

Planning Committee

Meeting of Croydon Council's Planning Committee held virtually on Thursday 25 March 2021 at 7:30pm 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 Clive Fraser, Lynne Hale, Toni Letts, Ian Parker, Joy Prince, Scott Roche, Paul Scott and Gareth Streeter

Also Present: Councillors Helen Pollard, Yvette Hopley and Andy Stranack

PART A

40/21 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 25 February 2021 be signed as a correct record.

41/21 **Disclosure of Interest**

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

42/21 **Urgent Business (if any)**

There was none.

43/21 **Development presentations**

44/21 **20/05696/PRE Various Locations – 158 Sites**

Replacement of existing Croydon bus shelters, freestanding adverts and larger column adverts with the provision of new bus shelters and advertising panels, providing an opportunity to embed 'Smart City' technology and to upgrade the existing paper advertising with digital advertising screens.

Ward: All

Patrick Skingley from Grimshaw and Opama Khan from Croydon Council attended to give a presentation and respond to Members' questions and issues raised for further consideration prior to submission of a planning application.

The main issues raised at this meeting were as follows:

- Concerns were expressed by Members around how antisocial behaviour, graffiti and vandalism would be addressed in the design of the shelters and advertising. The developers advised that tough glass and steel would be used and any issues to arise would be addressed with the contractor. Glazing was to be used predominantly in the shelters to reduce blind spots and CCTV cameras would be present for monitoring incidents through an independent contractor.
- There was a request for rubbish bins to be included and integrated within the design, though the developers informed that this was not possible due to the maintenance and contractual challenges.
- Members asked about shelter capacity and were informed that this was linked to providing shelter for two wheelchair users.
- Questions were raised for clarification of what was meant by the proximity to the existing locations for shelters, and Members were informed that there may be opportunities for small limited movements due to highway arrangements, which was also linked to the poles on the bus stops designated by Transport for London (TFL).
- There was support from Members for the detached advertising panels. There was reassurance from the Council's officer of the Council's ability to process and use data arising from shelters and advertising Panels.
- Members debated the idea of green roofs and Patrick Skingley provided the rationale for not including them, linked to the design and ability to accommodate the technical equipment within the shelter design.
- Members raised concerns around the stand alone digital advertisement creating street clutter particularly in conservation areas, and whether the idea of using existing street infrastructure had been explored. Members heard that much thought was going into how the design of the shelters and advertising panels could be minimised particularly by making them compact and appearing as a family of design. There was also an opportunity for annotations in the glazing of historical images to be included in places of interest.
- Support was expressed by Members by the overall smart city objectives and the capturing of data for the Council.

- Support was expressed by Members for the annotation of the shelters to annotate a Town Centre quarter or a particular place.
- Support was expressed by Members for the ten seconds of sixty seconds available to the Council for communication.
- Members were informed that there was a balance happening throughout the project between a family of design versus having an element of uniqueness for particular locations, which needed to be within the parameters of the contract.
- Members were informed that all shelters were digital and enabled.
- Members queried the consultation process and the factors available to be consulted on.
- Expressions of concerns and support by Members on the family of designs and uniqueness.

The Chair thanked the developers for their presentation.

45/21 **Planning applications for decision**

46/21 **20/05474/FUL 3 Kingswood Way, South Croydon, CR2 8QL**

Demolition of single-family dwelling house and erection of 3x 3-storey terraced houses, 2x 3-storey semi-detached houses and 2x 2-storey semi-detached houses containing 6x-3 bedroom and 1x 2-bedroom homes with associated access, car parking, cycle and refuse storage.

Ward: Selsdon Vale and Forestdale

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

Mr Martin Rutherford spoke against the application.

Mr Chris Moore, on behalf of the applicant, spoke in support of the application.

The referring Ward Member Councillor Andy Stranack spoke against 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 Leila Ben-Hassel proposed for the landscaping in condition 7 to incorporate rain gardens and for condition 3 to include highway condition surveys.

The substantive motion to **GRANT** the application based on the officer's recommendation in addition to the amended conditions was taken to the vote having been proposed by Councillor Paul Scott. This was seconded by Councillor Joy Prince.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 3 Kingswood Way, South Croydon, CR2 8QL.

At 9:53pm in accordance to section 2.10 (6) in Part 3 – Responsibility for Functions of the constitution, Councillor Chris Clark proposed the motion to suspend the guillotine and defer the agenda item 20/05326/FUL 37 Kingswood Lane, Warlingham, CR6 9AB to the next Planning Committee meeting. This was unanimously agreed by Members of the Committee. The motion to suspend the guillotine and defer item 20/05326/FUL 37 Kingswood Lane, Warlingham, CR6 9AB to the committee meeting was put forward to the vote and was unanimously approved.

47/21 **20/01953/FUL 219 Farley Road South Croydon CR2 7NQ**

Demolition of existing dwelling house and the construction of a part-single and part-four-storey building comprising 9 flats, with associated vehicle and cycle parking, refuse store, hard and soft landscaping.

Ward: Selsdon and Addington Village

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

Mr David Rutherford spoke on behalf of the Croham Valley Resident's Association against the application.

Mr Grant Freeman, on behalf of the applicant, spoke in support of the application.

The referring Ward Member Councillor Helen Pollard spoke against 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.

There was a request from Councillor Paul Scott for an additional condition to include a Car Parking Management Plan to ensure that each of the family units obtain a parking space.

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

The substantive motion was carried with five Members voting in favour, four Members voting against and one Member abstaining their vote.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 219 Farley Road South Croydon CR2 7NQ.

48/21 **20/05326/FUL 37 Kingswood Lane, Warlingham, CR6 9AB**

Demolition of single-family dwelling house and erection of 1x 3-storey block, containing 4x 3-bedroom, 3x 2-bedroom and 2x 1-bedroom flats with associated access, car parking, cycle and refuse storage.

Ward: Sanderstead

THIS ITEM WAS DEFERRED TO THE NEXT PLANNING COMMITTEE MEETING ON THURSDAY 8 APRIL.

49/21 **Items referred by Planning Sub-Committee**

There were none.

50/21 **Other planning matters**

51/21 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 10.46pm

Signed:

Date: