem Flora
Case Officer: Tim Edwards

- 1.1 This application is being reported to Planning Sub Committee because the applicant, Simon Brew is a Ward Councillor.

2 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 2) Materials to match the existing building
- 3) No windows at/above first floor level in the western elevations (annotated as the back elevation within the proposed plans)
- 4) The proposal shall be completed as detailed with email correspondence between the agent and Robert Goode, Tree Officer.
- 5) The proposed extension and its accommodation shall only be used together with 5 Highland Road as one single dwelling.
- 6) Commencement of development within three years of consent being granted
- 7) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Site notice removal
- 2) Code of Practice for Construction Sites
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The proposal comprises the following:

- Demolition of existing single storey garage
- Erection of a two storey garage to provide two parking spaces at ground floor level and at first floor level an office/games room.

Site and Surroundings

3.2 The application site is a detached two storey property on the western side of Highland Road in Purley. The property is set down from the road side with land levels falling sharply on site from east to west. The proposal would see the existing single storey garage demolished and its replacement with a two storey garage/office/games room. The main dwelling and access would remain the same with the vegetated strip at the front of the site also retained.

3.3 The surrounding area is largely residential in character, comprising mostly of semi-detached and detached properties of varied character generous plots. The site falls within a 1 in 1000 year Surface Water Flood Risk Area, according to the SFRA (2013).

Planning History

3.5 No relevant planning history.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed garage would be of an acceptable scale and massing. There would not be a detrimental impact on the character of the dwelling, or the streetscene considering the land levels on site, screening and proposed design of the development. The proposed design of the development is noted to be unusual, however, it is considered to take cues from the host dwelling and surrounding area as well as its proposed location within the existing land levels on site which have shaped the design and the off-centre gable roof design which is considered acceptable.
- The siting and layout of the development including the degree of separation between the existing buildings would be sufficient to ensure no undue impact on residential amenities of the adjoining occupiers.
- There would be no changes to the existing parking arrangements, with the existing driveway retained and the two existing parking spaces retained within the proposed garage. As such there is no significant impact on highway safety or parking within the existing dwelling.
- The proposal is considered acceptable as being ancillary to the main dwelling and not as a separate unit. It is considered that the proposed use of the garage/outbuilding can be conditioned to be only be used in connection with the main dwelling and is therefore acceptable.

5 CONSULTATION RESPONSE

The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of one or more site notices displayed in the vicinity of the application site. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses:	0	Objecting: 0	Supporting: 0
No of petitions:	0		

7 RELEVANT PLANNING POLICIES AND GUIDANCE

- 7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan: Strategic Policies 2013 (CLP1), the Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP) and the South London Waste Plan 2012.

- 7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions
- Delivering a wide choice of high quality homes
- Providing a good standard of amenity for existing and future occupants of buildings and land
- Promoting sustainable transport

- 7.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 6.13 Parking
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 on Architecture

Croydon Local Plan: Strategic Policies 2013 (CLP1):

- SP1.2 Place Making
- SP4.1 & 4.2 Urban Design and Local Character

Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP):

- UD2 Layout and Siting of New Development
- UD3 Scale and Design of New Buildings
- UD8 Protecting residential amenity
- T2 Traffic Generation from Development
- T8 Car Parking Standards in New Development

7.4 The Partial Review of Croydon Local Plan: Strategic Policies (CLP1.1) and the Croydon Local Plan: Detailed Policies and Proposals (CLP2) have been approved by Full Council on 5 December 2016 and was submitted to the Planning Inspectorate on behalf of the Secretary of State on 3 February 2017 and the examination took place in May/June this year. Policies which have not been objected to can be given some weight in the decision making process. However at this stage in the process no policies are considered to outweigh the adopted policies listed here to the extent that they would lead to a different recommendation.

8 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the committee must consider are:

1. The design and appearance of the development and the impact on the character of the area
2. The impact of the development on the residential amenities of adjoining occupiers

The design and appearance of the development and the impact on the character of the area

8.2 The proposal would be well screened from the wider streetscene by the existing land levels on site as well as the existing trees along the front boundary which would be retained. The proposal would not appear overly dominant considering these land levels and sufficient soft landscaping, front driveway and large rear garden which would remain. Although the proposal would increase in height by approximately 3.3 metres, it is still considered to be subservient to the main dwellinghouse and therefore overall the proposal is considered to be acceptable in terms of its impact on the character of the area and in accordance with the above mentioned policies.

8.3 The proposed development has taken design cues such as the bay window and protruding gable ends from the host dwelling providing an appropriate and acceptable garage/outbuilding which is considered to be in keeping with the host property and therefore in accordance with the above mentioned policies.

Residential amenity of adjoining occupiers

8.4 No.4 Highland Road lies to the south of the site. The proposed garage/outbuilding would be visible from this property however the proposal is considered to be

sufficiently separated from this dwelling and of an appropriate scale not to detrimentally impact the amenities of the adjoining occupiers. No windows are proposed within the rear elevation facing no.4 and although there are windows within the 'garden elevation' as detailed on the plans, the closest first floor window is well separated from the side boundary by approximately 2.85 metres. There is also existing soft landscaping to minimise overlooking and any loss of privacy from the first floor of the proposed garage/outbuilding.

8.5 All other adjoining occupiers are sufficiently separated from the proposal to not be detrimentally impacted upon by the proposed development.

8.6 Overall, the development is considered to be in accordance with the relevant policies and would not result in harm to the residential amenities of surrounding occupiers.

Other Considerations

Transportation

8.7 As detailed within the key reasons for recommendations there would no change to the existing site access or parking provision on site which are both considered acceptable.

Flooding

8.8 The site is at low risk of surface water flooding. There would be no significant increase in hardstanding and so no significant increase in runoff.

Conclusions

8.9 It is recommended that planning permission should be granted for the proposal, as it would be acceptable in all respects, subject to conditions.

8.10 All other relevant policies and considerations, including equalities, have been taken into account.

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