

Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 29 August 2019 at 6:38 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 Toni Letts (Chair);
Councillor Paul Scott (Vice-Chair);
Councillors Sherwan Chowdhury, Chris Clark, Joy Prince, Jason Perry, Scott Roche, Ian Parker, Felicity Flynn (In place of Muhammad Ali) and Helen Redfern (In place of Gareth Streeter)

Also Present: Councillors Leila Ben-Hassel, Badsha Quadir and Patsy Cummings

PART A

188/19 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 15 August 2019 be signed as a correct record.

189/19 **Disclosure of Interest**

Councillor Roche disclosed that he was directly affected with all the applications relating to Bedwardine Road and will not participate in the meeting for those items.

Councillor Parker shared his interest of transparency that he resides on Foxley Lane.

190/19 **Urgent Business (if any)**

There was none.

191/19 **Development presentations**

There were none.

192/19 **Planning applications for decision**

193/19 **18/05822/FUL 40 and 40A Warminster Road, South Norwood, London, SE25 4DZ**

Demolition of existing house at 40a Warminster Road and erection of 9 new houses (8 three-bedroom and 1 four-bedroom) with 9 parking spaces; partial demolition of existing terrace house at 40 Warminster Road, to be rebuilt with new single storey extension and rear roof dormer widening adjacent vehicle access to the rear.

Ward: South Norwood

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

Ms Annie Reid spoke on behalf of the Applicant, in support of the application.

Referring Ward Member Councillor Patsy Cummings spoke against the application.

Councillor Scott proposed a motion for **REFUSAL** of the application on the grounds of a poor quality of design and a discordant layout not creating a positive sense of place. Councillor Clark seconded the motion.

The motion to refuse was put forward to the vote and carried with all ten Members voting in favour.

The Committee therefore **RESOLVED** to **REFUSE** the application for the development of 40 and 40A Warminster Road, South Norwood, London, SE25 4DZ.

194/19 **19/02451/FUL 170 Foxley Lane, Purley, CR8 3NF**

Demolition of the existing house, and the erection of a block of nine flats, with associated car parking, landscaping and associated works.

Ward: Purley and Woodcote

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

Dr Margaret King representing Maple Residents Association spoke against the application.

Referring Ward Member Councillor Badsha Quadir spoke against the application.

Councillor Clark proposed a motion for **APPROVAL** of the application based on the officer's recommendation. There was a request to impose on the current condition around trees to protect the screening at the rear, so that the landscaping would be retained and protected. Councillor Scott seconded the motion.

Councillor Parker proposed a motion to **REFUSE** the application on the grounds of over development and out of character with neighbouring properties in the surrounding area. Councillor Perry seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 170 Foxley Lane, Purley, CR8 3NF.

195/19 **19/02050/FUL 9B Haydn Avenue, Purley, CR8 4AG**

Demolition of existing bungalow. Erection of a 3-storey building with accommodation in the roof space comprising 9 residential apartments with associated parking and landscaping.

Ward: Kenley

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

Mr Chris Thorne spoke against the application.

Mr Spencer Copping spoke on behalf of the applicant, in support of the application.

Ward Member Councillor Badsha Quadir, spoke on behalf of referring Ward Member Councillor Steve O'Connell against the application.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendation. There was a request for the replacement trees to be as mature as the ones removed. Councillor Prince seconded the motion.

Councillor Roche proposed a motion to **REFUSE** the application on the grounds of a negative impact the scheme would have on the street scene, the loss of 7 mature trees (6 grade C trees and 1 grade B tree), which will impact the character of the tree lining on the street, over development of the plot by mass and density, and a negative impact the scheme would have on the surrounding occupants private amenity space. Councillor Redfern seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 9B Haydn Avenue, Purley, CR8 4AG.

At 8:22pm the Committee adjourned for a short break.

At 8.29pm the Committee reconvened the meeting.

196/19 **19/00305/OUT Norbury Trading Estate, Craignish Avenue, Norbury, SW16 4RW**

Demolition of the existing buildings, erection of 3 to 5 storey and part 6/part 7 storey building to provide 1,028 square metres B1 floorspace and 536 square metres D1 floorspace and 73 residential units comprising 50x2 bedroom, 12x1 bedroom and 11x3 bedroom flats, provision of associated off-street parking comprising 28 residential car parking spaces and 4 commercial parking spaces and provision of associated cycle storage and refuse storage, alongside associated landscaping and amenity space. (Application for outline planning permission with landscaping as the reserved matters).

Ward: Norbury and Pollards Hill

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

Mr Winston Stewart representing Scots Estates Norbury Residents Association spoke against the application.

Mr Kevin Goodwin the Applicant's Agent, spoke in support of the application.

Referring Ward Member Councillor Leila Ben-Hassel spoke and made representations to the application.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendation. Councillor Roche seconded the motion.

The motion to approve was put forward to the vote and was carried with all ten Members unanimously voting in favour.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Norbury Trading Estate, Craignish Avenue, Norbury, SW16 4RW.

At 9:22pm Councillor Roche left the meeting.

At 9:22pm the Guillotine was proposed and moved by Councillor Scott, seconded by Councillor Perry.

The following three applications were heard separately in its own merit; however, the Chair used her discretion to allow all the speakers to address the Committee once, where their representations was relevant to all the three applications. All speakers were given extra time.

197/19 **19/00342/FUL Garage Block And Land Adjoining 91, Bedwardine Road, Upper Norwood, London**

Demolition of garages/storage sheds and erection of a three-storey building to provide three flats together with landscaping, refuse and cycle storage as well as other associated works.

Ward: Crystal Palace and Upper Norwood

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

Mrs Cath Day spoke against all the three applications in relation to Bedwardine Road.

Ms Jennifer Turner and Ms Janinder Bhatti spoke on behalf of the Applicant in support of all three applications in relation to Bedwardine Road.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendation. Councillor Chowdhury seconded the motion.

Councillor Perry proposed a motion to **DEFER** the application on the grounds to revisit the parking provision and revisit the overlooking of habitual rooms of block A. Councillor Parker seconded the motion.

The motion to approve was put forward to the vote and was carried with five Members voting in favour, three Members voting against and one Member abstaining their vote.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Garage Block And Land Adjoining 91, Bedwardine Road, Upper Norwood, London.

198/19 **19/00343/FUL Garage Block And Land Adjoining 53, Bedwardine Road, Upper Norwood, London**

Demolition of existing garages/storage sheds and erection of a three-storey building to provide six flats together with landscaping, refuse/cycle stores and other associated works.

Ward: Crystal Palace and Upper Norwood

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

Councillor Clark proposed a motion for **APPROVAL** of the application based on the officer's recommendation. Councillor Chowdhury seconded the motion.

Councillor Perry proposed a motion to **REFUSE** the application on the grounds that the scheme is non-compliant with policy DM 10.6 and DM 30. Councillor Parker seconded the motion.

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 Garage Block And Land Adjoining 53, Bedwardine Road, Upper Norwood, London.

199/19 **19/00346/FUL Garage Block And Land Adjoining 21 Bedwardine Road, Upper Norwood, London, SE19 3AS**

Demolition of garages/storage sheds and erection of a three-storey building to provide six flats together with landscaping, refuse and cycle storage as well as other associated works (amended description).

Ward: Crystal Palace and Upper Norwood

The officers presented details of the planning application with no questions for clarification.

Councillor Clark proposed a motion for **APPROVAL** of the application based on the officer's recommendation. Councillor Chowdhury seconded the motion.

Councillor Perry proposed a motion to **REFUSE** the application on the grounds controversy to the policy DM 30 and DM10.6. Councillor Parker seconded the motion.

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 second motion to refuse therefore fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Garage Block And Land Adjoining 21, Bedwardine Road, Upper Norwood, London, SE19 3AS.

200/19 **Items referred by Planning Sub-Committee**

There were none.

201/19 **Other planning matters**

202/19 **Weekly Planning Decisions**

The report was received for information

The meeting ended at 10.27 pm

Signed:

Date:

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