

## **Planning Committee**

Meeting of held on Thursday, 22 February 2018 at 7.00 pm in Council Chamber - Town Hall,  
Katharine Street, Croydon CR0 1NX

This meeting was Webcast – and is available to view via the Council’s website

### **MINUTES**

**Present:** Councillor Paul Scott (Chair);  
Councillor Humayun Kabir (Vice-Chair);  
Councillors Jamie Audsley, Bernadette Khan, Jason Perry, Joy Prince,  
Sue Winborn and Chris Wright

**Also Present:** Councillor Maria Gatland

**Apologies:** Councillor Luke Clancy and Sherwan Chowdhury

### **PART A**

**36/18 Minutes of Previous Meeting**

The minutes of the meeting held on 8 February 2018 was deferred to the meeting on 8 March 2018.

**37/18 Disclosure of Interest**

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

**38/18 Urgent Business (if any)**

There was none.

**39/18 Development presentations**

The Head of Development Management shared that on the 16 January 2018 the Local Plan came out for major modifications which was published on 26 January 2018. The Plan was to go to full council on Tuesday 27 January 2018 for recommendations for adoption.

## **5.1 17/05470/PRE Coombe Lodge Playing Fields, Melville Avenue, South Croydon, CR2 7HY**

Presentation of a pre-application scheme for the change of use of site from playing fields (D2) to 1,680 pupil secondary school (D1), with associated erection of new three storey school building and two storey sports block, car park, service yard, new pedestrian and vehicle entrance and associated landscaping including provision of an all-weather pitch.

Ward: Croham

Representatives of the applicant attended to give a presentation to the Members' as questions and issues were raised for discussion with further consideration prior to their submission of a planning application.

The main issues raised during the meeting were as follows:

The design of the scheme

- The Committee positively welcomed the design and interest of the layout of the school. The Committee noted the attention of the landscape design which included the theatre to create a better environment.
- The application should also include views of the school from the road side and the park (longer distance views) to give an indication of its relationship to the wider setting. The school view from the hedge was acknowledged.
- A good understanding of the various site levels and the extent to which the scheme responded positively to the level changes
- Welcomed the sports academy – and encouraged the full range of sports (including cricket)
- Ensure that the scheme deals with any nature conservation impacts – especially close to nearby woodland

Community use of the school outside school hours

- The Committee acknowledged the space (indoor and outdoor) should be maximised for “out of school hours” activities which would need to be properly determined and controlled through a community use protocol.

Pedestrian/Highway Safety

- The existing high number of pupils attending nearby schools already use trams and other transport modes and the Planning Committee queried the capacity of the trams and buses to accommodate further trips.
- The Committee was concerned of the road traffic speed on Coombe Road which is considered busy and dangerous with the need for mitigation (signage and other speed calming measures) – especially as cars move east to west).

- Careful thought needs to be given to pedestrian crossing arrangements on Coombe Road – striking an appropriate balance between pedestrian safety and the free flow of traffic.
- The need for a formalised controlled crossing to ensure pedestrian safety – which will need to be properly audited. Needs to be carefully located in Coombe Road
- Greater efforts need to be made to encourage cycling to and from the school (pupils as well as staff) especially as it is proposed to be a Sports Academy. The school should be significantly more ambitious to reduce reliance on the private car and encourage more sustainable modes of transport. The required travel plan needs to be ambitious.
- The application should address a proactive plan to encourage more walking and cycling. Cycling infrastructure was considered necessary to encourage the sport focused school; which should include Transport for London’s cycle guideline on cycle lanes.
- Need to consider separation of pedestrian and cycle lanes – possibly on the opposite side of Coombe Road (Lloyd Park)
- Vehicle visibility is important at the main vehicle entrances with the desire to retain important trees
- Careful consideration required around the timings and arrangements for service vehicles

#### On Site and On-Street Car Parking

- There was a difference of opinion about the most appropriate level of on-site car parking with some Members accepting relatively high levels of on-site car parking on the basis that it would limit and mitigate on street car parking and pupil drop in neighbouring residential streets (which have limited car parking capacity). The alternative view was that the high level of on-site car parking would encourage unsustainable car trips and would do little to encourage more sustainable trips (including walking and cycling) to and from school by pupils and members of staff.
- On site drop off was welcomed to avoid indiscriminate drop off in Melville Road and Coombe Road – although there was an alternative view that large areas set aside for pupil drop might be counter-productive, in view of the need to encourage sustainable travel to and from school.

#### Neighbour Impacts

- The need for the school to respect the amenities of neighbours (the need to mitigate noise breakout though design of the amenity areas and the density of planting on boundaries).

**6.1 17/05867/FUL Land R/O 16 Highfield Hill, Upper Norwood, London, SE19 3PS**

Construction of 1 x 4 bedroom detached house and 4 x 2 bedroom flats, including associated car parking and landscaping.

Ward: South Norwood

Details of the planning application was presented by the officers and officers responded to questions and clarifications.

Marc Avery spoke against the application and raised the following issues:

- Reducing height of some windows does not deal with concerns.
- Red line boundary in the report is inaccurate.
- Over-development, in particular the proposed height of the property.
- Parking would be a major issue on Highfield Hill with a nearby primary school, also brings safety concerns.
- Loss of privacy
- Large trees should be included in the application.

Peter Swain, speaking in favour of the application, made the following points:

- Contemporary nature of development is considered to be appropriate in the neighbourhood.
- Enhanced screening could be provided on some windows at risk of overlooking.

Councillor Scott moved a motion for **APPROVAL**.

Councillor Perry moved a motion to **DEFER** the application for further discussions to take place (specifically around the privacy issues and how best to mitigate this impact).

Councillor Scott withdrew his motion for **APPROVAL** and seconded Councillor Perry's motion to **DEFER** the application for further consideration – but to only bring back to Planning Committee if the applicant (working with the planning officers) was unable to resolve privacy concerns raised by neighbours (through the use of planning conditions to further limit the extent of overlooking and to deal with privacy issues).

The motion to delegate the decision to approve planning application to the Director of Planning and Strategic Transport (assuming privacy issues can be suitably resolved) was put forward to the vote and was carried with ten members voting in favour.

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The Committee thus **RESOLVED** to delegate the application of Land R/O 16 Highfield Hill, Upper Norwood, London, SE19 3PS back to officers (on the basis of the above conditions).

43/18 **Items referred by Planning Sub-Committee**

There were none.

44/18 **Other planning matters**

There were none.

The meeting ended at 9.01 pm

**Signed:**

**Date:** .....