

## Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 29 November 2018 at 5.32pm in Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX

### MINUTES

**Present:** Councillor Toni Letts (Chair);  
Councillor Paul Scott (Vice-Chair);  
Councillors Muhammad Ali, Felicity Flynn, Clive Fraser, Ian Parker, Joy Prince  
Jason Perry, Scott Roche and Gareth Streeter

**Also**

**Present:** Councillors Simon Hall, Maggie Mansell, Simon Hoar, Sherwan Chowdhury  
and Stuart King

**Apologies:** Councillors Chris Clark and Oni Oviri

### PART A

137/18 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meeting held on Thursday 8 November 2018 be signed as a correct record.

138/18 **Disclosure of Interest**

Councillor Scott shared a declaration in relation to application item 18/00611/FUL The Former Queens Arms, 40 Portland Road and 5-7 Doyle Road, South Norwood, London, SE25 4PQ as Ward Councillor in the area. He shared that he was the Chair of People for Portland Road, and that group had supported this application and that there was a long standing arrangement as part of the organisation whereby any decisions regarding planning are made by planning officers and other committee members and Cllr Scott does not part in the deciding whether to support or object the application. This was an interest of openness and was not a peculiarly interest, and did not prevent Councillor Scott from participating in the item.

Councillor Parker shared with the Committee in relation to the application item 18/02613/FUL 95-95a Foxley Lane, Purley, CR8 3HP that he resides nearby to this application and had no personal interest

139/18 **Urgent Business (if any)**

There was none.

140/18 **Development presentations**

141/18 **18/03453/PRE Timebridge Community Centre, Field Way**

The redevelopment of the site to provide a new 150 place Special Educational Needs (SEN) free school for children between the ages 2-19 with autism and learning difficulties.

Ward: New Addington North

Representatives of the applicant attended to give a presentation to the Members' as questions and issues were raised for discussion with further consideration prior to their submission of a planning application.

*At 5:49pm Councillor Toni Letts arrived at the meeting.*

The main issues raised during the meeting were as follows:

- The Committee was content with the application presented and welcomed the opportunities for the local community to use functions of the school, and also that the use of facilities of the community centre could be extended to the wider community outside of school hours.
- Members of the Committee highlighted that the school layout should fully cater for SEN needs and specifically those children across the full autistic spectrum.
- Members of the Committee noted that further work was required to ensure that the landscape treatment worked successfully with the car parking accommodated within a landscaped setting. Small scale trees and afterthought planting within the car park should be avoided and the effects of the car parking will need to be robustly mitigated.
- Members welcomed the sensitivity of the development and the way the school would be used and connections with the community.
- The interventions and support provided had been noted by the Committee as positive and this was valued.
- The landscape to come to life and be a key part of the overall site, to make the most of the landscape opportunities for children and staff.

Councillor Simon Hall, Ward Councillor, commented on the presentation.

The Chair thanked the applicants for their presentation.

*At 6:15pm the Committee took a short break.*

*At 6:30pm the Committee reconvened the meeting.*

*At 6:30pm Councillor Muhammad Ali arrived at the meeting*

142/18 **Planning applications for decision**

The Chair spoke to the Committee for the items to be heard in the following order: 18/04047/FUL Land adjoining Norbury Railway Station, Norbury Avenue, SW16 3RW, 18/03582/FUL 14 Mitchley Avenue, Purley, CR8 1DT; 18/00611/FUL The Former Queens Arms; 40 Portland Road and 5-7 Doyle Road, South Norwood, London, SE25 4PQ; 18/02613/FUL 95-95a Foxley Lane, Purley, CR8 3HP; 18/03780/FUL 836-838 London Road, Thornton Heath, CR7 7PA; 18/02880/FUL 44 Beulah Road CR7 8JE; 6.7 18/00144/FUL 1 Addington Road, CR2 8RE

143/18 **18/02613/FUL 95-95a Foxley Lane, Purley, CR8 3HP**

Demolition of 95 & 95A Foxley Lane: Erection of a two/three storey building to provide a 72-bedroom care home with associated external works and parking area to the front.

Ward: Purley and Woodcote

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

Dr Firoozi and Dr Rahman spoke against the application.  
Chetan Chowan, spoke in support of the application.

Councillor Scott proposed a motion for **APPROVAL** of the application.  
Councillor Clark seconded the motion.

The motion of approval was put forward to the vote and was carried with six Members voting in favour and four Members voted against.

The Committee therefore **RESOLVED** to **GRANT** the application of the development of 95-95a Foxley Lane, Purley, CR8 3HP.

*At 8:58pm the Committee took a short break.*

*At 9:05pm the Committee reconvened the meeting.*

144/18 **18/00611/FUL The Former Queens Arms, 40 Portland Road and 5-7 Doyle Road, South Norwood, London, SE25 4PQ**

Demolition of existing buildings and structures: Erection of a part three and part four storey building to provide a ground floor commercial unit (Use Class A1 / A2 / A3 / B1), 59 student rooms and associated facilities.

Ward: Woodside

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

John Hickman (The Norwood Society) spoke against the application.  
Charles Moran spoke in support of the application.

As part of the debate, there was a suggestion that the existing pub sign – or some reference to the former Queens Arms Public House should be incorporated as part of the landscape or public realm strategy. Officers advised that such details could be secured through the landscaping condition or through public realm works required as part of the S.206 Agreement

Councillor Scott proposed a motion for **APPROVAL** of the application.  
Councillor Clark seconded the motion.

The motion of approval was put forward to the vote and was carried out with all ten Members unanimously voting in favour.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of The Former Queens Arms, 40 Portland Road and 5-7 Doyle Road, South Norwood, London, SE25 4PQ.

145/18 **18/03780/FUL 836-838 London Road, Thornton Heath, CR7 7PA**

Alterations and erection of a part first floor, part second floor rear extension to create a home of multiple occupation, consisting of 10 rooms, in conjunction with ground floor rear extension approved under planning reference: 16/01475/P.

Ward: West Thornton

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

Councillor Stuart King, Ward Councillor, spoke against the application.

Councillor Perry proposed a motion to **DEFER** the application on the ground for more work to be done on the waste arrangements. Councillor Ali seconded the motion.

The motion to defer was put forward to the vote and was carried with all ten Members unanimously voting in favour.

The Committee therefore **RESOLVED** to **DEFER** the application for the development of 836-838 London Road, Thornton Heath, CR7 7PA.

146/18 **18/02880/FUL 44 Beulah Road CR7 8JE**

Demolition of existing house and rebuild to provide 1 x 3 bedroom flat, 3 x 2 bedroom flats and 1 x bedroom flat involving balconies, 1 car parking space, cycle and refuse storage.

Ward: Thornton Heath

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

Mr Surrinder Gohlan spoke against the application.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Clark seconded the motion.

Councillor Roche proposed a motion to **REFUSE** the application on the grounds of the inadequate parking provision and the impact it has to the residents and roads. Councillor Parker seconded the motion.

The motion of approval was put forward to the vote and was carried with six Members voting in favour and four Members voted against. The second motion to refuse therefore fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 44 Beulah Road CR7 8JE.

147/18 **18/04047/FUL Land adjoining Norbury Railway Station, Norbury Avenue, SW16 3RW**

Construction of a four-storey building comprising of 12 flats with balconies and a ground floor commercial unit (218sq.m floor space, Use Class B8 storage and distribution) with associated parking (for 7 cars), bicycle and refuse storage area; vehicle crossover, pedestrian footpath improvements, new landscaping including communal area.

Ward: Norbury Park

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

Sean Creighton spoke against the application.

Peter Jeffrey (Architect) spoke in support of the application.

Councillor Sherwan Chowdhury, Ward Councillor, spoke against the application.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Clark seconded the motion.

Councillor Perry proposed a motion to **REFUSE** the application on the grounds of over development by size and massing and a detrimental impact on the residents. Councillor Streeter seconded the motion.

The motion of approval was put forward to the vote and was carried with six Members voting in favour and four Members voted against. The second motion to refuse therefore fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Land adjoining Norbury Railway Station, Norbury Avenue, SW16 3RW.

148/18 **18/03582/FUL 14 Mitchley Avenue, Purley, CR8 1DT**

Demolition of existing property and erection of 3-storey development consisting 6 flats with associated access, 4 parking spaces, cycle storage and refuse store, and alterations to the existing land levels (revised description and proposal).

Ward: Purley Oaks and Riddlesdown

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

Rod Sachs spoke against the application.

Debbie Sherman (Agent) spoke in support of the application.

Councillor Simon Hoar, Ward Councillor, spoke against the application.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Ali seconded the motion.

Councillor Streeter proposed a motion to **REFUSE** the application on the grounds of over intensification of site which results in a loss of amenity to the residence. Councillor Parker seconded the motion.

The motion of approval was put forward to the vote and was carried with six Members voting in favour, and four Members voting against. The second motion to refuse therefore fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 14 Mitchley Avenue, Purley, CR8 1DT.

149/18 **18/00144/FUL 1 Addington Road, CR2 8RE**

Conversion of dwelling house in 3 x 1 bedroom units, 1 x 2 bedroom unit and; construction of 4 x 4 bedroom terraced houses: Formation of additional vehicular access and provision of associated parking, play space, landscaping, cycle and refuse stores.

Ward: Sanderstead

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

Chris Heather (Agent) spoke in support of the application.

Councillor Perry proposed a motion to **DEFER** the application on the grounds of further work to be done on the access on Addington Road. Councillor Parker seconded the motion.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Clark seconded the motion.

The motion to defer was put forward to the vote and fell with four Members voting in favour and six Members voting against.

The motion to approval was put forward to the vote and was carried with six Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 1 Addington Road, CR2 8RE.

150/18 **Items referred by Planning Sub-Committee**

There were none.

151/18 **Other planning matters**

There were none.

The meeting ended at 10.30 pm

**Signed:**

**Date:**

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