

Planning Sub-Committee Agenda



To: Councillor Paul Scott (Chair)
Councillor Muhammad Ali (Vice-Chair)
Councillors Chris Clark, Clive Fraser, Toni Letts, Felicity Flynn, Jason Perry,
Scott Roche, Gareth Streeter and Oni Oviri

A meeting of the **Planning Sub-Committee** which you are hereby summoned to attend, will be held on **Thursday, 28 June 2018** at **6.30pm** in **Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX**

JACQUELINE HARRIS-BAKER
Director of Law and Monitoring Officer
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

Michelle Gerning
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www.croydon.gov.uk/meetings
Wednesday, 20 June 2018

Members of the public are welcome to attend this meeting.
If you require any assistance, please contact the person detailed above, on the righthand side.

To register a request to speak, please either e-mail Democratic.Services@croydon.gov.uk or phone the number above by 4pm on the Tuesday before the meeting.

N.B This meeting will be paperless. The agenda can be accessed online at www.croydon.gov.uk/meetings

AGENDA – PART A

1. Apologies for absence

To receive any apologies for absence from any members of the Committee

2. Minutes of the previous meeting (Pages 5 - 6)

To approve the minutes of the meeting held on Thursday 5 April 2018 as an accurate record.

3. Disclosure of Interest

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality to the value of which exceeds £50 or multiple gifts and/or instances of hospitality with a cumulative value of £50 or more when received from a single donor within a rolling twelve month period. In addition, Members and co-opted Members are reminded that unless their disclosable pecuniary interest is registered on the register of interests or is the subject of a pending notification to the Monitoring Officer, they are required to disclose those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Democratic Services representative at the start of the meeting. The Chair will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

4. Urgent Business (if any)

To receive notice of any business not on the agenda which in the opinion of the Chair, by reason of special circumstances, be considered as a matter of urgency.

5. Planning applications for decision (Pages 7 - 10)

To consider the accompanying reports by the Director of Planning & Strategic Transport:

5.1 18/01224/FUL - 59 Norbury Crescent, SW16 4JS
(Pages 11 - 18)

Alterations; conversion of single family dwelling house to three flats, erection of single storey rear extension, first floor rear extension.

Ward: Norbury

Recommendation: Grant permission

5.2 18/00785/FUL - Mcdonalds Restaurant, 415 Purley Way
(Pages 19 - 28)

Alterations, Refurbishment of restaurant and patio area, alterations to elevations, erection of front/side/rear extensions, alterations to drive thru lane, installation of goal post height restrictor and two customer order displays with associated canopies.

Ward: Waddon

Recommendation: Grant permission

5.3 18/01287/FUL - Mcdonalds Restaurant, 415 Purley Way
(Pages 29 - 36)

Alterations to the site access and reconfiguration of the external seating area.

Ward: Waddon

Recommendation: Grant permission

6. Exclusion of the Press & Public

The following motion is to be moved and seconded where it is proposed to exclude the press and public from the remainder of a meeting:

"That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended."

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Planning Sub-Committee

Meeting of held on Thursday, 5 April 2018 at 7.24 pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Paul Scott (Chair);
Councillor Humayun Kabir (Vice-Chair);
Councillors Sherwan Chowdhury, Sue Winborn and Chris Wright

PART A

A28/18 **Minutes of the previous meeting**

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

A29/18 **Disclosure of Interest**

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

A30/18 **Urgent Business (if any)**

There was none.

A31/18 **Planning applications for decision**

A32/18 **18/00055/FUL 197 Godstone Road, Kenley, CR8 5BN**

Alterations; Erection of single storey rear extension and dormer extensions in the rear roof slope; Sub-division of the property to form 2x three bedroom dwellings.

Ward: Kenley

After consideration of the officer's report, Councillor Kabir proposed and Councillor Wright seconded the officer's recommendation on the grounds that the proposed design would enhance the area and create additional housing.

RESOLVED – That the Committee voted unanimously in favour of the officer's recommendation, so planning permission was **GRANTED** for development at 197 Godstone Road, Kenley.

The meeting ended at 7.35 pm

Signed:

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Date:

.....

PLANNING SUB-COMMITTEE AGENDA

PART 5: Planning Applications for Decision

1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the Planning Committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP or Resident Association and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall in accordance with the Council's Constitution (paragraph 3.8 of Part 4K – Planning and Planning Sub-Committee Procedure Rules) the item will be reverted to the Director of Planning to deal with under delegated powers and not be considered by the committee.
- 1.4 The following information and advice applies to all reports in this part of the agenda.

2 MATERIAL PLANNING CONSIDERATIONS

- 2.1 The Committee is required to consider planning applications against the development plan and other material planning considerations.
- 2.2 The development plan is:
 - the London Plan (consolidated with Alterations since 2011)
 - the Croydon Local Plan (February 2018)
 - the South London Waste Plan (March 2012)
- 2.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the number of third party representations received, remains the extent to which planning proposals comply with the Development Plan.
- 2.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

- 2.5 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.6 Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 2.7 In accordance with Article 31 of the Development Management Procedure Order 2010, Members are invited to agree the recommendations set out in the reports, which have been made on the basis of the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.
- 2.8 Members are reminded that other areas of legislation covers many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
- **Building Regulations** deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
 - Works within the highway are controlled by **Highways Legislation**.
 - **Environmental Health** covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
 - Works on or close to the boundary are covered by the **Party Wall Act**.
 - **Covenants and private rights** over land are enforced separately from planning and should not be taken into account.

3 **ROLE OF THE COMMITTEE MEMBERS**

- 3.1 The role of Members of the Planning Committee is to make planning decisions on applications presented to the Committee openly, impartially, with sound judgement and for sound planning reasons. In doing so Members should have familiarised themselves with Part 5D of the Council's Constitution 'The Planning Code of Good Practice'. Members should also seek to attend relevant training and briefing sessions organised from time to time for Members.
- 3.2 Members are to exercise their responsibilities with regard to the interests of the London Borough of Croydon as a whole rather than with regard to their particular Ward's interest and issues.

4. **THE ROLE OF THE CHAIR**

- 4.1 The Chair of the Planning Committee is responsible for the good and orderly running of Planning Committee meetings. The Chair aims to ensure, with the assistance of officers where necessary, that the meeting is run in accordance with the provisions set out in the Council's Constitution and particularly Part 4K of the Constitution 'Planning and Planning Sub-Committee Procedure Rules'. The Chair's most visible responsibility is to ensure that the business of the meeting is conducted effectively and efficiently.
- 4.2 The Chair has discretion in the interests of natural justice to vary the public speaking rules where there is good reason to do so and such reasons will be minuted.

- 4.3 The Chair is also charged with ensuring that the general rules of debate are adhered to (e.g. Members should not speak over each other) and that the debate remains centred on relevant planning considerations.
- 4.4 Notwithstanding the fact that the Chair of the Committee has the above responsibilities, it should be noted that the Chair is a full member of the Committee who is able to take part in debates and vote on items in the same way as any other Member of the Committee. This includes the ability to propose or second motions. It also means that the Chair is entitled to express their views in relation to the applications before the Committee in the same way that other Members of the Committee are so entitled and subject to the same rules set out in the Council's constitution and particularly Planning Code of Good Practice.

5. PROVISION OF INFRASTRUCTURE

- 5.1 In accordance with Policy 8.3 of the London Plan (2011) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund Crossrail. Similarly, Croydon CIL is now payable. These would be paid on the commencement of the development. Croydon CIL provides an income stream to the Council to fund the provision of the following types of infrastructure:
- i. Education facilities
 - ii. Health care facilities
 - iii. Projects listed in the Connected Croydon Delivery Programme
 - iv. Public open space
 - v. Public sports and leisure
 - vi. Community facilities
- 5.2 Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through A S106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

6. FURTHER INFORMATION

- 6.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

7. PUBLIC SPEAKING

- 7.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

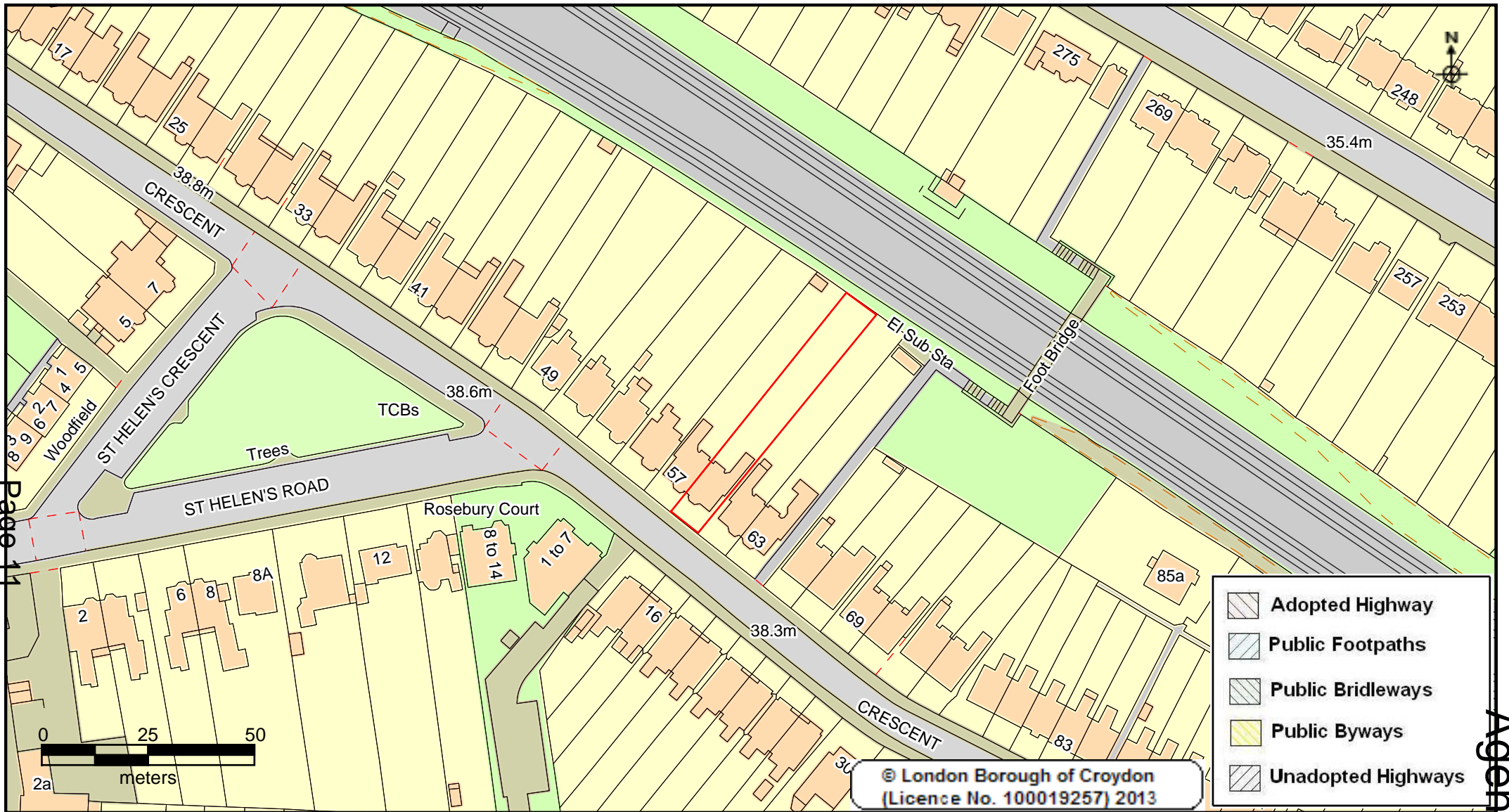
8. BACKGROUND DOCUMENTS

- 8.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application documents (but not representations and consultation responses) can be viewed online from the Public Access Planning Register on the Council website at <http://publicaccess.croydon.gov.uk/online-applications>. Click on the link or copy it into an internet browser and go to the page, then enter the planning application number in the search box to access the application.

9. RECOMMENDATION

- 9.1 The Committee to take any decisions recommended in the attached reports.

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APPLICATION DETAILS

Ref: 18/01224/FUL
 Location: 59 Norbury Crescent, SW16 4JS
 Ward: Norbury
 Description: Alterations; conversion of single family dwellinghouse to three flats, erection of single storey rear extension, first floor rear extension
 Drawing Nos: PR/59NC/01, Location Plan
 Agent: Mr Zafer Chohan
 Case Officer: Victoria Bates

	1 bed	2 bed	3 bed	4 bed	Total
Houses					0
Flats	1 (1 x 1b 1p)	2 (1 x 2b, 3p, 1 x 2b, 4p)			3
Totals	1	2			3

Number of car parking spaces	Number of cycle parking spaces
2	5

This application is being reported to Sub Planning Committee as the Love Norbury Residents Association made representations in accordance with the committee consideration criteria and requested committee consideration.

1 RECOMMENDATION

That the Sub Planning Committee resolve to GRANT planning permission.

That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

2 Conditions

- 1) The works shall be carried out wholly in accordance with the submitted plans
- 2) Materials as specified within the application.
- 3) Details of bin and cycle stores to be submitted and approved prior to occupation
- 4) Landscaping scheme to be submitted and approved prior to occupation
- 5) Commence the development within 3 years of the date of this decision.
- 6) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community Infrastructure Levy

2) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

2.3 That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

3 PROPOSAL AND LOCATION DETAILS

3.1 Proposal

The applicant seeks full planning permission for the:

- Alterations; conversion of single family dwellinghouse to three flats, erection of single storey rear extension, first floor rear extension

3.2 Site and Surroundings

- Residential in character;
- Situated within a Local Area of Special Character;
- Located on Norbury Crescent, a local distributor road;
- PTAL rating of 4.

3.3 Planning History

The following application is relevant to the assessment and determination of the application:

17/05687/LP - Erection of a dormer in rear roof slope- *Permission granted and implemented.*

3.4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would contribute to the meeting of housing targets.
- There would be minimal changes visible from the streetscene which are considered acceptable.
- The proposal would accord with the Technical Housing Standards – Nationally Described Space Standards and would provide acceptable living conditions for future occupiers.
- The proposal would not prejudice highway safety or the parking situation in surrounding streets given the acceptable levels of parking that is proposed on site.
- There would be no significant harm to neighbouring properties amenity, given the location and separation distances between the proposed development and surrounding properties.

4 CONSULTATION RESPONSE

- 4.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

5 LOCAL REPRESENTATION

- 5.1 The application has been publicised by way of letters sent to neighbouring occupiers of the application site. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 1 Objecting: 1 Supporting: 0

- 5.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

- Loss of three bedroom home
- Poor layout
- Increased pressure on public transport
- Increased pressure on on-street parking

6 RELEVANT PLANNING POLICIES AND GUIDANCE

- 6.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.

- 6.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design.
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

- 6.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 3.5 on Quality and design of housing developments
- 6.13 on Parking
- 7.4 on Local Character
- 7.6 on Architecture

Croydon Local Plan 2018 (CLP):

- SP2: Homes
- SP6: Environment and Climate Change
- DM1 on Housing choice for sustainable communities
- DM10 on Design and character
- DM13 on Refuse and recycling
- DM16 on Promoting healthy communities
- DM19 on Promoting and protecting healthy communities
- DM23 on Development and construction
- DM29 on Promoting sustainable travel and reducing congestion
- DM30 on Car and cycle parking in new development

Supplementary Planning Guidance as follows:

- Technical Housing Standards – Nationally Described Space Standards

7 MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the application that the Planning Committee is required to consider are as follows:

- Principle of development
- Townscape and visual impact
- Impact on neighbouring residential amenity
- Amenities of future occupiers
- Parking and cycle storage
- Waste and refuse

Principle of Development

- 7.1 Policy DM1.2 seeks to protect family sized units in the borough stating “the Council will permit the redevelopment of the residential units where it does not result in the net loss of 3 bedroom homes (as originally built) or the loss of homes smaller than 130m²”. The floor space of the dwelling is over 130m² and would not result in the net loss of a 3 bedroom home as the dwelling as originally built had at five bedrooms. The proposed conversion in principle is in accordance with DM1.2 subject to further considerations.

Townscape and Visual Impact

- 7.2 Policy 3.5 of the London Plan requires housing development to be of the highest quality. Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan state that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context. Policy DM10 of the Croydon Local Plan requires the siting, layout and form of new development to respect the character and appearance of existing areas. Policy SP1.1 indicates that the Council will require all new development to contribute to enhancing a sense of place and improving the character of the area. Policies SP4.1 and SP4.2 of also require development to be of a high quality which respects and enhances local character.

- 7.3 The extension to the existing first floor flat roofed area will be visible from oblique angles within the streetscene, whilst flat roof extensions are generally avoided on the basis of the limited views of the proposal it is considered acceptable.

Impact on Neighbouring Residential Amenity

- 7.4 Policy 7.1 of the London Plan indicates that in their neighbourhoods, people should have a good quality environment. Policy DM10 of the Croydon Local Plan requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policies SP4.1 and SP4.2 seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being. SPD 2 states that single storey rear extension should not extend further than 3 metres beyond the rear of the neighbour's property to avoid any possible detrimental effect on neighbour amenity.
- 7.5 The proposed single storey rear extension would not project further than the existing outrigger but would be increased in width by 1.2 metres. This will mean that it projects closer to the neighbouring residents at 55 however given the separation distance between the extension, the boundary of the site and the neighbouring properties habitable room windows it is considered an acceptable arrangement.
- 7.6 SPD2 states that two storey rear extensions are generally not acceptable unless it can be demonstrated that there is no harm to adjoining occupiers. In this case the first floor would be extended by 2.4 metres. The site is separated from number 57 Norbury Crescent by 1.3 metres which is considered sufficient distance to prevent the appearance of dominance and the applicant has shown that it would not cause visual intrusion from the neighbour's first floor window. Moreover, the orientation is such that the extension would be north of number 57 and so would not cause significant overshadowing. The first floor extension would therefore be in accordance with SPD2.

Amenities of Future Occupiers

- 7.7 Technical Housing Standards specify overall flat sizes for various house and flat types. The ground floor 2 bed, 4 person flat would exceed the standards by 6sqm, the first floor 2 bedroom, 3 person flat would exceed them by 2 sqm and the studio flat by 7 sqm(based on a single occupancy). The layouts are also deemed acceptable and all bedrooms would meet the standards.
- 7.8 There would be considerable private amenity and communal areas to the rear of the dwelling. Furthermore, the ground floor flat would have direct access to private amenity space in the form of a rear garden. Adequate provision has been made for the other units to have private amenity space, with suitable boundary treatments to be conditioned.

Transport

- 7.9 The subject site is in an area with a PTAL accessibility rating of 4b (on a scale of 1a - 6b, where 6b is the most accessible), as indicated on maps produced by TfL. The site is therefore considered to have moderate access to public transport links. This is owing to the close proximity of the site to Norbury National Rail station and London Road which is a major bus route.

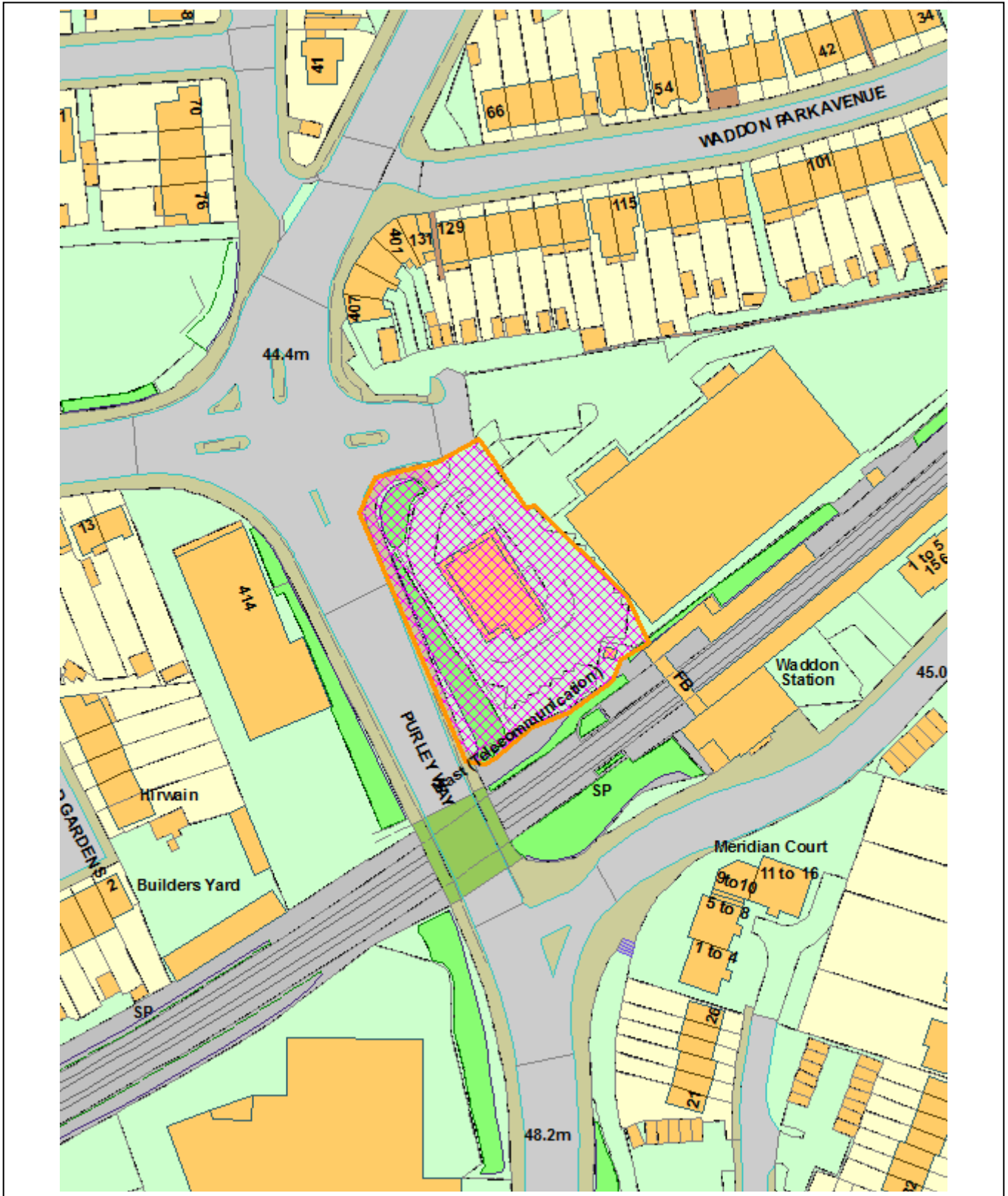
7.10 There are two off street car parking spaces that will remain. This would be an adequate provision based on the moderate PTAL and also that the studio flat would not need a car parking space. Cycle parking will be provided in accordance with London Plan standards at the rear for the ground floor flat and to the front for the other flats as the passageway would be too narrow to wheel a bike through.

Waste and Refuse

7.11 The refuse store has been proposed to the side of the main dwelling. This location is considered acceptable, being partially screened from the wider street scene. Full details would be conditioned accordingly.

Conclusions

7.12 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.



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PART 5: Planning Applications for Decision**Item 5.2****1 APPLICATION DETAILS**

Ref: 18/00785/FUL
Location: McDonalds Restaurant, 415 Purley Way
Ward: Waddon
Description: Alterations, Refurbishment of restaurant and patio area, alterations to elevations, erection of front/side/rear extensions, alterations to drive thru lane, installation of goal post height restrictor and two customer order displays with associated canopies
Drawing Nos: 7151_AEW_0842_0002 Rev B, Canopy Detail, Directional Sign, 7151_AEW_0842_0005 Rev B, 7151_AEW_0842_0045 Rev A, 7151_AEW_0842_0003 Rev B, McD/0432/2013 A, 7151_AEW_0842_0050 Rev C, 7151_AEW_0842_0008 Rev A, 7151_AEW_0842_0018, 7151_AEW_0842_0004 Rev C, 7151_AEW_0842_0001 Rev D
Agent: Planware Limited
Case Officer: Victoria Bates

- 1.1 This application is being reported to Sub Committee because the Ward Councillor (Cllr Robert Canning) made representations in accordance with the Council's Committee Constitution and requested committee consideration.

2 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) In accordance with approved plans
- 2) Construction Logistics Plan
- 3) Details of ventilation and extraction machinery
- 4) Within 3 years
- 5) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Any informative(s) considered necessary by the Director of Planning & Strategic Transport

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for:

- Alterations, Refurbishment of restaurant and patio area, alterations to elevations, erection of front/side/rear extensions, alterations to drive thru lane, installation of goal post height restrictor and two customer order displays with associated canopies

Site and Surroundings

3.2 The site is located within a retail park. To the south of the site, is Waddon national rail station, to the west is Purley Way which is part of Transport for London's Road Network (TLRN), to the north is a car garage and residential properties, separated from the site by the car park and to the east is a large retail unit. The land level of Purley Way and Waddon national rail station is much higher than the site.

Planning History

3.3 The application site has been the subject of a number of applications of relevance to this proposal, including;

- 18/01287/FUL - Alterations to the site access and reconfiguration of the external seating area – Pending consideration (Item x.x for this Committee's consideration)
- 18/01288/ADV - Relocation of illuminated sign – Pending consideration
- 18/00786/ADV - Relocation of existing signs and installation of 7 illuminated signs and 1 non illuminated banner – Pending consideration
- 13/02624/P - Continued use for purposes within class A3 (food and drink) (without compliance with condition 1 - hours of use - attached to planning permission 04/04632/P) - Withdrawn
- 10/02382/P for the alterations and refurbishment to include erection of service canopy – Approved
- 10/03083/RES - Discharge of condition 2 attached to planning permission
- 10/02382/P - Alterations and refurbishment to include erection of service Canopy – Granted
- 09/03032/P - Continued use for purposes within class A3 (food and drink) (without compliance with condition 1 - hours of use- attached to planning permission 04/04632/P) – Refused
- 07/01904/P - Continued use as drive thru restaurant (without compliance with condition 11 - hours of use- attached to planning permission 95/2080/p) – Refused
- 04/04632/P- Continued use for purposes within class A3 (food and drink) (without compliance with condition 11 - hours of use attached to planning permission 95/2080/P) – Granted
- 95/02080/P - Erection of single storey non-food retail unit; erection of single storey building for use within class a3 (food and drink); alterations to vehicular access and provision of 79 parking spaces

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- There is no objection in principle to extensions and alterations of the existing building.
- The extension and alterations proposed would be acceptable in terms of their appearance and impact on character considering their location in a retail park
- The proposal would not have a detrimental impact on the residential amenities of adjoining occupiers from increased noise and disturbance
- The proposal would not prejudice highway safety

5 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6 LOCAL REPRESENTATION

6.1 The application has been publicised by way of letters sent to neighbouring occupiers of the application site. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 7 Objecting: 7 Supporting: 0

6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

- Increase in congestion
- Noise
- Increase in litter
- The proposal should be put on hold following TfL's Fiveways project and step free access to Waddon station
- Light pollution
- Obtrusive by design
- The plans should include ramped access

6.3 Ward Councillor Robert Canning has made the following objections to the scheme:

- Increase in congestion
- Potential for conflict during construction with TfL Fiveways project
- Litter generation

6.4 Member of Parliament for Croydon South- Chris Philp has also made an objection to the scheme:

- Increase in congestion
- Deterioration in air quality
- Increase in noise and disturbance to residents

7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Croydon Local Plan was adopted in 2018.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design.
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 3.5 on Quality and design of housing developments
- 6.13 on Parking
- 7.4 on Local Character
- 7.6 on Architecture

Croydon Local Plan 2018 (CLP):

- SP4: Urban Design and Local Character
- DM10: Design and Character
- DM11: Shopfront design and security
- DM13: Refuse and Recycling
- SP8: Transport and Communication
- DM29: Promoting sustainable travel and reducing congestion

8 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee is required to consider are as follows:

1. Principle of Development
2. Townscape and visual impact
3. Impact on neighbouring residential amenity
4. Transportation, access and parking

8.2 Principle of Development

- 8.3 At the heart of the National Planning Framework 2012 (NPPF) is a presumption in favour of sustainable development which meets social, economic and environmental needs.
- 8.4 Croydon Local Plan 2018 Policy SP1.4 states that the Council will seek to encourage growth and sustainable development, whilst Policy SP1.2 states that all development in the borough should respond to and enhance local character, the heritage assets and identity of the Places of Croydon, the Croydon Opportunity Area is identified as one of the 16 Places of Croydon.
- 8.5 Whilst alterations to the car park layout and alterations and extensions are proposed to the existing building, this proposal does not alter the existing use of the site as a McDonald's restaurant. On this basis, it is considered the proposal is acceptable in principle.

Townscape and Visual Impact

- 8.6 Policy 3.5 of the London Plan requires housing development to be of the highest quality. Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan state that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context. Policy DM10 of the Croydon Local Plan requires the siting, layout and form of new development to respect the character and appearance of existing areas. Policy SP1.1 indicates that the Council will require all new development to contribute to enhancing a sense of place and improving the character of the area. Policies SP4.1 and SP4.2 of also require development to be of a high quality which respects and enhances local character.
- 8.7 The application proposes minor extensions to the existing building and alterations to the car park layout including:
- An additional 46.6sqm of floorspace spread across small extensions to the front, side and rear of the existing building
 - The loss of two car parking spaces to facilitate the erection of an enclosed bin store
 - The creation of two ordering points with associated canopies, bollards and goal post restrictor
 - Relocation of existing car parking space on the southern side of the site by approximately 1 metres towards the boundary
- 8.8 The proposed extension and alterations would have very little visibility from Purley Way due to the land level changes between the site and the road and the location of the works mainly at the rear of the site. Given the location of the site within a retail park, it is not considered that the extension and alterations would have a detrimental impact to the streetscene as they would be in keeping with the surroundings.
- 8.9 The extensions would not significantly change the appearance of the existing building. The under eaves extensions to the north and west elevations would appear largely similar in architectural style, appropriate to the context. The extension of the freezer

and chiller on the southern and eastern elevation is different in appearance to the existing, although its form would be in keeping and not visible from the streetscene.

- 8.10 The alterations to the car park would include the erection of a timber bin store in the place of a car parking space. This is an improvement on the existing arrangement of several wheelie bins in the corner of the site. It has been confirmed with the applicant that refuse will continue to be collected by a private company. The other alterations to the car park including bollards and ordering points would be of a similar scale and design to the existing features. The appearance of the scheme would therefore be in accordance with DM10 as it would respect the character and appearance of the immediate area.

Impact on Neighbouring Residential Amenity

- 8.11 Policy 7.1 of the London Plan indicates that in their neighbourhoods, people should have a good quality environment. Policy DM10 of the Croydon Local Plan requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policies SP4.1 and SP4.2 seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.
- 8.12 The nearest residential properties from the site are located on Waddon Park Avenue. These properties are separated from the McDonalds building by the car park for the retail park and some by the car garage north east of the site. The distance between the building and the rear elevation of the properties is approximately 60 metres.
- 8.13 The works themselves involve reconfiguring and refurbishing the existing external features on the site – seating area, extending the building and improving the drive thru system within the site by creating a tandem ordering system. The aim is to streamline the ordering process so that orders can be processed more quickly. The works would not result in a significant intensification of the restaurant's operation. The overall noise levels would not significantly increase as a result of the proposal as the proposal aims to reduce the build up of cars waiting on the site and causing congestion. In terms of light pollution, there would be no additional light fittings and therefore no increase in light pollution.
- 8.14 The extensions to the existing building at the front would be located under the eaves. The minor scale of the extensions and the good level of separation of the building to the nearest residential property would not result in any significant detrimental effects to neighbour amenity, in accordance with Policy DM10.
- 8.15 In addition to the proposed development, a number of new advertisements are proposed these are being considered under a separate application (18/00786/ADV).
- 8.16 The impact on the residential amenities of the occupiers of properties on Waddon Park Avenue is considered acceptable due to the good levels of separation and the scale of the proposal to simply improve the efficiency and update the existing facilities on the site.

Transport

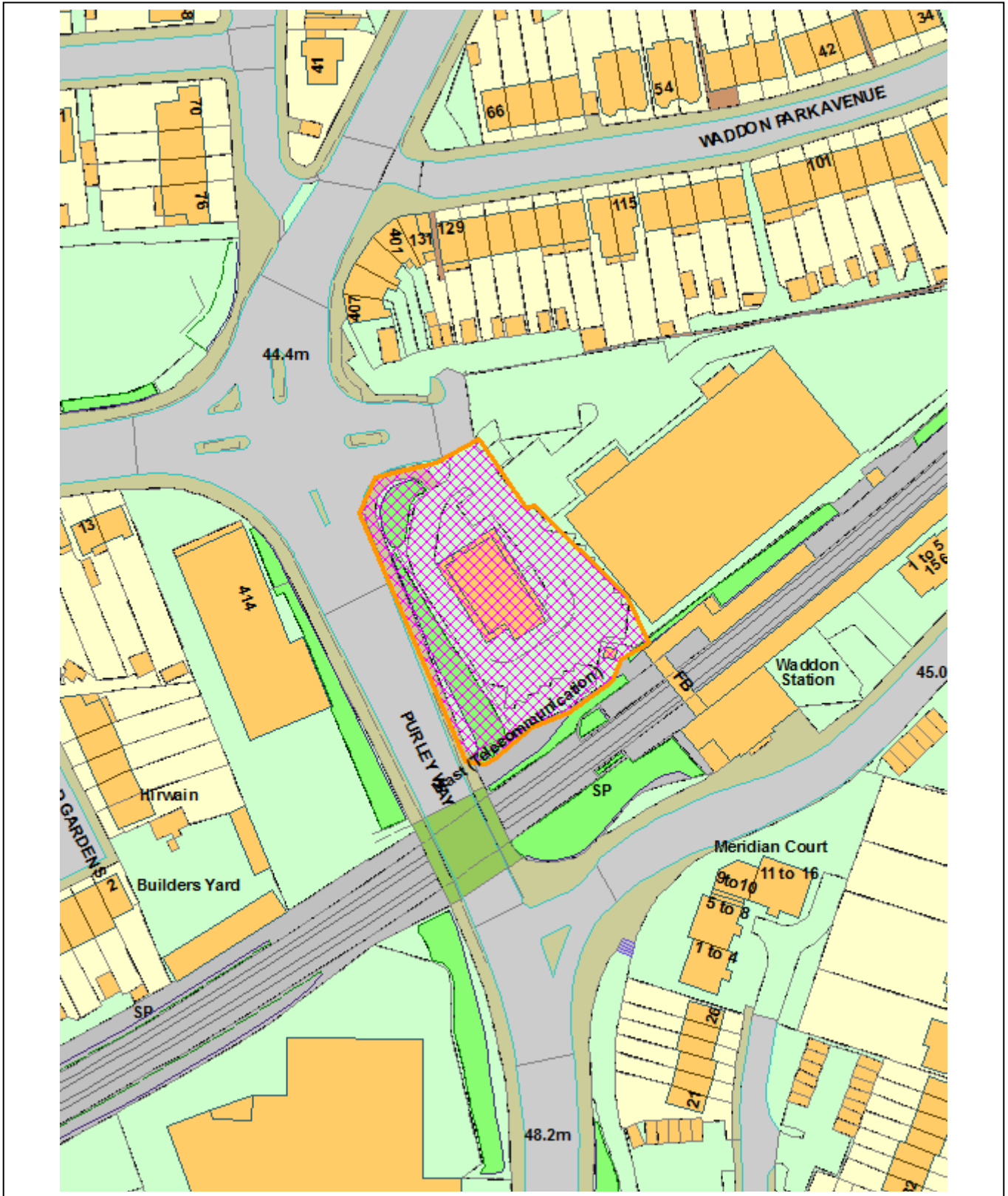
- 8.17 The London Plan seeks to encourage a shift to more sustainable modes of transport, including walking and cycling within Chapter 6. DM29 of the Croydon Local Plan also requires that development should not have a detrimental impact on highways safety or the transport network local to the site.

- 8.18 The proposal would result in the loss of two car parking spaces at the rear of the site. This is not considered to be of scale to negatively impact the highway network. The proposal would also alter the internal drive thru system to provide a tandem ordering system where two customers would be able to order at the same time instead of one. This will streamline the ordering process, potentially reducing the number of the cars queueing. The application has been assessed by Transport for London (Borough Planning and Fiveways Project Officer) and Croydon Council's Transport officer and deemed to cause no detrimental impact on the highway network when in operation.
- 8.19 A condition is however, proposed for details of Construction Logistics to avoid a detrimental impact during the construction phase.

Conclusions

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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PART 5: Planning Applications for Decision

Item 5.3

1 APPLICATION DETAILS

Ref: 18/01287/FUL
Location: McDonalds Restaurant, 415 Purley Way
Ward: Waddon
Description: Alterations to the site access and reconfiguration of the external seating area
Drawing Nos: 7151_AEW_0842_0102, Directional Sign, 7151_AEW_0842_0103, 7151_AEW_0842_0101 Rev B, 7151_AEW_0842_0108 Rev A
Agent: Planware Limited
Case Officer: Victoria Bates

- 1.1 This application is being reported to Sub Committee because the Ward Councillor (Cllr Robert Canning) made representations in accordance with the Council’s Committee Constitution and requested committee consideration.

2 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) In accordance with approved plans
- 2) Unless otherwise stated materials should match the existing
- 3) Hard and soft landscaping scheme to be submitted
- 4) Construction Logistics Plan
- 5) Permission should begin within 3 years
- 5) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Any informative(s) considered necessary by the Director of Planning & Strategic Transport

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The applicant seeks full planning permission for alterations to the site access and reconfiguration of the external seating area.

Site and Surroundings

3.2 The site is located within a retail park. To the south of the site, is Waddon national rail station, to the west is Purley Way which is part of Transport for London's Road Network (TLRN), to the north is a car garage and residential properties, separated from the site by the car park and to the east is a large retail unit. The land level of Purley Way and Waddon national rail station is elevated in comparison to the site.

Planning History

3.3 The application site has been the subject of a number of applications of relevance to this proposal, including;

- 18/00785/FUL - Alterations, Refurbishment of restaurant and patio area, alterations to elevations, erection of front/side/rear extensions, alterations to drive thru lane, installation of goal post height restrictor and two customer order displays with associated canopies – Pending consideration (Item **x.x** for this Committee's consideration)
- 18/01288/ADV - Relocation of illuminated sign – Pending consideration
- 18/00786/ADV - Relocation of existing signs and installation of 7 illuminated signs and 1 non illuminated banner – Pending consideration
- 13/02624/P - Continued use for purposes within class A3 (food and drink) (without compliance with condition 1 - hours of use - attached to planning permission 04/04632/P) - Withdrawn
- 10/02382/P for the alterations and refurbishment to include erection of service canopy – Approved
- 10/03083/RES - Discharge of condition 2 attached to planning permission
- 10/02382/P - Alterations and refurbishment to include erection of service Canopy – Granted
- 09/03032/P - Continued use for purposes within class A3 (food and drink) (without compliance with condition 1 - hours of use- attached to planning permission 04/04632/P) – Refused
- 07/01904/P - Continued use as drive thru restaurant (without compliance with condition 11 - hours of use- attached to planning permission 95/2080/p) – Refused
- 04/04632/P- Continued use for purposes within class A3 (food and drink) (without compliance with condition 11 - hours of use attached to planning permission 95/2080/P) – Granted
- 95/02080/P - Erection of single storey non-food retail unit; erection of single storey building for use within class a3 (food and drink); alterations to vehicular access and provision of 79 parking spaces

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- There is no objection in principle to alterations to the site access or external seating area
- The alterations proposed would be acceptable in terms of their appearance and impact on character considering their location in a retail park
- The proposal would not have a detrimental impact on the residential amenities of adjoining occupiers from increased noise and disturbance

- The proposal would not prejudice highway safety

5 CONSULTATION RESPONSE

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of letters sent to neighbouring occupiers of the application site. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 1 Objecting: 1 Supporting: 0

- 6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

- Increase in litter

- 6.3 Ward Councillor Robert Canning has made the following objections to the scheme:

- Increase in congestion
- Potential for conflict during construction with TfL Fiveways project
- Litter generation

7 RELEVANT PLANNING POLICIES AND GUIDANCE

- 7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Croydon Local Plan was adopted in 2018.

- 7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design.
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

- 7.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 3.5 on Quality and design of housing developments

- 6.13 on Parking
- 7.4 on Local Character
- 7.6 on Architecture

Croydon Local Plan 2018 (CLP):

- SP4: Urban Design and Local Character
- DM10: Design and Character
- DM11: Shopfront design and security
- DM13: Refuse and Recycling
- SP8: Transport and Communication
- DM29: Promoting sustainable travel and reducing congestion

8 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee is required to consider are as follows:

1. Principle of Development
2. Townscape and visual impact
3. Impact on neighbouring residential amenity
4. Transportation, access and parking

8.2 Principle of Development

8.3 At the heart of the National Planning Framework 2012 (NPPF) is a presumption in favour of sustainable development which meets social, economic and environmental needs.

8.4 Croydon Local Plan 2018 Policy SP1.4 states that the Council will seek to encourage growth and sustainable development, whilst Policy SP1.2 states that all development in the borough should respond to and enhance local character, the heritage assets and identity of the Places of Croydon, the Croydon Opportunity Area is identified as one of the 16 Places of Croydon.

8.5 Whilst alterations to the car park layout are proposed, this proposal does not alter the existing use of the site as a McDonald's restaurant. On this basis, it is considered the proposal is acceptable in principle.

Townscape and Visual Impact

8.6 Policy 3.5 of the London Plan requires housing development to be of the highest quality. Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan state that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context. Policy DM10 of the Croydon Local Plan requires the siting, layout and form of new development to respect the character and appearance of existing areas. Policy SP1.1 indicates that the Council will require all new development to contribute to enhancing a sense of place and improving the character of the area. Policies SP4.1 and SP4.2 of also require development to be of a high quality which respects and enhances local character.

8.7 The overall appearance would not significantly change. The furniture in the external seating area would be replaced but the size would not increase. The new seating would be in keeping within the context of area. Moreover, the reconfiguration of the access would not result in a significant change in appearance to the existing layout. The proposal therefore conforms to Policy DM10.

Impact on Neighbouring Residential Amenity

8.8 Policy 7.1 of the London Plan indicates that in their neighbourhoods, people should have a good quality environment. Policy DM10 of the Croydon Local Plan requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policies SP4.1 and SP4.2 seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.

8.9 The nearest residential properties from the site are located on Waddon Park Avenue. These properties are separated from the McDonalds building by the car park for the retail park and some by the car garage north east of the site. The distance between the building and the rear elevation of the properties is approximately 60 metres.

8.10 The works proposed within this application alone would not significantly change the usage of the site in a way that would harm the amenity of the nearest residential properties due to their scale.

8.11 The impact on the residential amenities of the occupiers of properties on Waddon Park Avenue is considered acceptable due to the good levels of separation and the scale of the proposal.

Transport

8.12 The London Plan seeks to encourage a shift to more sustainable modes of transport, including walking and cycling within Chapter 6. DM29 of the Croydon Local Plan also requires that development should not have a detrimental impact on highways safety or the transport network local to the site.

8.13 The proposal would alter the vehicular access from the site so that two lanes are provided for vehicles to exit the site, this provides a continuation of the existing two lanes at the junction with Purley Way and improves the exit arrangements and therefore is not considered to be of scale to negatively impact the highway network. The application has been assessed by Transport for London (Borough Planning and Fiveways Project Officer) and Croydon Council's Transport officer and deemed to cause no detrimental impact on the highway network (and any future planned works to the junction as per the Fiveways scheme) when in operation.

8.14 A condition is however, proposed for details of Construction Logistics to avoid a detrimental impact during the construction phase.

Conclusions

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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