

Planning Sub-Committee

Meeting of held on Thursday, 22 February 2018 at 8.30 pm in Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Paul Scott (Chair);
Councillor Humayun Kabir (Vice-Chair);
Councillors Jamie Audsley, Jason Perry and Sue Winborn

Also Present: Councillors Richard Chatterjee and Vidhi Mohan

PART A

A16/18 Minutes of the previous meeting

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

A17/18 Disclosure of Interest

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

A18/18 Urgent Business (if any)

There was none.

A19/18 Planning applications for decision

A20/18 5.1 17/01115/FUL 144 Portland Road, South Norwood, London, SE25 4PT

This item was withdrawn.

A21/18 5.2 17/05355/FUL 146 Addiscombe Road, Croydon, CR0 7LA

Demolition of existing dwelling; erection of semi-detached property containing 2x4 bed houses.

Ward: Fairfield

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

Mr McQuillan spoke against the application and raised the following points:

- There is a difference in character on both sides of Addiscombe Road with only detached houses present close to the application site.
- The site orientation, scale, mass and proportion does not reflect the immediate character.
- The development would be a loss of privacy to the neighbouring properties, with increase disturbance.
- Addiscombe Road would be over-developed and cramped.
- The application fails to comply with covenants.

Cllr Mohan, Ward Councillor, speaking against the application, made the following points:

- The key issue falls in the south side of Addiscombe Road which has its own specific character – which the scheme fails to reflect.
- There was a duty to protect the character of the area.
- Wrong step to take for semi-detached properties.
- Other issues include the cramped and over-developed use of space.
- No privacy for neighbouring properties.
- One addition house would require more cars.
- Addiscombe Road is not an easy road to drive through, it is a safety hazard.

Councillor Winborn moved a motion for **REFUSAL** on the grounds of the proposal failing to respect the character and appearance of the area.

Councillor Brew seconded the motion.

Councillor Scott moved a motion for **APPROVAL** and Councillor Kabir seconded the motion.

The motion for **APPROVAL** to the planning permission was put forward to the vote and was carried with three in favour and two against. The second motion therefore fell.

The Committee thus **RESOLVED** to **GRANT** the application of 17/05355/FUL 146 Addiscombe Road, Croydon, CR0 7LA.

A22/18 **5.3 17/06391/FUL Land to R/O 151 Wickham Road, Croydon, CR0 8TE**

Demolition of existing shed and store and erection of a two storey, two bedroom, three person detached dwelling with associated landscaping, cycle and refuse storage.

Ward: Shirley

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

Sony Nair, Chairman of MORA spoke against the application and raised the following points:

- The application is out of character to the other homes in the area.
- This application does not respect the pattern in the area.
- The plan was an over-development as it covered over 50% of garden land.
- Fast food rubbish would be found in the condensed alley way (details of refuse storage inadequate).
- Entry access is only a width which would block areas.
- No car parking proposed
- Housing is not affordable and would impact on property value on the road.

Alan Gunne-Jones spoke in favour of the application and made the following points:

- Following a pre-application consultation, the scheme has been further refined.
- The proposal had looked closely at comments from third party and had taken the concerns into consideration.
- Character location of the site is rear to commercial zone. Retail use on ground floor with flat above.
- This is a residential two storey terraced detached building.
- The proposal will improve an unused commercial area which has previously been used for storing refuse.
- There would be white painted brick and fair faced white coloured brick homes.
- Solutions for refuse storage and collection may be to provide a lift house where it brings the bin to street level and an alternative to relocate the refuse storage.

Cllr Chatterjee, Ward Councillor, speaking against the application, made the following points:

- The development is out of character.
- The kitchen and bathroom are positioned on the lower ground floor and may require waste water and sewage to be pumped to main waste services level.
- The bin store is not on the level ground. Concern about how the bin would be taken to ground level.
- Inadequate light at lower ground floor level.

Councillor Kabir moved a motion for **APPROVAL** and Councillor Scott seconded the motion.

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Councillor Brew moved a motion for **REFUSAL** on the basis that the development does not look like a quality design. Councillor Winborn seconded the motion.

The motion for **APPROVAL** was put forward to the vote and was carried with three in favour and two against. The second motion therefore fell.

The Committee thus **RESOLVED** to **GRANT** the application of 17/06391/FUL Land to R/O 151 Wickham Road, Croydon, CR0 8TE.

The meeting ended at 9.56 pm

Signed:

Date: