

## Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 27 September 2018 at 5.33pm 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, Yvette Hopley, Toni Letts, Jason Perry, Scott Roche and Gareth Streeter
- Also Present:** Councillors Margaret Bird, Maria Gatland, Lynne Hale, Patricia Hay-Justice, Simon Hoar, Michael Neal and Badsha Quadir
- Apologies:** Councillor Oni Oviri

### PART A

87/18 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meeting held on 13 September 2018 be signed as a correct record.

88/18 **Disclosure of Interest**

Councillor Streeter disclosed that for his day job he works for the parent charity the Multi Academy Trust, which starts new schools and takes on existing schools. There was no interest to declare and there was no conflict for his participation in the application item 18/01711/FUL Coombe Lodge Playing Fields, Melville Avenue, South Croydon, CR2 7HY.

89/18 **Urgent Business (if any)**

There was none.

90/18 **Development presentations**

91/18 **18/02458/PRE 30-38 Addiscombe Road, Croydon, CR0 5PE**

*At 5:37pm Councillors Clark, Ali and Perry arrived at the meeting.*

Residential redevelopment of the site to provide circa 140 flats.  
Ward: Addiscombe West

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.

The main issues raised during the meeting were as follows:

- Members of the Committee welcomed the application having seen previous schemes for the site, and complimented on the site being very well connected with public transport.
- Members welcomed the car club idea and also the consideration of car space for the disabled.
- Members welcomed the 50 percent affordable housing, but encouraged a 60/40 tenure split be provided through layout and core arrangement changes.
- The visual link from the forecourt to the courtyard is developing and Members would like this to be developed more. This was also highlighted by the Place Review Panel (PRP). Members noted that further work was required for the landscaping scheme.
- The separation and relationship of the NLA tower is important and Members want to be ensured it does not have a negative impact on the iconic building.
- The impact on the neighbours and members of public walking and cycling past the site was seen as important by Members with regards to micro climate issues such as wind. The usability of the roof terrace and courtyard at the back was also important in terms of micro climate, sunlight and daylighting. Members discussed minimising the impact on neighbouring properties, particularly those opposite, should be considered.
- The level of active frontage on the ground floor level was highlighted seeking more front door and less bin store. This was also raised by the PRP.
- The overall feel of the design at the edge of the town centre was discussed by Members, and there was a consensus that the design should express more of a relationship with the surrounding properties and a move away from the corporate feel of town centre architecture would be welcomed.
- Members would like to see usable balconies and welcomed the fact that these have been set into the frame of the building.
- Members highlighted the use of s106 and CIL contributions to assist the local community and benefit the wider community.

Councillor Patricia Hay-Justice, Ward Councillor, commented on the presentation.

The Chair thanked the applicants for their presentation.

92/18 **Planning applications for decision**

The Chair spoke to the Committee for the items to be heard in the following order: 18/00749/FUL 34 Arkwright Road, South Croydon, CR2 0LL, 18/03059/OUT 141 Brancaster Lane, Purley, CR8 1HL, 18/03185/OUT 20 Manor Way, Purley, CR8 3BH, 18/01994/FUL Ridge Hanger, Park Hill Rise, 18/03313/FUL 55 Hillcrest Road, Purley, CR8 2JF, 18/01711/FUL Coombe Lodge Playing Fields, Melville Avenue, South Croydon, CR2 7HY, 18/02653/FUL Land rear of 26 Fairfield Road, CR0 5LH and 18/03090/FUL 34 Caterham Drive, Coulsdon, CR5 1JF.

93/18 **18/00749/FUL 34 Arkwright Road, South Croydon, CR2 0LL**

Demolition of existing building: erection of a two storey building with accommodation in roof space comprising 6 two bedroom and 1 three bedroom flats: formation of associated access and provision of 7 parking spaces, cycle storage and refuse store.

Ward: Sanderstead

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

Geoff Blyth spoke against the application.

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

Councillor Lynne Hale, Ward Councillor, spoke against the application.

Councillor Clark proposed a motion for **APPROVAL** of the application. Councillor Letts seconded the motion. There was a request to include the condition that there should be an environmental area at the end of the garden to ensure that local wildlife is supported and enhanced.

Councillor Hopley proposed a motion to **REFUSE** the application on the grounds of overdevelopment, over intensification, and density being out of character in the area, loss of green space and detrimental to the communities with loss of privacy. Councillor Perry seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application of the development of 34 Arkwright Road, South Croydon, CR2 0LL.

94/18 **18/01994/FUL Ridge Hanger, Park Hill Rise**

Demolition of an existing house: erection of a three storey building comprising 6 two bedroom and 3 three bedroom flats: provision of driveway and associated parking to rear; provision of associated refuse and cycle storage.

Ward: Park Hill and Whitgift

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

Richard Tweed spoke against the application.

Councillor Michael Neal, Ward Councillor, spoke against the application.

Councillor Perry proposed a motion to **REFUSE** the application on the grounds of over development and adverse impact on adjoining occupiers. Councillor Roche seconded the motion.

Councillor Letts proposed a motion for **APPROVAL** of the application. Councillor Scott seconded the motion. There was a request that officers consider that obscured screens are put in place to minimise the privacy in the neighbouring area.

The motion of refusal was put forward to the vote and fell with four Members voting in favour, five Members voted against and one Member abstained their vote. The motion to refuse therefore fell.

The motion of approval was put forward to the vote and was carried out with five Members voting in favour, four Members voted against and one Member abstained their vote.

The Committee thus **RESOLVED** to **GRANT** the application for the development of Ridge Hanger, Park Hill Rise.

95/18 **18/02653/FUL Land rear of 26 Fairfield Road, CR0 5LH**

Erection of four storey block comprising of 8 x one bed flats with associated refuse and cycle storage and landscaping.

Ward: Park Hill and Whitgift

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

Jayant Patel spoke against the application.

Sue Kent (Agent) spoke in support of the application.

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

The motion for approval was put forward to the vote and was held with all Members unanimously voting in favour.

The Committee thus **RESOLVED** to **GRANT** the application for the development of Land rear of 26 Fairfield Road, CR0 5LH.

96/18 **18/03313/FUL 55 Hillcrest Road, Purley, CR8 2JF**

*At 8:20pm, the Planning Committee adjourned for a short break.*

*At 8:30pm, the Planning Committee meeting reconvened.*

Demolition of existing dwelling and erection of a two storey detached building with accommodation in roof to provide 7 flats (2 x 1 bed, 3 x 2 bed and 2 x 3 bed) with associated car parking and new crossover, amenity space, refuse and cycle stores.

Ward: Purley and Woodcote

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

Karen Green spoke against the application.

Matthew Corcoran (Agent) spoke in support of the application.

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

Councillor Roche proposed a motion to **REFUSE** the application on the grounds of over development and loss of amenity for adjoining occupants and parking impact. Councillor Perry seconded the motion.

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

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

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

The Committee thus **RESOLVED** to **GRANT** the application for the development of 55 Hillcrest Road, Purley, CR8 2JF.

97/18 **18/03059/OUT 141 Brancaster Lane, Purley, CR8 1HL**

Erection of two storey side/rear and roof extensions and conversion into 6 flats with associated parking, balconies and landscaping.

Ward: Purley Oaks and Riddlesdown

*At 7:11pm – Cllr Roche arrived after presentation had started.*

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

Mr Glyn Price spoke against the application.

Mr Spence Copping (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 Hopley proposed a motion to **REFUSE** on the grounds of a poor design, over intensity of site and parking issue. 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 three Members voted against. The second motion therefore fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 141 Brancaster Lane, Purley, CR8 1HL.

98/18 **18/03185/OUT 20 Manor Way, Purley, CR8 3BH**

Demolition of the existing building. Erection of a 2/3 storey building comprising 8 flats. Provision of associated parking.

Ward: Purley and Woodcote

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

Anna Ljumovic spoke against the application.

Mr Spence Copping (Agent) spoke in support of the application.

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

Councillor Streeter proposed a motion to **REFUSE** the application on the grounds of over development and being out of character. Councillor Hopley seconded the motion.

The motion of approval was put forward to the vote and was carried out 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 20 Manor Way, Purley, CR8 3BH.

99/18 **18/01711/FUL Coombe Lodge Playing Fields, Melville Avenue, South Croydon, CR2 7HY**

Change of use of the site from playing fields (D2) to eight form entry secondary school (D1) for 1680 pupils (1200 pupils aged between 11 to 16 and 480 pupil 6th form), erection of two/three storey school building with separate two storey sports hall building, hard and soft landscaping, car parking, all weather pitch including floodlights and sports areas, and other ancillary facilities.

Ward: South Croydon

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

Jeremy Gill (Residence Association) spoke against the application.

Alan Gunne-Jones (Planning and Development Director) and Jonathan Wilden (Head Teacher Folio Education Trust) spoke in support of the application.

Councillor Maria Gatland, Ward Councillor, spoke against the application.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Ali seconded the motion. There was a request that officers consider the s106 agreement for public use to the facilities; the construction access of Coombe Road; further screening in the service yard i.e. acoustic fencing or planting to be included; and the ability for overflow parking.

The motion for approval was put forward to the vote and was held with all Members unanimously voting in favour.

The Committee thus **RESOLVED** to **GRANT** the application for the development of Coombe Lodge Playing Fields, Melville Avenue, South Croydon, CR2 7HY.

100/18 **18/03090/FUL 34 Caterham Drive, Coulsdon, CR5 1JF**

Demolition of existing dwelling and garage; proposed erection of 2 no. two storey three bedroom semi-detached dwellings, formation of vehicular access and provision of associated parking.

Ward: Old Coulsdon

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

Tom Winter (Surveyors) spoke in favour of the application.  
Councillor Margret Bird, Ward Councillor, spoke against the application.

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

The motion for approval was put forward to the vote and was held with seven Members voting in favour and three Members voted against.

The Committee thus **RESOLVED** to **GRANT** the application for the development of 34 Caterham Drive, Coulsdon, CR5 1JF.

101/18 **Items referred by Planning Sub-Committee**

There were none.

102/18 **Other planning matters**

There were none.

The meeting ended at 10.46pm

**Signed:**

**Date:**

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