

Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 21 June 2018 at 6.30pm
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 Paul Scott (Chair);
Councillor Muhammad Ali (Vice-Chair);
Councillors Chris Clark, Felicity Flynn, Clive Fraser, Toni Letts, Jason Perry,
Scott Roche and Oni Oviri and Simon Brew

Also Present: Councillors Robert Canning, Steve O'Connell, Vidhi Mohan,
Tim Pollard, Badsha Quadir and Pat Ryan

Apologies: Councillor Gareth Streeter

PART A

14/18 Minutes of Previous Meeting

RESOLVED that the minutes of the meeting held on 7 June 2018 be signed as a correct record.

15/18 Disclosure of Interest

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

16/18 Urgent Business (if any)

There was none.

17/18 Development Presentations

There were none.

18/18 Planning applications for decision

The Chair spoke to the Committee for the items to be heard in the following order: 6.6, 6.3, 6.1, 6.2, 6.4 and 6.5.

19/18 **17/04657/FUL White Lodge, 126 Foxley Lane, Purley, CR8 3NE**

At 8:50pm, the Planning Committee adjourned for a short break.

At 8:56pm, the Planning Committee meeting reconvened.

Demolition of existing buildings and erection of a three storey building comprising 21 special care residential units and provision of associated parking.

Ward: Purley

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

Mr Kevin Frett spoke against the application.

Councillor Badsha Quadir, Ward Councillor, spoke against the application.

Councillor Clark proposed a motion for **APPROVAL**. Councillor Fraser seconded the motion.

The motion of approval was put forward to the vote and was carried with eight Members voting in favour and two against.

The Committee therefore **RESOLVED** to **GRANT** the application of the development of White Lodge, 126 Foxley Lane, Purley, CR8 3NE.

20/18 **18/00588/FUL 4 Rectory Park, South Croydon, CR2 9JL**

Demolition of existing building: erection of a two storey building with accommodation in roof space comprising 3 two bedroom, 2 one bedroom and 2 three bedroom flats; formation of vehicular access onto Borrowdale Drive and provision of associated parking spaces, cycle storage and refuse store.

Ward: Sanderstead

Details of the planning application was presented by the officers with no clarifications.

Mr Bernard Munt spoke against the application.

Mr Mark Philpot (Agent), spoke in support of the application.

Councillor Tim Pollard, Ward Councillor, spoke against the application.

Councillor Scott proposed a motion for **APPROVAL**. Councillor Fraser seconded the motion.

The motion of approval was put to the vote and was carried with eight Members voting in favour and two against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 4 Rectory Park, South Croydon, CR2 9JL.

21/18 **18/00831/FUL Queens Hotel, 122 Church Road, London, SE19 2UG**

The demolition of existing buildings to the centre and rear of the site and existing extensions to the roof; the construction of a new spine building, an extension to the south-west facing elevation of the existing locally listed building, a single storey extension to the restaurant and five subterranean levels which provide parking, hotel bedrooms, ancillary leisure facilities and servicing space, to create a total of 495 hotel rooms and 207 vehicle parking spaces; the re-cladding of the 1970's extension, provision of enhanced landscaping across the site including 5 coach parking spaces to the front and the adaptation of existing entrance to the hotel including the formation of a new access to facilitate one-way working within the hotel forecourt area..

Ward: Crystal Palace and Upper Norwood

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

Councillor Steve O'Connell and Mr David King spoke against the application.

Mr Richard Quelch (GVA) spoke in support of the application.

Councillor Pat Ryan, Ward Councillor, spoke against the application.

Councillor Perry considered that the amended scheme had not satisfactorily responded to the previous reasons for refusal scheme and proposed a motion for **REFUSAL** on similar grounds as the November 2017 refusal of planning permission; on the grounds of over development and over-intensification of use, due to size and massing; having a detrimental impact on the character of the area and detrimental to the amenities for adjoining occupiers and on grounds of insufficient on-site parking facilities for the size of hotel proposed. Councillor Roche seconded the motion.

Councillor Scott proposed a motion for **APPROVAL**. Councillor Letts seconded the motion.

The motion for refusal was put to the vote and was carried with six Members voting in favour and four against. The motion for approval therefore fell.

The Committee therefore **RESOLVED** to **REFUSE** the application for the development of Queens Hotel, 122 Church Road, London, SE19 2UG.

22/18 **18/01263/FUL St James Hall, Little Roke Avenue, Kenley CR8 5NJ**

Partial Demolition of existing building and erection of single/two storey extensions to provide a terrace of 2 no. 3 bed 4-person houses and 4 no. 2 bed 3-person houses with private amenity space and 5 no. shared car parking spaces.

Ward: Kenley

The Committee was advised that whilst the application was requesting recommendation to grant permission, the applicant had since appealed to the Secretary of State against the Council's non determination of the application. Officers therefore advised that the Committee were no longer in a position to determine the application. However the Committee was therefore advised of the new recommendation (not to contest the appeal).

Details of the planning application was presented by the officers with no clarifications.

Mr Mike Wadsley spoke to contest the appeal of the application.

Mr Matthew Grant (agent) spoke to not contest the appeal of the application.

Councillor Steve O'Connell, Ward Councillor spoke to contest the appeal of the application.

Councillor Scott proposed a motion to **NOT CONTEST THE APPEAL**.
Councillor Fraser seconded the motion.

Councillor Perry proposed a motion to **CONTEST THE APPEAL** on the grounds of impact of the living conditions on the neighbouring resident.
Councillor Roche seconded the motion.

The motion to not contest the appeal was put forward to the vote and was carried with eight Members voting in favour and two against. The motion to contest the appeal therefore fell.

The Committee thus **RESOLVED** to **NOT CONTEST THE APPEAL** for the development of St James Hall, Little Roke Avenue, Kenley CR8 5NJ.

23/18 **18/01344/FUL 59 Addington Road, South Croydon, CR2 8RD**

Demolition of the existing building, erection of a replacement two storey plus roof level building to accommodate 7 new self-contained (C3) residential flats with associated landscaping, terraces, car parking, refuse and cycle stores.

Ward: Selsdon and Addington Village Ward

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

Mr Ian Jordan spoke against the application.

Mr Matt Corcoran (agent) spoke in support of the application.

Councillor Tim Pollard, adjoining Ward Councillor spoke against the application.

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

Councillor Perry proposed a motion for **REFUSAL** on the grounds for overdevelopment with inadequate parking. Councillor Brew seconded the motion.

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

The Committee thus **RESOLVED** to **GRANT** the application for the development of 59 Addington Road, South Croydon, CR2 8RD.

24/18 **18/01353/FUL 114 Addiscombe Road CR0 5PQ**

Demolition of existing buildings: erection of a building to provide 9 flats (1x1 bedroom, 5x2 bedroom and 3x3 bedroom flats): provision of associated parking and bike storage.

Ward: Park Hill and Whitgift

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

Miss Clio Springer, spoke against the application.

Mr Ron Terry (agent) spoke in support of the application.

Councillor Vidhi Mohan, Ward Councillor, spoke against the application.

Councillor Letts proposed a motion for **APPROVAL**. Councillor Fraser seconded the motion.

Councillor Perry proposed a motion for **REFUSAL** on the grounds of over development due to size and massing; having an impact on the streets; being out of character and the loss of amenities for adjoining occupiers. Councillor Brew seconded the motion.

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

The Committee thus **RESOLVED** to **GRANT** the application for the development of 114 Addiscombe Road, South Croydon, CR0 5PQ.

25/18 **Items referred by Planning Sub-Committee**

There were none.

26/18 **Other planning matters**

There were none.

The meeting ended at 10.15 pm

Signed:

Date:

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