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Planning Committee

Meeting of held on Thursday, 19 April 2018 at 5.30 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, Sherwan Chowdhury, Luke Clancy,
Bernadette Khan, Jason Perry, Joy Prince, Sue Winborn and Chris Wright

Also Present: Councillors Jane Avis, Patsy Cummings, Sean Fitzsimons, Lynne Hale and
Andrew Pelling

PART A

1/18 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on 5 April 2018 be signed as a correct record.

2/18 **Disclosure of Interest**

Councillors Wright and Perry declared a pecuniary interest in respect of Items 5.2 and 6.4 and noted that they were season ticket holders for Crystal Palace Football Club. They remained of a neutral mind and would take part in the consideration and vote on the items.

3/18 **Urgent Business (if any)**

There was none.

4/18 **Development presentations**

5/18 **16/03919/PRE - 330 Purley Way**

Presentation of a pre-application scheme for the redevelopment of the site in 2 phases, to provide the following:

Phase 1: Full planning permission for the creation of:

- 230sqm of flexible space (Use Class A1/A3) in 1 x single storey building (Unit 1);
- 4,120sqm of floor space (Use Class A1) in 2 x single storey buildings (Units 2 and 3).

Phase 2: Outline application (all matters reserved) including demolition of the existing

John Lewis building and creation of:

- 947sqm of floor space (Use Class A1) in a single storey building (Unit 4);
- 1,021sqm of floor space (Use Class B1(b)/B1(c)/B8) in a single storey building (Unit 5);
- 18 residential dwellings (Use Class C3) and 1,059sqm of retail floor space (Use Class A1) in a 3 storey mixed use building (Unit 6);
- 38 residential dwellings (Use Class C3) in 2 buildings of between 4 to 6 residential storeys;
- Car parking; provision of public open space; landscaping; sustainable infrastructure and servicing.

Ward: Waddon

Mr Powell, Smith and Tutty 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 during the discussion were as follows:

- The landscaping at the front of the development was positive but the development provide an opportunity to create additional landscaping and to provide a meaningful connection between Wandle Park and Waddon Ponds.
- There should be safe cycle links and bicycle storage throughout the site.
- More detail on the nature of the employment space should be included in any application.
- The original route of the Wandle Rover should be reflected in some way in the landscaping.
- The limited number residential units to be developed in Phase 2 mean this phase is somewhat underutilised. It was suggested that the residential development could rise higher than two storeys above the single storey retail unit, and the residential blocks opposite Waddon Ponds could also be higher.
- A water play facilities should be installed for children's recreational use.
- Having different water elements to the scheme to reflect the area.
- Concern was raised for the residents of Mill Lane and the access from the site causing congestion. Any application must provide strong evidence that traffic along Mill Lane would be dealt with appropriately.
- A good walking link from the nearest tram stop to the site was essential.

6/18 **18/01613/PRE - Holmesdale Road Stand, Selhurst Park Stadium**

Presentation of a pre-application scheme for the erection of part two part four storey high building to the rear of the Holmesdale Road Stand in connection with the provision of nine self-contained (C3) residential units, and ancillary stadium facilities at ground floor level.

Ward: Selhurst

Nick Marshall and Luke Raistrick 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 during the discussion were as follows:

- The use of the sloping land was sensible and clever.
- The new architecture being introduced was an improvement and aesthetically pleasing.
- It was positive that the wheelchair access was to be improved by the development.
- Disabled parking would be provided on site if it was required.
- Providing affordable housing could be considered if the Committee requested this.

7/18 **Planning applications for decision**

8/18 **16/03825/P - 21-27 Sheldon Street, Croydon**

Demolition of existing buildings; erection of three/four storey building with basement comprising ground floor commercial space (Chapel of Rest, Use Class D1), 11 one bedroom, 10 two bedroom and 2 three bedroom flats; provision of associated landscaping and services, front service bay, disabled and cycle parking.

Ward: Fairfield

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

After consideration of the officer's report, Councillor Audsley proposed and Councillor Chowdry seconded the proposed motion for **APPROVAL**.

RESOLVED – That the Committee voted unanimously in favour of the motion, so planning permission was **GRANTED** for development at 21-27 Sheldon Street, Croydon.

9/18 **17/04438/FUL - 119 Purley Oaks Road, South Croydon**

Demolition of existing buildings, erection of 2 pairs of two storey four bedroom semi-detached houses with accommodation in the roof, erection of 2 four

bedroom detached two storey houses with accommodation in the roof; formation of vehicular access, provision of parking and landscaping.

Ward: Sanderstead

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

Sana Namazie spoke against the application.

Petra Hirshmann spoke in favour of the application.

Councillor Hale, Ward Councillor spoke against the application.

After consideration of the officer's report, Councillor Perry proposed and Councillor Clancy seconded the proposed motion for **REFUSAL**, on the grounds of the proposed development at the rear of the site not being in keeping with the character of the area and the application had not resolved the concerns raised by the Planning Inspector in 2017. The Committee voted 4 in favour, 5 against and 1 abstention so this motion thereby fell.

The Committee then voted on a second motion for **APPROVAL** on the grounds of application providing six family sized homes and the modern design being in keeping with the mixed character of the area, proposed by the Chair and seconded by Councillor Kahir.

RESOLVED – That the Committee voted 5 in favour, 4 against and 1 abstention so planning permission was **GRANTED** for development at 119 Purley Oaks Road, South Croydon.

10/18

17/05046/FUL - Land Adjacent to East Croydon Station and Land at Cherry Orchard Road, Cherry Orchard Gardens, Billington Hill, Croydon & 17/05035/FUL - Eastern End of Existing Pedestrian Footbridge at East Croydon Station, Croydon

17/05046/FUL

Erection of two 25 storey towers (plus plant) and a single building ranging from 5 to 9 storeys (plus plant) to provide a total of 445 residential units, with flexible commercial, retail and community floorspace (A1/A2/A3/A4/B1a/D1/D2) at ground and first floor level of the two towers and associated amenity, play space, hard and soft landscaping, public realm, cycle parking and car parking with associated vehicle accesses.

17/05035/FUL

Installation of a bridge link from the existing pedestrian footbridge across East Croydon Station to the proposed Morello II development site on land adjoining East Croydon Station, Cherry Orchard Road, Croydon.

Ward: Addiscombe

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

Dawn Edwards spoke against the application.

Ed Barratt and Antonio Leyte spoke in favour of the application.

Councillor Fitzsimons, Ward Councillor spoke against the application.

After consideration of the officer's report, the Chair proposed and Councillor Audsley seconded the officer's recommendation for both applications, 17/05046/FUL and 17/05035/FUL, on the grounds of the affordable housing secured in the application, the development of the pedestrian footbridge to East Croydon station and the retention of the trees.

RESOLVED – That the Committee voted unanimously in favour of both applications considered so planning permission was **GRANTED** for development at Land Adjacent to East Croydon Station and Land at Cherry Orchard Road, Cherry Orchard Gardens and Eastern end of existing pedestrian footbridge at East Croydon Station, Croydon.

11/18 **18/00547/FUL - Selhurst Park Stadium (Whitehorse Lane) and Sainsbury's Car Park (120-122 Whitehorse Lane), No's 22, 24, 26, 28, 30 & 32 Wooderson Close, South Norwood, London**

Extension of "Main Stand" to provide seating for an additional 8,225 spectators and an additional 24,522sqm of floor space internally (beneath the expanded "Main Stand") to be used for the operation of the football club and ancillary functions (Use Class D2) and a 550sqm GIA restaurant/retail unit (Use Class A1/A3). Demolition of 22-32 Wooderson Close and associated refurbishment works to end elevation of 20 Wooderson Close. Reorganisation of the associated parking facilities and gardens. Reorganisation of the club and supermarket car parks and site accesses from Holmesdale Road and within the car parking area from Whitehorse Lane, with associated hard and soft landscaping. Use of the club car park as a fan plaza on matchdays. Pitch lengthening (from 101m to 105m) and the creation of accessible seating within the Whitehorse Lane Stand (spectator capacity reduced by 690). Creation of replacement spectator capacity (683 additional) and relocation of the fan zone, to the corner of the "Holmesdale Road" and "Arthur Wait" Stands. Reorganisation of floodlighting, including the removal of two of the flood light masts. Removal of the TV Gantry at the "Arthur Wait" Stand.

Ward: Selhurst

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

Leslie Parry, Bharat Gandhi and Doreen Soukup spoke against the application. Various concerns and requests were made including for a

community facility to be provided on site, and step free access be provided at Norwood Junction Station.

The Chairman requested officers respond to the matters raised. The Planning Case officer highlighted that CIL was the appropriate way of funding community facilities rather than planning obligations. The case officer also set out the various difficulties that exist, which prevent the Council from seeking a planning obligation to fund step free access at Norwood Junction Station.

Steve Parish and Guy Wickett spoke in favour of the application.

Councillor Avis and Councillor Cummings, Ward Councillors spoke about the application. Requesting that workers in the new stand be paid London Living Wage, and raising concern over energy and carbon reductions.

The Head of Development Management advised that in negotiating the legal agreement, the Applicant would be required to use reasonable endeavours to all pay staff the London Living Wage.

The Planning Case officer explained why the scheme was unable to meet energy policy, but that this would be mitigated through a carbon offset planning obligation.

The Planning Case officer highlighted that there were matters in the addendum including additional consultee responses. The officer noted that a submission had been received from Sainsbury's and that the Addendum set out a response to the matters raised. Members then considered the content of the Addendum in detail.

The Planning Case officer also highlighted that the Addendum including changes to remove Head of Term 6.4. The Committee Chairman advised that in light of the removal of this obligation, that officers negotiate with the Applicant to increase the funding towards the travel plan bond, aiming to increase this to £250,000.

The Planning Case officer also highlighted that the Addendum made changes were made to Head of Terms 4.10 and 14.

The Planning Case officer also requested there be a change to Head of Term 4.9 to make it clear that the study needs to look at on site coach parking provision for any home fans coach parking.

The Committee Chairman requested that a summary of the finally draft s106 legal agreement be reported back to Committee so that members would know that their requests had been secured.

After consideration of the officer's report, Councillor Wright proposed and Councillor Kahir seconded the officer's recommendation, on the grounds that the development would be beneficial to the local area, Crystal Palace football club, the local residents and the economy.

RESOLVED – That the Committee voted unanimously in favour so planning permission was **GRANTED** for development at Selhurst Park Stadium (Whitehorse Lane) and Sainsbury's Car Park (120-122 Whitehorse Lane), No's 22, 24, 26, 28, 30 & 32 Wooderson Close, South Norwood, London.

12/18 **Items referred by Planning Sub-Committee**

There were none.

13/18 **Other planning matters**

There were none.

The meeting ended at 10.04 pm

Signed:

Date:

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