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Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday,
16 August 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 Chris Clark, Felicity Flynn, Jason Perry, Scott Roche,
Maggie Mansell, Niroshan Sirisena, Simon Brew and Stuart Millson

Also Present: Councillors Jason Cummings and Lynne Hale

Apologies: Councillors Clive Fraser, Toni Letts, Oni Oviri and Gareth Streeter

PART A

61/18 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 2 August 2018 be signed as a correct record.

62/18 **Disclosure of Interest**

Councillor Millson made a declaration in relation to the application of 5-9 Surrey Street that he had supported the Matthew's Yard Crowdfunding Campaign with a £50 donation earlier in the year. For transparency this did not sway his decision and was not a pecuniary interest.

63/18 **Urgent Business (if any)**

There was none.

64/18 **Development presentations**

65/18 **18/01011/PRE Site Of The Former Taberner House And The Queen's Gardens**

Proposals for the layout and landscaping for Queen's Gardens (discharge of Condition 4 attached to permission 17/05158/CONR).

Ward: Fairfield

Representatives of the applicant attended to give a presentation to the Members' as questions and issues were raised for discussion with further consideration prior to their submission of a planning application.

The main issues raised during the meeting were as follows:

- Public Realm – Members of the Committee discussed the water feature in the Queen's Garden suggesting that it would be an essential element for a major town like Croydon, which had worked well in recent years and had transported the way in which the place worked. The Committee encouraged the idea of a water theme that did not have to be big to be effective, but one that was modest within its cost.
- The Committee discussed the history of the Queen's Garden to reflect the railway heritage, which could be encouraged by way of panel boards or a wall in the area to show its historical significance.
- The Committee discussed the overall maintenance costs of the Queen's Garden which was a general requirement to deliver play and the wider use of the community. The cost of the maintenance was important, and needed to be factored in with the on-going discussions to enlighten the garden to factor in antisocial behaviour and the transformation of the garden.
- Pedestrian access was welcomed, although Members of the Committee noted on there being more pathway and less grass.
- The Committee welcomed the idea that utilising the landscape of the Queen's Garden for children and members of the public to play on rather than just having play equipment, would make the play space more effective and be a better fit for the garden. To create something more intelligent rather than just a traditional playground was encouraged.
- The Committee was pleased with the way the application was coming along and for further decisions to be delegated by officers.

66/18 **Planning applications for decision**

67/18 **17/06314/FUL Land to the North and South of Shrublands Avenue, Croydon, CR0 8JD**

Demolition of garages and erection of one four-storey building and two three-storey buildings comprising of 26 residential units (15 x one-bedroom and 11 x two-bedroom flats) together with associated car parking and cycle parking spaces, hard and soft landscaping, alterations to ground levels, servicing arrangements, refuse and recycling facilities, and public and private amenity space.

Ward: Shirley South

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

Martin Warner spoke against the application.

Marzia Nicodemi-Ehikioya spoke against the application.

Adam Conchie (Agent) and Mr Douglas Mcintosh (Agent and Architect) spoke in support of the application.

Councillor Jason Cummings, Ward Councillor spoke against the application.

Councillor Mansell proposed a motion for **APPROVAL** of the application.
Councillor Clark seconded the motion.

Councillor Roche proposed a motion to **DEFER** the application for further investigation works on the potential of surface water flooding, over intensification of a dense area which caused dampness in the area and parking concerns. Councillor Perry seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application of the development of Land to the North and South of Shrublands Avenue, Croydon, CR0 8JD.

At 8.04pm, the Planning Committee adjourned for a short break.

At 8.11pm, the Planning Committee reconvened.

68/18 **17/06344/FUL 29 Beech Avenue, South Croydon, CR2 0NN**

Demolition of existing single-family dwelling and erection of one 3-storey block, containing 9 flats with associated access, 9 parking spaces, cycle storage and refuse store.

Ward: Sanderstead

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

Anthony Cave spoke against the application.

Jenima Dean spoke in support of the application.

Councillor Lynne Hale, Ward Councillor, spoke against the application.

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

Councillor Millson proposed a motion for **REFUSAL** of the application on the grounds of overdevelopment and out of keeping with the local area. Councillor Brew seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 29 Beech Avenue, South Croydon, CR2 0NN.

69/18 **18/01186/FUL 200-220 Selsdon Road, South Croydon, CR2 6PL**

Erection of two storey building with accommodation in roof space comprising 8 one bedroom flats (Amendment to Planning Permission 18/00423/CONR to provide 2 additional flats in roof space).

Ward: Croham

THIS ITEM WAS WITHDRAWN FROM THE AGENDA FOR DECISION UNDER DELEGATED AUTHORITY.

70/18 **18/01211/FUL 5-9 Surrey Street**

Demolition of the existing building and replacement with a six/seven/eight storey development. Commercial units would be provided on the lower ground (sui generis, A3 and D1/D2) and ground floor (flexible use A1, A2, A3, D1, D2, B1(a)), with 55 flats above with associated public realm improvements and landscaping including courtyard area with, disabled car parking and cycle parking.

Ward: Fairfield

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

Saif Bonar spoke against the application.

Richard Quelch (Agent) and Richard Hamilton (Hoodoos) spoke in support of the application.

Councillor Clark proposed a motion to **DEFER** the application to review the viability issues of creating affordable housing and improve the design of the application to reflect the sentiment of Surrey Street. Councillor Scott seconded the motion.

The motion to defer was put forward to the vote and was carried with all ten Members unanimously voting in favour.

The Committee therefore **RESOLVED** to **DEFER** the application for the development of 5-9 Surrey Street, Croydon, CR0 1RG for further review.

71/18 **Items referred by Planning Sub-Committee**

There were none.

72/18 **Other planning matters**

There were none.

The meeting ended at 9.53 pm

Signed:

Date:

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