

Planning Committee

Meeting of held on Thursday, 19 July 2018 at 6.30 pm in Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Paul Scott (Chair);
Councillor Muhammad Ali (Vice-Chair);
Councillors Felicity Flynn, Clive Fraser, Yvette Hopley, Toni Letts, Ian Parker,
Scott Roche, Niroshan Sirisena and Gareth Streeter

Also Present: Councillor Simon Brew

Apologies: Councillors Chris Clark, Jason Perry and Oni Oviri

PART A

41/18 **Minutes of Previous Meeting**

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

42/18 **Disclosure of Interest**

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

43/18 **Urgent Business (if any)**

There was none.

44/18 **Development presentations**

45/18 **17/05144/PRE 4-20 Edridge Road, Croydon CR0 1EE**

Erection of a part 36, part 9, part single storey building comprising approximately 233 dwellings (Use Class C3), with undercroft car parking and associated works.

Ward: Fairfield

Representatives of the applicant 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 at this meeting were as follows:

- Harm was identified to the setting of Croydon Minster. Although different opinions were expressed regarding that harm (including

cumulative harm with other developments), verified views were needed to fully explain the impacts, and the harm caused to be minimised and mitigated by the benefits of the scheme;

- The proposed affordable housing (25% of habitable rooms with a policy compliant tenure split) was noted, but there were impacts on heritage assets and the benefits of the scheme needed to include a “good proportion” of affordable homes (at least 30%);
- Concerns were raised about the overall amount of development proposed, whether the site could accommodate the scheme’s impacts, and whether sufficient public realm was proposed;
- Whilst noting the need to unlock sites for development, it was suggested that the developer work with adjacent landowners to promote more comprehensive regeneration;
- The highway and public realm needed further consideration, both to the north of the site, and south along Edridge Road. Edridge Road was noted to be windy, and the building needed to avoid creating a wind tunnel;
- The safety of pedestrians crossing the flyover needed to be carefully considered, with a linked traffic light controlled crossing across the Croydon Flyover preferable to barriers;
- The limited parking provision was noted, although reductions in parking were generally supported in PTAL 6 areas;
- The architectural expression and materials were along the right lines, although further work was needed to ensure the proposal positively contributed to the way Croydon was developing. The proposed colonnade was felt to not work and should be reviewed to ensure more meaningful space;
- The “tectonic eyelids” were not supported as they detracted from the design of the building;
- The construction impact needed to be considered, alongside other developments in the town centre; and
- The developer was thanked for presenting the scheme and the committee looked forward to seeing the scheme as it developed.

46/18 **Planning applications for decision**

At 7.21pm, the Planning Committee adjourned for a short break.

At 7.26pm, the Planning Committee meeting reconvened.

The Planning Committee considered application 18/01499/FUL 53 Selcroft Road, Purley, CR8 1AJ first, followed by application 18/00772/FUL Surrey House, 2 Scarbrook Road, Croydon.

47/18 **18/00772/FUL Surrey House, 2 Scarbrook Road, Croydon**

Construction of sixth and seventh floors to provide an additional 1 three bedroom duplex flat, 1 two bedroom flat, 3 one bedroom flats, and 1 studio flat; alterations to basement parking layout and provision of associated refuse storage and cycle storage.

Ward: Fairfield

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

Przemyslaw Wegielek spoke against the application.

Mr Peter Currie (architect) spoke in support of the application.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Roche seconded the motion.

The motion of approval was put forward to the vote and was carried with nine Members voting in favour and no Members against.

The Committee therefore **RESOLVED** to **GRANT** the application of the development at Surrey House, 2 Scarbrook Road, Croydon.

48/18 **18/01499/FUL 53 Selcroft Road, Purley, CR8 1AJ**

Demolition of two storey detached property, erection of a two storey plus roof level and basement level building to provide eight new self-contained residential flats (C3), with associated landscaping, car parking, refuse store and cycle parking.

Ward: Purley and Woodcote Ward

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

Mr Matthew Corcoran (agent) spoke in support of the application.

Councillor Simon Brew, Ward Councillor, spoke against the application.

Councillor Letts proposed a motion for **APPROVAL** of the application. Councillor Scott seconded the motion.

Councillor Streeter proposed a motion to **REFUSE** the application on the grounds of insufficient parking provision, overdevelopment and the development being out of character with the local area. Councillor Hopley seconded the motion.

The motion for approval was put forward to the vote and was carried with six Members voting in favour and four voting against. the second motion to refuse therefore fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development at 53 Selcroft Road, Purley, CR8 1 AJ.

Councillor Fraser left the meeting following consideration of the application at 8.06pm.

49/18 **Items referred by Planning Sub-Committee**

There were none.

50/18 **Other planning matters**

There were none.

The meeting ended at 8.29 pm

Signed:

Date:

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