

Planning Sub-Committee

Meeting of held on Thursday, 14 December 2017 at 6.30 pm in Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Humayun Kabir (Vice-Chair);
Councillors Jeet Bains, Bernadette Khan, Joy Prince and Sue Winborn

Apologies: Councillor Paul Scott

PART A

A72/17 Minutes of the previous meeting

The Sub-Committee **RESOLVED** that the minutes of the meeting held on 2 November 2017 be signed as a correct record.

A73/17 Disclosure of Interest

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

A74/17 Urgent Business (if any)

There was none.

A75/17 Planning applications for decision

A76/17 17/02669/FUL 6 Ashburton Road, Croydon CR0 6AL

Following the officers' presentation, Committee Members asked questions related to possible overlooking issues with the extension at the rear of the property and concerns were raised over parking availability. Officers present responded that the overlooking risk was relatively minor and that officers were satisfied with the parking provision given the close proximity to the tram stop.

Mira Armour, speaking in objection to the application, made the following points:

- The consultation process had been confusing for residents as a number of amendments had been made to the original application.

- Residents did not approve of the design of elements of the application including the windows and the side extension roof.
- There was a need in the area for family housing.

Officers present responded that the property provided a mix of family and single occupancy. The application had changed since the original application had been submitted in 2016 and when new considerations arose, residents were always re-consulted. Officers were satisfied that the proposed development complied with the character of the area and most of the extension was not visible from the front of the property.

Councillor Prince moved to grant the application, and Councillor Khan seconded the motion.

Councillor Bain moved to refuse the application, on the basis that the application would create overdevelopment in the area and had a lack of parking provision.

Councillor Winborn seconded the motion for refusal.

The first motion was put to the vote and was carried with 3 votes in favour and 2 against, causing the second motion to fall.

The Sub-Committee resolved to **GRANT** the application for development at 6 Ashburton Road, CR0 6AL.

1 **17/03005/FUL 14 Norbury Crescent, Norbury, London SW16 4LA**

Following the officers' presentation, Members asked questions related to the provision of kitchens and toilets for the property. Officers present confirmed that the Council's Environmental Health and Safety team had reviewed the application and were satisfied with the allocation of kitchens and bathrooms for the proposed development.

Jane Kelly, speaking against the application, made the following points:

- The property had previously provided two family homes and the proposed development would be an over-intensification of the property.
- There was no evidence for a need in the area for Houses of Multiple Occupancy (HMOs).
- There was no dining room in the application, which would create risks to tenants bringing hot food from the kitchen down into the bedrooms located on the lower floor.
- Concerns were raised over the property already being used as an HMO before permission had been granted.

Officers present responded that properties were only classified as HMOs when accommodating for more than six people; the property had previously not met that threshold but the application increased the number to nine. There was a high demand for HMO accommodation and officers were satisfied with

the quality of the development as proposed. There was a separate HMO licensing regime which inspected proposed HMO developments and no concerns had been raised regarding this application. The issue of kitchen location was raised with the Environmental Health and Safety Team and they were satisfied with the arrangement in the application.

The applicant, Michael Gerrard, speaking in favour of the application, made the following points:

- The property had been refurbished to a high standard and was targeted at young graduates from university. The rent was affordable for this target market and supported efforts by young people to save for help to buy schemes.
- A caretaker was employed to deal with the bins serving the property and smoking was banned outside of the front of the property.

Councillor Kabir moved to grant the application, and Councillor Khan seconded the motion.

Councillor Bains moved to refuse the application, however there was no seconder.

The first motion was put to the vote and was carried with 3 votes in favour, 1 against and 1 abstention.

The Sub-Committee resolved to **GRANT** the application for development at 14 Norbury Crescent, SW16 4LA.

A77/17 17/03384/FUL 96 Bridle Road, Croydon CR0 8HF

Following the officers' presentation, the applicant, James Taylor, spoke in favour of the application and made the following points:

- The design was in keeping with the character of the area and provided good quality family housing.
- There was parking provision included in the development.
- The rooms were of good size and met all the relevant government regulations.

Councillor Kabir moved to grant the application, and Councillor Khan seconded the motion.

The motion was put to the vote and was carried unanimously.

The Sub-Committee resolved to **GRANT** the application for development at 96 Bridle Road, CR0 8HF.

The meeting ended at 7.28 pm

Signed:

Date:

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