

Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 28 February 2019 at 5.32pm 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 Toni Letts (Chair);
Councillor Paul Scott (Vice-Chair);
Councillors Muhammad Ali, Chris Clark, Felicity Flynn, Clive Fraser,
Stuart Millson, Jason Perry and Scott Roche

Also Present: Councillors Alison Butler, Patricia Hay-Justice, Luke Clancy, Andy Stranack,
Sean Fitzsimons and Badsha Quadir

Apologies: Councillors Oni Oviri and Gareth Streeter
Councillor Stuart Millson for lateness

PART A

31/19 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 14 February 2019 be signed as a correct record.

32/19 **Disclosure of Interest**

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

33/19 **Urgent Business (if any)**

There were no items of urgent business

34/19 **Development presentations**

35/19 **18/04184/PRE Land to the South East of Croydon College, College Road, Croydon, CR9 1DX**

Residential redevelopment of the site to provide circa 425 flats.
Ward: Fairfield

Suzi Lane from Brick by Brick, Stuart Cade from MICA and Jennifer Turner from Carter Jonas attended to give a presentation and respond to Members'

questions and issues raised for further consideration prior to submission of a planning application.

Cllr Millson arrived at the meeting at 6pm

The main issues raised during the meeting were as follows:

- A number of Members commented that the scheme was well developed, yet challenging and very important, as it created a future for this part of Croydon Town centre and the delivery of the Fair Field Masterplan. The development of 400 new homes in the centre of Croydon was welcomed along with the extent to which it was suitably flexible to allow for the potential of other sites to come forward in the future.
- Members welcomed the 3-bedrooms that were proposed in the scheme along with a large number of 2 bedroom 4 person units (proposing family-sized accommodation).
- There was recognition that the scheme represented enabling development with cross subsidisation to assist in the delivery of an exemplar cultural venue for the Fairfield Halls. Members requested that there be detailed information submitted as part of the application to explain clearly the reasonable distribution of costs and revenues between the residential development and the Fairfield Halls refurbishment scheme, thereby evidencing that the level of affordable housing (and associated tenures) was the maximum reasonable.
- Members ideally would have wanted to see more than 20% of affordable housing within the development, but again appreciated the challenges of the scheme and the linkages between the residential component and the cross subsidy towards the Fairfield Halls.
- Members placed significant weight on the delivery of step free access (as part of the proposals but also in the medium to longer term – when considering developments schemes proposed on neighbouring sites). They stressed the need to ensure that an interim state (with steps down to the lower ramp) should be the best quality possible (in terms of design rationale and safety/security). Routes need to be welcoming and of suitable width. Continued joint working with owners of adjacent sites was welcomed and encouraged, particularly adjacent sites such as College Annex, to facilitate Masterplan priorities and a future/permanent level access, linking Fairfield Halls and associated developments with East Croydon Station.
- Some of the Members commented on the height and massing of the buildings where the tower reflected the surrounding tall buildings. There was general comment that the location and height of the tower was appropriate – subject to daylight, sunlight and heritage testing. Members were generally comfortable with the height of Block E (in the context of the Fairfield Halls – locally listed) and were broadly comfortable with the

associated heritage effects (suitably aligned with the views of the Place Review Panel).

- There was some concern over relationships between residential blocks (daylight, sunlight and privacy) although it was recognised that these issues were still being tested.
- Some Members raised some concern about the loss of open space whereas others welcomed the boulevard feel to the space, further tree planting, an increase in tables and chairs and the delivery of further opportunities to make much greater use of the spaces within the site as well as in the immediate vicinity.
- Members welcomed the idea of the NHS Clinical Commissioning Group being included as part of the development – alongside other possible community related uses.
- It was agreed that once the application has been submitted, a site visit should be arranged for Members to inspect the site and to further understand associated complexities and the relationships with adjacent land holdings.

At 6:39pm the Planning Committee adjourned for a short break.

At 6:44pm the Planning Committee reconvened.

36/19 **Planning applications for decision**

37/19 **18/05858/FUL 6A The Drive, Coulsdon, CR5 2BL**

Demolition of the existing dwelling and erection of a part three part four storey development for nine apartments with associated access, six off street parking spaces, cycle storage and refuse store.

Ward: Coulsdon Town

The officers presented details of the planning application and there were no questions for clarification.

Mr Christopher Leitch spoke against the application.

Mr Sam Carr (Applicant) spoke in support of the application.

Referring Ward Member, Councillor Luke Clancy, spoke against the application.

Councillor Perry proposed a motion to **REFUSE** the application on grounds of over development of the site due to size and massing, loss of amenity for

adjoining occupiers and insufficient parking. Councillor Roche seconded the motion.

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

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

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 6A The Drive, Coulsdon, CR5 2BL.

38/19 **18/04516/FUL Vehicle Repair Workshop and Premises Garages Rear Of 156 To 180 Addington Road, CR2 8LB**

Demolition of the existing garages and erection of 8 two storey terraced houses and 1no. live-work unit (mixed use (A1, A2, B1 or D1) and C3), together with cycle storage, amenity space, a refuse/recycling store and car parking.

Ward: Selsdon Vale and Forestdale

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

Ms Pauline Chadd spoke against the application.

Mr Ron Terry (Applicant's Agent) spoke in support of the application.

Referring Ward Member, Councillor Andy Stranack, spoke against the application.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Clark seconded the motion. There was a request for a condition for lighting to be placed in the area and an informative request for an 1800 brick wall.

Councillor Millson proposed a motion to **REFUSE** the application on the grounds of over development and loss of amenity in terms of insufficient parking for adjoining occupiers. This motion was not seconded.

The motion to approve was put forward to the vote and carried with eight Members voting in favour and one Member voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Vehicle Repair Workshop and Premises Garages Rear Of 156 To 180 Addington Road, CR2 8LB.

39/19 **18/03320/FUL 40-60, 42 & 42A Cherry Orchard Road, Croydon, CR0 6BA**

Demolition of the existing buildings, erection of a 7 to 9 storey building to provide 120 residential units and associated amenity space, hard and soft landscaping, boundary treatment, refuse storage, cycle parking and car parking with associated vehicle accesses.

Ward: Addiscombe West

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

Mr Mark Batchelor and Mike Ford (Agents) spoke in support of the application.

Referring Ward Member, Councillor Sean Fitzsimons, spoke against the application.

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

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 40-60, 42 & 42A Cherry Orchard Road, Croydon, CR0 6BA.

40/19 **18/03342/FUL 2 More Close, Purley, CR8 2JN**

Demolition of existing property. Erection of three/four storey building comprising 9 flats (2 x three bedroom, 5 x two bedroom and 2 x 1 bedroom flats) including balconies with new access, parking area, refuse and cycle storage.

Ward: Purley and Woodcote

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

Mr Joe Queening spoke against the application.

Mr Andrew Telling (Agent) spoke in support of the application.

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

Councillor Scott proposed a motion for **APPROVAL** of the application with a condition to modify the glass balcony. Councillor Clark seconded the motion.

Councillor Perry proposed a motion to **REFUSE** the application on the grounds of over development of site by size and massing, detrimental to the street scene and insufficient parking. Councillor Roche seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 2 More Close, Purley, CR8 2JN.

41/19 **18/05204/FUL Land and parking adjoining 2 The Lawns to include land to the rear of 142-148 Beauchamp Road, Upper Norwood, London, SE19 3TS**

Erection of 3 no. 3-bed two storey houses and 1 no. 2-bed two storey house, with associated parking.

Ward: Crystal Palace and Upper Norwood

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

Ms Clair Beckinsale and Ms Evereth Willis spoke against the application.

Ms Kim Walker (Applicant) spoke in support of the application.

Councillor Roche proposed a motion to **REFUSE** the application on the grounds of over development and lack of parking provision. Councillor Perry seconded the motion.

The motion for refusal was put forward to the vote and was carried with eight Members voting in favour and one Member abstained their vote.

The Committee therefore **RESOLVED** to **REFUSE** the application for the development of Land and parking adjoining 2 The Lawns to include land to the rear of 142-148 Beauchamp Road, Upper Norwood, London, SE19 3TS.

42/19 **Items referred by Planning Sub-Committee**

There were none.

43/19 **Other planning matters**

There were none.

The meeting ended at 9.51pm

Signed:

Date:

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