

Planning Committee

Meeting of held on Thursday, 22 February 2018 at 7.00 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, Simon Brew, Bernadette Khan, Maggie Mansell,
Jason Perry, Joy Prince, Sue Winborn and Chris Wright

Also Present: Councillor Maria Gatland

Apologies: Councillor Luke Clancy and Sherwan Chowdhury

PART A

36/18 **Minutes of Previous Meeting**

The minutes of the meeting held on 8 February 2018 was deferred to the meeting on 8 March 2018.

37/18 **Disclosure of Interest**

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

38/18 **Urgent Business (if any)**

There was none.

39/18 **Development presentations**

The Head of Development Management shared that on the 16 January 2018 the Local Plan came out for major modifications which was published on 26 January 2018. The Plan was to go to full council on Tuesday 27 January 2018 for recommendations for adoption.

40/18 **5.1 17/05470/PRE Coombe Lodge Playing Fields, Melville Avenue, South Croydon, CR2 7HY**

Presentation of a pre-application scheme for the change of use of site from playing fields (D2) to 1,680 pupil secondary school (D1), with associated erection of new three storey school building and two storey sports block, car

park, service yard, new pedestrian and vehicle entrance and associated landscaping including provision of an all-weather pitch.

Ward: Croham

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:

- The design of the scheme
 - The Committee positively welcomed the design and interest of the layout of the school. The Committee noted the attention of the landscape design which included the theatre to create a better environment.
 - The application should also include views of the school from the road side and the park. The school view from the hedge was acknowledged.
- Community use of the school outside school hours
 - The Committee acknowledged the space area the school would have for community use.
 - The application should include the out-of-hours community use and long hours use, which would need to be defined.
- Safety of children
 - The Committee was concerned with the transport operation during peak hours where there was already a high number of pupils from other nearby schools who use trams and other transport links. With the additional number of pupils located in the area this would need to be properly managed.
 - The Committee was concerned of the road traffic speed on Coombe Road which is considered busy and dangerous.
 - The transport plan for pedestrian crossing on Coombe Road would need to be reviewed to provide a safer access to the school. Some signs of pedestrian improvement and footway was proposed.
 - Baseline mode of travel for cycling was noted to be relatively small. The application should address a proactive plan to encourage more walking and cycling. A cycling infrastructure was considered to encourage the sport focused school, and should include Transport for London's cycle guideline on cycle lanes.
 - The application should include the deliverance of pedestrian safety and the management of transport operation where physical measures may be used to have speed control on road traffic, and mode of transport improvements.

- Car park
 - The Committee was concerned of the parking levels in the area as the residential streets have very limited parking space.
 - The large car park was commended by the Committee. The Committee emphasised for the need of a big car park; a loss of car park space would affect the flow in road traffic.
 - The Committee discussed the school drop-off scheme, which was to be re-reviewed to provide a better drop-off location to avoid congestion on Melville Road and Coombe Road.
 - The application should include the view that less parking would have impact on local residential areas, which should include the drop-off scheme and service deliveries.

- Impact of residential community
 - The Committee was concerned with the large site school building that would be situated in a residential community and directly behind the houses on Melville Avenue.
 - The application should substantiate the mitigation to reduce the surrounding school and playing fields noise closer to neighbours.

41/18 **Planning applications for decision**

42/18 **6.1 17/05867/FUL Land R/O 16 Highfield Hill, Upper Norwood, London, SE19 3PS**

Construction of 1 x 4 bedroom detached house and 4 x 2 bedroom flats, including associated car parking and landscaping.

Ward: South Norwood

Following the officer's presentation, the Committee Members asked for further clarification on the site as the planning consent was agreed on two houses. The Committee was informed that the site had a lapsed provision for two buildings at a similar location. Further clarifications was asked around the distance of windows overlooking into neighbouring homes. The Committee was informed that there would be no overlooking. The windows on all floors had been designed to ensure minimal overlooking issues, some of which has been addressed since the original proposal had been made.

Marc Avery, speaking against the application, made the following points:

- Reducing height of some windows does not deal with concerns.
- Red line boundary in the report is inaccurate.
- Over-development, in particular the proposed height of the property.

- Parking would be a major issue on Highfield Hill with a nearby primary school, also brings safety concerns.
- Privacy – proposed distance is unacceptable and poses real risk of overlooking.
- Large trees should be included in the application.

Peter Swain, speaking in favour of the application, made the following points:

- The application proposal was developed through detailed consultation with the Council with the need for development in area.
- Contemporary nature of development is considered to be appropriate in the neighbourhood.
- Enhanced screening could be provided on some windows at risk of overlooking.
- Highway safety issues were address and proposal was deemed acceptable and car parking was adequate for the development.
- Agriculture consultant had been approached to see whether measures will be taken going forward.
- Issue on the accuracy of redline boundary.
- Overall the design had carefully been looked into.

Councillor Scott moved a motion for approval.

Councillor Perry moved a motion to defer the application for further discussions to take place as what would be conditioned may not be what the officers are thinking.

Councillor Scott withdrew his motion for approval and seconded Councillor Perry's motion to defer the application for further consideration to bring back to Planning Committee.

The motion for a delegation back to officers to determine the application to reach an agreement between partners was put forward to the vote and was carried with ten members voting in favour.

The Committee thus **RESOLVED** to delegate the application of Land R/O 16 Highfield Hill, Upper Norwood, London, SE19 3PS back to officers.

43/18 **Items referred by Planning Sub-Committee**

There were none.

44/18 **Other planning matters**

There were none.

The meeting ended at 9.01 pm

Signed:

Date:

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