

## Planning Sub-Committee

Meeting of held on Thursday, 8 February 2018 at 8.30 pm in Council Chamber, Town Hall,  
Katharine Street, Croydon CR0 1NX

### MINUTES

**Present:** Councillor Paul Scott (Chair);  
Councillor Humayun Kabir (Vice-Chair);  
Councillors Jason Perry, Steve Hollands and Sherwan Chowdhury

### PART A

A12/18 **Minutes of the previous meeting**

**RESOLVED** that the minutes of the meeting held 28 January 2018 be signed as a correct record.

A13/18 **Disclosure of Interest**

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

A14/18 **Urgent Business (if any)**

There was none.

A15/18 **Planning applications for decision**

1 **17/05738/FUL 1A Gainsborough Drive, South Croydon, CR2 9AX**

After the Officer's presentation there were no questions of clarification from Members.

Lorraine Oakley, spoke against the planning application and raised the following points:

- The design was not in keeping with the character of the area with little room for planting
- The property dominated the street scene, being twice as wide as other properties in the area.
- Many of the issues that had been raised by the Planning Inspector had not been addressed by the developer.
- The site had been developed without permission and with no enforcement from the Council.

Helen Greenhalgh, spoke in favour of the application and raised the following points:

- Since the appeal the developers had engaged with officers closely to deal with the design issues raised and amendments had been incorporated into the application.
- Key issues, including the front ramp, had been addressed in the application.
- Planting had been included to soften the landscaping.

Councillor Tim Pollard spoke against the planning application and raised the following points:

- Changes did not go far enough in response to the Planning Inspector's concerns.
- There were numerous design flaws, such as the layout of the windows and front door.
- The flower bed was so narrow it was unlikely to provide much soft landscaping.

Councillor Perry moved a motion for refusal on the basis that the design was out of character with the local area. Councillor Hollands seconded the motion.

Councillor Scott moved a motion for approval. Councillor Kabir seconded the motion.

The first motion for refusal was put to the vote and fell, with two Members voting in favour and three voting against.

The second motion for approval was put to the vote and was carried, with three Members voting in favour and two voting against.

The Sub-Committee therefore **RESOLVED** to grant permission to development at 1A Gainsborough Drive, South Croydon, CR2 9AX.

The meeting ended at 9.12 pm

**Signed:**

**Date:**

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## Planning Sub-Committee

Meeting of held on Thursday, 22 February 2018 at 8.30 pm in Council Chamber, Town Hall,  
Katharine Street, Croydon CR0 1NX

### MINUTES

**Present:** Councillor Paul Scott (Chair);  
Councillor Humayun Kabir (Vice-Chair);  
Councillors Jamie Audsley, Jason Perry and Sue Winborn

**Also Present:** Councillor Richard Chatterjee and Vidhi Mohan

### PART A

A16/18 **Minutes of the previous meeting**

The minutes of the meeting held on 8 February 2018 was deferred to the meeting on 8 March 2018.

A17/18 **Disclosure of Interest**

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

A18/18 **Urgent Business (if any)**

There was none.

A19/18 **Planning applications for decision**

A20/18 **5.1 17/01115/FUL 144 Portland Road, South Norwood, London, SE25 4PT**

This item was withdrawn.

A21/18 **5.2 17/05355/FUL 146 Addiscombe Road, Croydon, CR0 7LA**

Demolition of existing dwelling; erection of semi-detached property containing 2x4 bed houses.

Ward: Fairfield

Details of the planning application was presented by the officers and officers responded to questions and clarifications.

Mr McQuillan spoke against the application and raised the following points:

- There is a difference in character on both sides of Addiscombe Road with only detached houses present close to the application site.
- The site orientation, scale, mass and proportion does not reflect the immediate character.
- The development would be a loss of privacy to the neighbouring properties, with increase disturbance.
- Addiscombe Road would be over-developed and cramped.
- The application fails to comply with covenants.

Cllr Mohan, Ward Councillor, speaking against the application, made the following points:

- The key issue falls in the south side of Addiscombe Road which has its own specific character – which the scheme fails to reflect.
- There was a duty to protect the character of the area.
- Wrong step to take for semi-detached properties.
- Other issues include the cramped and over-developed use of space.
- No privacy for neighbouring properties.
- One addition house would require more cars.
- Addiscombe Road is not an easy road to drive through, it is a safety hazard.

Councillor Winborn moved a motion for **REFUSAL** on the grounds of the proposal failing to respect the character and appearance of the area. Councillor Brew seconded the motion.

Councillor Scott moved a motion for **APPROVAL** and Councillor Kabir seconded the motion.

The motion for **APPROVAL** to the planning permission was put forward to the vote and was carried with three in favour and two against. The second motion therefore fell.

The Committee thus **RESOLVED** to **GRANT** the application of 17/05355/FUL 146 Addiscombe Road, Croydon, CR0 7LA.

A22/18 **5.3 17/06391/FUL Land to R/O 151 Wickham Road, Croydon, CR0 8TE**

Demolition of existing shed and store and erection of a two storey, two bedroom, three person detached dwelling with associated landscaping, cycle and refuse storage.

Ward: Shirley

Details of the planning application were presented by the officers and officers responded to questions and clarifications.

Sony Nair, Chairman of MORA spoke against the application and raised the following points:

- The application is out of character to the other homes in the area.
- This application does not respect the pattern in the area.
- The plan was an over-development as it covered over 50% of garden land.
- Fast food rubbish would be found in the condensed alley way (details of refuse storage inadequate).
- Entry access is only a width which would block areas.
- No car parking proposed
- Housing is not affordable and would impact on property value on the road.

Alan Gunne-Jones spoke in favour of the application and made the following points:

- Following a pre-application consultation, the scheme has been further refined.
- The proposal had looked closely at comments from third party and had taken the concerns into consideration.
- Character location of the site is rear to commercial zone. Retail use on ground floor with flat above.
- This is a residential two storey terraced detached building.
- The proposal will improve an unused commercial area which has previously been used for storing refuse.
- There would be white painted brick and fair faced white coloured brick homes.
- Solutions for refuse storage and collection may be to provide a lift house where it brings the bin to street level and an alternative to relocate the refuse storage.

Cllr Chatterjee, Ward Councillor, speaking against the application, made the following points:

- The development is out of character.
- The kitchen and bathroom are positioned on the lower ground floor and may require waste water and sewage to be pumped to main waste services level.
- The bin store is not on the level ground. Concern about how the bin would be taken to ground level.
- Inadequate light at lower ground floor level.

Councillor Kabir moved a motion for **APPROVAL** and Councillor Scott seconded the motion.

Councillor Brew moved a motion for **REFUSAL** on the basis that the development does not look like a quality design. Councillor Winborn seconded the motion.

The motion for **APPROVAL** was put forward to the vote and was carried with three in favour and two against. The second motion therefore fell.

The Committee thus **RESOLVED** to **GRANT** the application of 17/06391/FUL Land to R/O 151 Wickham Road, Croydon, CR0 8TE.

The meeting ended at 9.56 pm

**Signed:**

**Date:**

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