

Planning Sub-Committee

Meeting held on Thursday, 23 February 2023 at 6.30 pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Michael Neal (Chair);
Councillors Chirs Clark, Sean Fitzsimons, Humayun Kabir, Ian Parker and Nikhil Sherine Thampi

Also Present: Councillor Mario Creatura

Apologies: Councillor Leila Ben-Hassel, Joseph Lee and Ellily Ponnuthurai

PART A

A6/23 Disclosure of Interest

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

A7/23 Urgent Business (if any)

There was none.

A8/23 Planning applications for decision

A9/23 5.1 22/01073/FUL Land To The Rear Of 26 Warham Road, South Croydon CR2 6LA

Erection of a two-storey detached dwellinghouse.

Ward: Waddon

Officers explained that access to the proposed development would be by foot only but that the principle of access to the rear is already established in this location by the presence of an access road which ran alongside the site. The site is in a PTAL 5 location which means that it is in a well-connected and accessible location. The backland policy required back land properties to be subservient in scale to the property at the front of the site and the proposed development is subservient at 1 to 2 storeys in height, 7m lower than the host property. The building would be clad in timber with areas of cedar shingles which reflected the verdant surroundings. The dwelling would not have a

street facing frontage so its design did not necessarily need to match the surrounding dwellings.

In response to members' questions officers explained that:

- Emergency vehicles would have to drive up the access road serving the neighbouring property. There was a fire hydrant outside of the site which could be used by a fire engine.
- The width of the access road was only 2.5m which was too narrow for a fire engine but the fire hydrant would enable firefighters to carry out their work.
- There was no visitor parking and it was not a policy requirement as the London plan would require a car free development as this was a Public transport accessibility level (PTAL) 5 area.
- Whilst the proposed development was different to other buildings in the vicinity, the character of the buildings in the area was mixed.
- A construction logistics plan would be submitted by condition.
- The drag distance for residents to take their waste to the bins at the front of the site was 40m which was further than the guidance suggested but Croydon's waste and recycling officer confirmed that the proposed arrangement is the best solution to this issue.
- The proposed development has been designed to ensure that the outlook is not directly facing any of the neighbouring properties.
- There were no proposed changes to the existing wall on the right hand side of the site.
- The development was not a large enough scale to be referred to the fire authorities.

Mr Sunil Sodha spoke against the application and Mr James Cohen spoke in support of the application.

After the speakers had finished, the committee began the deliberation, during which they raised the following points:

- The timber cladding would be more suitable than a brick built building as this was a back land development.
- Attempts to reduce the impact on neighbours had an unfortunate impact on the design of the building.
- The proposed development was subordinate to the existing building.
- Concerns about the lack of parking spaces and the narrow access road which was not suitable for emergency vehicles.
- The back land development was not in keeping with the area.
- The contemporary design was incongruous as there was timber cladding surrounded by brick buildings.
- There was a potential for overlooking into neighbouring properties.
- Concerns that the development would be overlooking into neighbouring properties.
- Details on the transport of materials to the site would need to be made clear in the construction logistics plan.

The substantive motion to GRANT the application based on the officer's recommendation was proposed by Councillor Fitzsimons. This was seconded by Councillor Clark.

The motion to grant the application was taken to a vote and fell with two Members voting in favour and four Members voting against.

Councillor Parker proposed a motion to refuse the application as the design of the building and the materials used were out of character and the potential impact of the development on the adjoining occupiers due to its height, overlooking, dominance and proximity to the boundary. This was seconded by Councillor Sherine Thampi.

The motion to refuse the application was taken to a vote and carried with four members voting in favour and two members voting against.

Committee RESOLVED to REFUSE the application for the development at the Land To The Rear Of 26 Warham Road, South Croydon CR2 6LA.

A10/23 **5.2 22/02586/FUL Land Adjacent To 185 Brighton Road, Coulsdon CR5 2NH**

Erection of a three storey building to provide a mixed-use development of 3 residential units and commercial area with associated refuse and cycle storage.

Ward: Coulsdon Town

Officers explained that the area adjacent to the development site on Station Approach was a Local Heritage Area and the surrounding area was characteristic of the town centre with commercial units on the ground floor and flats above along Brighton road. The development site had a PTAL 3 which is moderate, the site was a 500m walk to Coulsdon Town station and 450m from Coulsdon South train station. A similar scheme to the one that had been proposed was refused at the end of 2021, the scheme was for a four Storey building whereas the revised proposal was for a three Storey building.

In response to a question from a member officers explained that:

- The proposed development was 1.4m higher than the ridgeline of 1 Station Approach.

Richard Walker spoke against the application, Peter Smith and Lotte Hirst spoke in support of the application and the Ward Member Councillor Creatura addressed the Committee with his view on the application.

After the speakers had finished, the committee began the deliberation, during which they raised the following points:

- Neighbouring properties were within a local heritage area.
- An earlier application had been refused and members were not assured that all of the previous reasons for refusal had been addressed with the revised application.
- Members expressed concern around design and height of the proposed development.
- The impact would be overbearing and would result in a reduction in daylight at 1 station approach.
- The site would provide additional family homes which the borough of Croydon needed.
- The proposed development could provide a boost in the local economy.
- There was concern that this was an area that was at a high risk of flooding.
- The proposed development would help to regenerate the local area.
- The proposed development could lead to congestion in the local area.
- There is a lack of infrastructure within Coulsdon and this development would place a strain on the existing infrastructure.
- The proposed development was not sympathetic to the heritage site and would have a negative impact.

The substantive motion to GRANT the application based on the officer's recommendation was proposed by Councillor Fitzsimons. This was seconded by Councillor Kabir.

The motion to grant the application was taken to a vote and carried with two Members voting in favour, three Members voting against and one Member abstaining their vote.

Councillor Parker proposed a motion to refuse the application due to the contemporary design and the impact on the heritage site, the local area and the adjoining occupier. This was seconded by Councillor Sherine Thampi.

The motion to refuse the application was taken to a vote and carried with three Members voting in favour, two Members voting against and one Member abstaining their vote.

Committee RESOLVED to REFUSE the application for the development at the Land Adjacent To 185 Brighton Road, Coulsdon CR5 2NH.

The meeting ended at 8.23 pm

Signed:

Date:

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