

# Planning Committee Supplementary Agenda



**2. Minutes of Previous Meeting (Pages 3 - 18)**

To approve the minutes of the meetings held on Thursday 29 July 2021, Thursday 9 September 2021, Thursday 23 September 2021 and Thursday 21 October 2021 as an accurate record.

KATHERINE KERSWELL  
Chief Executive and Head of Paid Service  
London Borough of Croydon  
Bernard Weatherill House  
8 Mint Walk, Croydon CR0 1EA

Michelle Ossei-Gerning  
020 8726 6000 x84246  
michelle.gerning@croydon.gov.uk  
www.croydon.gov.uk/meetings

This page is intentionally left blank

## Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 29 July 2021 at 6.02pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

### MINUTES

**Present:** Councillor Chris Clark (Chair);  
Councillor Leila Ben-Hassel (Vice-Chair);  
Councillors Joy Prince, Clive Fraser, Humayun Kabir, Jamie Audsley, Gareth Streeter, Ian Parker, Michael Neal (In place of Lynne Hale) and Richard Chatterjee (In place of Scott Roche)

**Also Present:** Councillors Luke Clancy and Lynne Hale

**Apologies:** Councillor Humayun Kabir for lateness

### PART A

93/21 **Minutes of Previous Meeting**

The Committee agreed to consider the minutes to the meeting held on Thursday 15 July at the next meeting.

94/21 **Disclosure of Interest**

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

95/21 **Urgent Business (if any)**

There was none.

96/21 **Development presentations**

There were none.

97/21 **Planning applications for decision**

98/21 **20/01397/FUL 1-3 South Drive, Coulsdon, CR5 2BJ**

Demolition of existing buildings, and erection of a part 5, part 6 storey (plus lower ground floor) block of flats and associated car parking, cycle parking, bin storage and landscaping.

Ward: Coulsdon Town

The officers presented details of the planning application.

*Councillor Humayun Kabir (having already given apologies for lateness) attended the meeting during the presentation of the planning application at 6:10pm. In accordance with the Council's Constitution, the Chair informed the Committee that Councillor Kabir would not take part in the vote on this application as he was not present at the start, and took no part in this item.*

Following the presentation, officers responded to questions for clarification.

Mr Ronald Jones spoke against the application.

Ms Natalie Gentry and Mr Steve Nunn, spoke on behalf of the applicant in support of the application.

The referring Ward Member Councillor Luke Clancy spoke against the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **GRANT** the application based on the officer's recommendation was proposed by Councillor Clive Fraser. This was not supported.

Councillor Leila Ben-Hassel proposed for a motion to **REFUSE** the application on the grounds of height, size and mass resulting in an overdevelopment of the site; and intrusion and overlooking causing impact on neighbouring properties. This was seconded by Councillor Ian Parker.

The motion to refuse was taken to a vote and carried with eight Members voting in favour and one Member voting against.

The Committee **RESOLVED** to **REFUSE** the application for the development at 1-3 South Drive, Coulsdon, CR5 2BJ.

99/21 **21/00338/FUL 116 Reddown Road Coulsdon CR5 1AL**

Demolition of existing dwelling and erection of two 3 storey terraced blocks comprising 8 3 bedroom dwelling houses with associated access, 8 parking spaces, cycle storage and refuse store at 116 Reddown Road, Coulsdon, CR5 1AL.

Ward: Coulsdon Town

The officers presented details of the planning application and responded to questions for clarification.

Ms Maureen Levy spoke against the application.

Mr Chris Moore spoke on behalf of the applicant's agent, spoke in support of the application.

The referring Ward Member Councillor Luke Clancy spoke against the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

Councillor Leila Ben-Hassel proposed for the hard and soft landscape condition to be reworded for the maximum permeable pavement to be used on hard areas.

The substantive motion to **GRANT** the application based on the officer's recommendation inclusive of the amended conditions was proposed by Councillor Clive Fraser. This was seconded by Councillor Humayun Kabir.

The motion to approve was taken to a vote and carried with six Members voting in favour and four Members voting against.

The Committee **RESOLVED** to **GRANT** the application for the development at 116 Reddown Road Coulsdon CR5 1AL.

*At 8:16pm the Committee adjourned the meeting for a short break.*

*At 8:23pm the Committee resumed the meeting.*

100/21 **21/01619/FUL 158 Purley Downs Road, South Croydon CR2 0RF**

Demolition of existing dwelling and garage and erection of two 3-storey buildings, comprising of 7 residential units with associated parking, cycle, refuse storage and landscaping.

Ward: Sanderstead

The officers presented details of the planning application and responded to questions for clarification.

Mr Tom Standish spoke against the application.

Mr Arjun Singh spoke on behalf of the applicant in support of the application.

Ward Member Councillor Lynne Hale spoke on behalf of the referring Ward Member Councillor Yvette Hopley against the application.

Officers advised the Committee of some inaccuracies within paragraph 8.37 of the report. The corrections were outlined as below:

- Policy DM10.6 seeks to protect the first 10m of outdoor private garden space to property no.160 Purley Downs Road and no.1 North Downs.
- Relationship of the windows in the rear elevation to the amenity space is no different to other nearby property, and the rear elevation is less deep to property no.1 North Downs existing rear elevation, therefore no detrimental impact to neighbours of overlooking.
- Overbearing impact is protected close to the rear boundary.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

Councillor Chris Clark proposed for a condition for details of the finished land levels of the proposed dwellings and levels of amenity spaces and roots throughout the sites are to be submitted for approval; and an amendment to condition 13 of the landscaping condition to require details to be agreed including boundary treatments to ensure privacy to the neighbouring properties and semi-mature planting to replace the hedge to the front of site.

The substantive motion to **GRANT** the application based on the officer's recommendation inclusive of the additional conditions was proposed by Councillor Clive Fraser. This was seconded by Councillor Joy Prince.

The motion to approve was taken to a vote with five Members voting in favour and five Member voting against. The Chair used his casting vote and voted in favour of the substantive motion.

The Committee **RESOLVED** to **GRANT** the application for the development at 158 Purley Downs Road, South Croydon CR2 0RF.

*At 9:30pm the Planning Committee adjourned the meeting for a short break due to a disruption in the Town Hall Chambers.*

*At 9:36pm the Planning Committee resumed the meeting.*

*Due to technical issues, at 9:39pm the Planning Committee adjourned the meeting. At 9:53pm the Planning Committee resumed the meeting.*

*At 9:54 in accordance with section 6.8 in Part 4K of the Planning and Planning Sub-Committee Procedure of the Constitution, the Chair proposed the motion to suspend the guillotine and this was unanimously agreed by Members of the*

*Committee. The motion to suspend the guillotine was put forward to the vote and was unanimously approved.*

*At 9:58pm the Planning Committee adjourned the meeting.  
At 10:01pm the Planning Committee resumed the meeting.*

101/21 **20/04128/FUL 22 Hartley Down Purley CR8 4EA**

Demolition of the existing dwelling and erection of a three storey building containing 7 flats.

Ward: Purley and Woodcote

The officers presented details of the planning application and responded to questions for clarification.

Ms Michelle Parmenter spoke against the application.

Mr Pierre Lombard spoke on behalf of the applicant in support of the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **GRANT** the application based on the officer's recommendation was proposed by Councillor Humayun Kabir. This was seconded by Councillor Jamie Audsley.

The motion to approve was taken to a vote and carried with six Members voting in favour and four Members voting against.

The Committee **RESOLVED** to **GRANT** the application for the development at 22 Hartley Down Purley CR8 4EA.

102/21 **Items referred by Planning Sub-Committee**

There were none.

103/21 **Other planning matters**

104/21 **Weekly Planning Decisions**

This report was received for information.

.....

The meeting ended at 10.39 pm

**Signed:**

**Date:** .....



## Planning Committee

Meeting of Croydon's Planning Committee held on Thursday, 9 September 2021 at 6.10 pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

This meeting was Webcast – and is available to view via the Council's Web Site

### MINUTES

**Present:** Councillor Chris Clark (Chair);  
Councillor Leila Ben-Hassel (Vice-Chair);  
Councillors Joy Prince, Clive Fraser, Humayun Kabir, Jamie Audsley, Scott Roche, Ian Parker, Lynne Hale and Michael Neal (In place of Gareth Streeter)

### PART A

#### 115/21 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meeting held on Thursday 15 July 2021 and Thursday 26 August 2021 be signed as a correct record.

The minutes to the meeting of Thursday 29 July 2021 was withdrawn and not approved.

#### 116/21 **Disclosure of Interest**

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

#### 117/21 **Urgent Business (if any)**

There was none.

#### 118/21 **Development presentations**

There were none.

#### 119/21 **Planning applications for decision**

#### 120/21 **21/00493/FUL Morris House, 2 Bensham Lane, Croydon, CR0 2RQ**

Demolition of the existing buildings and erection of 11 storey building to provide 60 new homes, commercial floor space and associated landscaping, access, car and cycle parking.

Ward: Broad Green

The officers presented details of the planning application and responded to questions for clarification.

Ms Christina MacLaren, spoke on behalf of the local residents, in objection of the application.

Mr Richard Hyams and Mr Peter Beggan, the applicant's agents spoke in support of the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **GRANT** the application based on the officer's recommendation was proposed by Councillor Jamie Audsley. This was seconded by Councillor Humayun Kabir.

The motion to approve was taken to a vote with five Members voting in favour and five Members voting against. The Chair used his casting vote and voted in favour.

The Committee **RESOLVED** to **GRANT** the application for the development at Morris House, 2 Bensham Lane, Croydon, CR0 2RQ.

121/21 **Items referred by Planning Sub-Committee**

There were none.

122/21 **Other planning matters**

123/21 **Weekly Planning Decision**

The report was received for information.

The meeting ended at 7.39 pm

**Signed:**

**Date:** .....

## **Planning Committee**

Meeting of Croydon's Planning Committee held on Thursday, 23 September 2021 at 6.00 pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

This meeting was Webcast – and is available to view via the Council's Web Site

### **MINUTES**

**Present:** Councillor Chris Clark (Chair);  
Councillor Leila Ben-Hassel (Vice-Chair);  
Councillors Clive Fraser, Jamie Audsley, Gareth Streeter, Scott Roche, Ian Parker, Lynne Hale and Bernadette Khan (In place of Joy Prince)

**Apologies:** Councillor Humayun Kabir

### **PART A**

124/21 **Minutes of Previous Meeting**

There were no minutes to consider at this meeting.

125/21 **Disclosure of Interest**

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

126/21 **Urgent Business (if any)**

There was none.

127/21 **Development presentations**

There were none.

128/21 **Planning applications for decision**

*Due to experiencing technical issues, at 6:06pm the Planning Committee adjourned the meeting. At 6:20pm the Planning Committee resumed the meeting.*

129/21 **21/00954/FUL 58 Old Lodge Lane, Purley, CR8 4DF**

Demolition of existing detached house and replacement with a new development of 9 flats over 3 floors with 8 parking spaces.

Ward: Purley and Woodcote

The officers presented details of the planning application and responded to questions for clarification.

Mr Gareth Ashton spoke against the application.

Mr Paul Lewis, the architect, spoke in support of the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **GRANT** the application based on the officer's recommendation was proposed by Councillor Clive Fraser. This was seconded by Councillor Leila Ben-Hassel.

The motion to approve was taken to a vote and carried with five Members voting in favour and four Members voting against.

The Committee **RESOLVED** to **GRANT** the application for the development at 58 Old Lodge Lane, Purley, CR8 4DF.

130/21 **21/02291/FUL 18 The Grove, Coulsdon, CR5 2BH**

Demolition of existing dwelling house and the construction of a three storey plus lower ground floor level building comprising 8 flats, with associated vehicle and cycle parking, refuse store, hard and soft landscaping.

Ward: Coulsdon Town

The officers presented details of the planning application and responded to questions for clarification.

Ms Sarah Cumbers spoke on behalf of the local residents in objection to the application.

Mr Jan Slominski, the applicant's agent spoke in support of the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **GRANT** the application based on the officer's recommendation was proposed by Councillor Clive Fraser. This was seconded by Councillor Bernadette Khan.

The motion to approve was taken to a vote and carried with five Members voting in favour and four Members voting against.

The Committee **RESOLVED** to **GRANT** the application for the development at 18 The Grove, Coulsdon, CR5 2BH.

131/21 **21/02692/FUL 1A Meadow Rise, Coulsdon CR5 2EH**

Demolition of existing dwelling and garage and erection of 4-storey building, comprising of 9 residential units with associated parking, cycle, refuse storage and landscaping.

Ward: Coulsdon Town

The officers presented details of the planning application and responded to questions for clarification.

Mr Steve Harp, the architect, spoke in support of the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

Councillor Clive Fraser proposed for a condition for a green roof.  
Councillor Leila Ben-Hassel proposed for a need for the landscape condition to include more significant planting or hedge to boundary of site  
Councillor Chris Clark proposed for a condition for the maximum height on the hedge as part of the landscaping scheme and extending a restriction on the construction traffic at school times into the construction logistic plan.  
Councillor Scott Roche proposed a condition for ventilation to the stairwell.  
There was also a request to change condition 12 to pre-comencement from pre-occupation.

The substantive motion to **GRANT** the application based on the officer's recommendation inclusive of the proposed conditions was proposed by Councillor Chris Clark. This was seconded by Councillor Clive Fraser.

The motion to approve was taken to a vote and fell with three Members voting in favour and six Members voting against.

A motion to **REFUSE** the application was proposed by Councillor Leila Ben-Hassel on the grounds of not in keeping with the character of the area; the impact on the street scene; and impact of height and massing on neighbouring properties. Councillor Jamie Audsley seconded the motion.

.....  
The motion to refuse was taken to a vote and carried with six Members voting in favour and three Members voting against.

The Committee **RESOLVED** to **REFUSE** the application for the development at 1A Meadow Rise, Coulsdon CR5 2EH.

132/21 **Items referred by Planning Sub-Committee**

There were none.

133/21 **Other planning matters**

134/21 **Weekly Planning Decisions**

This report was received for information.

The meeting ended at 8.42 pm

**Signed:**

**Date:** .....

## Planning Committee

Meeting of Croydon's Planning Committee held on Thursday, 21 October 2021 at 6.44pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

This meeting was Webcast – and is available to view via the Council's Web Site

### MINUTES

**Present:** Councillor Chris Clark (Chair);  
Councillor Leila Ben-Hassel (Vice-Chair);  
Councillors Joy Prince, Clive Fraser, Humayun Kabir, Jamie Audsley, Gareth Streeter, Ian Parker, Michael Neal (In place of Lynne Hale) and Richard Chatterjee (In place of Scott Roche)

**Also Present:** Councillor Simon Brew  
Councillor Margaret Bird  
Gillian Jeffery (Legal Representative)  
Heather Cheesbrough (Director of Planning & Sustainable Regeneration)  
Ross Gentry (Central Area Team Leader)  
Chris Stacey (Deputy Team Leader – South Area)  
Samantha Dixon (Planning Principal Officer)

### PART A

135/21 **Minutes of Previous Meeting**

There were no minutes to be considered this evening.

136/21 **Disclosure of Interest**

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

137/21 **Urgent Business (if any)**

There was none.

138/21 **Development presentations**

There were none.

139/21 **Planning applications for decision**

140/21 **21/00108/FUL 81 The Glade, Croydon CR0 7QN**

Demolition of existing dwelling and erection of a 4 storey building comprising 9 flats with associated landscaping and amenity space, and relocation of vehicular crossover.

Ward: Shirley North

The officers presented details of the planning application and responded to questions for clarification.

Mr Sony Nair spoke on behalf of the Monks Orchard Residents Association, against the application.

Mr Ronald Davies and Mr Sam Beagley, the applicant agents, spoke in support of the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **GRANT** the application based on the officer's recommendation was proposed by Councillor Humayun Kabir. This was seconded by Councillor Clive Fraser.

The motion to approve was taken to a vote and fell with four Members voting in favour and six Members voting against.

Councillor Ian Parker proposed a motion to **REFUSE** the application on the grounds of over development by size and massing which is harmful to the street scene and the neighbouring amenity impact to properties on Lorne Gardens. This was seconded by Councillor Richard Chatterjee.

The motion to refuse was taken to a vote and carried with six Members voting in favour and four Members voting against.

The Committee **RESOLVED** to **REFUSE** the application for the development at 81 The Glade, Croydon CR0 7QN.

141/21 **21/02846/FUL 41 Fairdene Road, Coulsdon, CR5 1RD**

Demolition of existing dwelling house and the construction of a three storey plus lower ground floor level building comprising 9 flats, with associated vehicle and cycle parking, refuse store, hard and soft landscaping.

Ward: Coulsdon Town

This item was withdrawn from the agenda.



142/21 **21/02832/FUL 11 to 21 Banstead Road, Purley, CR8 3EB**

Demolition of three pairs of semi-detached houses and associated structures, erection of six storey buildings to provide 67 residential units, together with new access and closure of existing accesses, provision of disabled parking, and cycle parking, refuse storage, landscaping and improvements to the public realm on Banstead Road.

Ward: Purley and Woodcote

The officers presented details of the planning application and responded to questions for clarification.

Mr Kevin Goodwin, the agent, spoke in support of the application.

The referring Ward Member Councillor Simon Brew addressed the committee with his view on the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **GRANT** the application based on the officer's recommendation was proposed by Councillor Clive Fraser. This was seconded by Councillor Leila Ben-Hassel.

The motion to approve was taken to a vote and carried with six Members voting in favour and four Members voting against.

The Committee **RESOLVED** to **GRANT** the application for the development at 11 to 21 Banstead Road, Purley, CR8 3EB.

*Planning Officer Ross Gentry left the meeting at 9:06pm.*

143/21 **21/02876/FUL 24 Coulsdon Court Road, Coulsdon, CR5 2LL**

Demolition of existing building; erection of a terrace of 6 three/four bedroom houses of two-storeys with roof space accommodation; provision of 6 car parking spaces and refuse storage structures.

Ward: Old Coulsdon

The officers presented details of the planning application and responded to questions for clarification.

Ms Toni Steele spoke against the application.

Ms Natalie Gentry, the applicant, spoke in support of the application.

The referring Ward Member Councillor Margaret Bird addressed the Committee with her views on the application.

.....  
The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **GRANT** the application based on the officer's recommendation was not supported.

The motion to **REFUSE** the application was proposed by Councillor Jamie Audsley on the grounds of policy SP2 – whereby development should address the need for different types of homes and contribute to sustainable communities within the borough. This was seconded by Councillor Humayum Kabir.

The motion to refuse was taken to a vote and carried with nine Members voting in favour and one Member abstaining their vote.

The Committee **RESOLVED** to **REFUSE** the application for the development at 24 Coulsdon Court Road, Coulsdon, CR5 2LL.

144/21 **Items referred by Planning Sub-Committee**

There were none.

145/21 **Other planning matters**

146/21 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 9:58pm

**Signed:**

**Date:** .....