

Planning Committee

Meeting of Croydon Council's Planning Committee held virtually on Thursday, 22 October 2020
at 6:30pm via Microsoft Teams

This meeting was Webcast – and is available to view via the Council's Web Site

MINUTES

Present: Councillor Chris Clark (Chair);
Councillor Leila Ben-Hassel (Vice-Chair);
Councillors Paul Scott, Clive Fraser, Scott Roche, Gareth Streeter, Ian Parker,
Lynne Hale, Bernadette Khan (In place of Callton Young) and Andrew Pelling
(In place of Toni Letts)

Also Present: Councillor Simon Brew

The Chair proposed a motion for the Planning Committee to be adjourned and to reconvene at 7:00pm. This was seconded by Councillor Gareth Streeter. The motion to adjourn the meeting was put forward to the vote and was unanimously approved.

At 6:33pm the Planning Committee meeting was adjourned.

At 7:00pm the Planning Committee meeting reconvened.

PART A

246/20 **Apologies**

Apologies for lateness were received from Councillors Scott Roche, Clive Fraser and Lynne Hale.

247/20 **Disclosure of Interest**

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

248/20 **Urgent Business (if any)**

There was no urgent business for the Committee to consider.

249/20 **Development presentations**

There were none.

250/20 **20/00549/PRE 922-930 Purley Way, Purley, CR8 2JL**

Erection of three apartment blocks to provide 149 homes with a maximum height of 14 storeys with alterations to the land levels associated landscaping, continued use of the existing highway accesses and car/cycle parking as well as bin storage.

Ward: Purley and Woodcote

Ms Isobel McGeevers, the Planning Consultant to this scheme, and Mr Marco Tomasi, the Scheme Architect to this development, from Formation Architect attended to give a presentation, respond to Members' questions and issues raised for further consideration prior to submission of a planning application.

At 7:27pm Councillor Andrew Pelling left the meeting.

At 7:41pm Councillor Scott Roche attended the meeting.

At 8:00pm Councillor Clive Fraser attended the meeting.

The main issues raised at this meeting were as follows:

Landscape: There was general concern expressed by Members regarding the height of Block A. There was support for the place review panel suggestion to reduce the height of the front from building Block A, with more work to be done in how it fits within the landscape to contribute the gateway and exit of Purley.

Members supported the local space and play space provisions and were reassured with the quality and how it operated between the blocks, public accessibility and seating.

There were concerns expressed with the development of Block C on the detached unit to the north, and the 45 degree compliance rule, separation and the daylight and sunlight assessment.

There was a request for more information on the individual and cumulative impact of the development on amenity, character and infrastructure.

There was support for the 10% wheelchair provision compliance and encouragement to exceed the requirement.

Some Members were satisfied that this was in a sustainable location, though there was tension noted with the landmark building for Purley as set out in the

Croydon Local Plan 2018. Other Members questioned whether there was a market appetite for the volume of 1-bedrooms in Purley.

Members stated they would like further insight to the treatment of the façades and whether Block A should have a unique architectural finish or more uniform to Block A, B and C.

Affordable Housing: The 35% was broadly supported by Members, with some Members keen to see more of an increase of the 35% policy compliance.

Living Conditions: There were concerns across the Committee with the mix of the units. Members welcomed more family units beyond the 2 bed x4 from the local plan.

Car Parking: There was appreciation to the parking provided for occupants and the self-employed.

Other: There was concern that there was no provision for the proposed loss of 24 trees.

Ward Member Councillor Simon Brew was invited to share his local viewpoint on the development presentation.

At 8:10pm Councillor Lynne Hale attended the meeting.

The Chair thanked the applicants for their presentation, and looked forward to their application returning to the Committee at a later stage.

251/20 **Planning applications for decision**

The Chair changed the order for this meeting and the items were heard in the following order: 20/01483/FUL Land And Garages Rear Of 9-29 Crystal Terrace Upper Norwood SE19 3JT; 20/03291/FUL 59 Upper Shirley Road, Croydon CR0 5HE; 20/01145/FUL Land rear of 19 Grasmere Road, South Norwood, SE25 4RF and 20/02280/FUL 39 Pampisford Road, Purley, CR8 2NJ.

252/20 **20/01483/FUL Land And Garages Rear Of 9-29 Crystal Terrace Upper Norwood SE19 3JT**

Demolition of existing garages and erection of 6 two-storey dwellings; car parking; hard and soft landscaping; boundary treatment; refuse and cycle storage and private amenity space.

Ward: Crystal Palace and Upper Norwood

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

Ms Charlotte Castle spoke against the application.

Ms Chloe Brown spoke in support of the application.

Ward Member Councillor Stephen Mann spoke in objection to the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **GRANT** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Clive Fraser. This was seconded by Councillor Paul Scott.

The substantive motion fell with four Members voting in favour and five Members voting against.

Councillor Scott Roche proposed a motion to **REFUSE** the application on the grounds of overdevelopment of the site. This was seconded by Councillor Gareth Streeter.

Councillor Chris Clark proposed a motion to **DEFER** the application on the grounds of exploring the scheme further in relation to car parking, overlooking, quality of the accommodation for future residents and accessibility. Councillor Paul Scott seconded the motion.

The motion to refuse was put forward to a vote and fell with four Members voting in favour and five Members voting against.

The motion to defer was put forward to a vote and was carried with five Members voting in favour and four Members abstaining their vote.

The Committee therefore **RESOLVED** to **DEFER** the application for the development of Land and Garages Rear Of 9-29 Crystal Terrace Upper Norwood SE19 3JT.

253/20 **20/03291/FUL 59 Upper Shirley Road, Croydon CR0 5HE**

Erection of a two storey building with accommodation at both basement and roof levels to provide a total of 9 residential units with 6 car parking spaces and associated cycle parking, refuse storage, outdoor amenity space and landscaping.

Ward: Shirley South

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

Mr Richard Jarvis provided a written statement in objection to the application. This was read out by the Committee clerk.

Mr Anthony Frendo, the applicant's agent, spoke in support of the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

At 9:45pm in accordance to section 2.10 (6) in Part 3 – Responsibility for Functions, Councillor Ian Parker proposed the motion to suspend the guillotine and this was seconded by Councillor Leila Ben-Hassel. The motion to suspend the guillotine was put forward to the vote and was unanimously approved.

At 9:46pm the Planning Committee adjourned the meeting.

At 9:47pm the Planning Committee meeting reconvened.

Councillor Bernadette Khan proposed for the current condition of soft and hard landscaping to include specific reference within the wording of the condition to include boundary treatment between the play space and the parking area for safety reasons.

The substantive motion to **GRANT** the application based on the officer's recommendation inclusive of the amendment to a condition proposed was taken to the vote having been proposed by Councillor Paul Scott. This was seconded by Councillor Bernadette Khan.

The substantive motion was carried with five Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 59 Upper Shirley Road, Croydon CR0 5HE.

254/20 **20/01145/FUL Land rear of 19 Grasmere Road, South Norwood, SE25 4RF**

Demolition of existing garages and structures. Erection of three storey building to provide 9 flats with associated amenity space, landscaping, car parking, refuse and cycle storage.

Ward: Woodside

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

Mr Max Goode, the applicant's agent, spoke in support of the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **GRANT** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Leila Ben-Hassel. This was seconded by Councillor Paul Scott.

The substantive motion was carried with all nine Members unanimously voting in favour.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Land rear of 19 Grasmere Road, South Norwood, SE25 4RF.

At 10:22pm Councillor Andrew Pelling attended the meeting.

255/20 **20/02280/FUL 39 Pampisford Road, Purley, CR8 2NJ**

Demolition of existing dwelling, erection of a four storey building comprising of nine flats (1 x 1 bedroom, 5 x 2 bed, 3 x 3 bedroom flats) and provision of associated amenity space, four parking spaces, cycle and refuse store.

Ward: Purley and Woodcote

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

Mr Adem Mehmet, the applicant's agent, spoke in support of the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

Councillor Lelia Ben-Hassel proposed for the play area to be expanded, and requested for the play space condition to be more detailed to reflect the need for a balanced design of the wider communal amenity space area.

The substantive motion to **GRANT** the application based on the officer's recommendation inclusive of the amendment to a condition proposed was taken to the vote having been proposed by Councillor Leila Ben-Hassel. This was seconded by Councillor Paul Scott.

The substantive motion was carried with six Members voting in favour and four Members voting against.

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The Committee therefore **RESOLVED** to **GRANT** the application for the development of 39 Pampisford Road, Purley, CR8 2NJ.

256/20 **Items referred by Planning Sub-Committee**

There were none.

257/20 **Other planning matters**

There were further planning matters for the Committee to consider.

258/20 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 10.47 pm

Signed:

Date: