

Planning Sub-Committee Agenda



To: Councillor Michael Neal (Chair)
Councillor Leila Ben-Hassel (Vice-Chair)
Councillors Ian Parker, Sean Fitzsimons, Clive Fraser, Karen Jewitt,
Mark Johnson, Humayun Kabir, Lee, Llabuti, Ellily Ponnuthurai and
Holly Ramsey

A meeting of the **Planning Sub-Committee** which you are hereby summoned to attend, will be held on **Thursday, 28 July 2022** at the rise of Planning Committee but not earlier than **6.30 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

KATHERINE KERSWELL
Chief Executive and Head of Paid Service
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

Jayde Watts
020 8726 6000 x52729/Tariq Aniemeka-
Bailey 020 8726 6000 x64109
jayde.watts@croydon.gov.uk/tariq.aniemek
a-bailey@croydon.gov.uk
www.croydon.gov.uk/meetings
Wednesday, 20 July 2022

Members of the public are welcome to attend this meeting

If you would like to record the meeting, we ask that you read the guidance on the recording of public meetings [here](#) before attending.

To register a request to speak, please either e-mail Democratic.Services@croydon.gov.uk or phone the number above by 4pm on the Tuesday before the meeting.

The agenda papers for all Council meetings are available on the Council website www.croydon.gov.uk/meetings

If you require any assistance, please contact Jayde Watts
020 8726 6000 x52729/Tariq Aniemeka-Bailey 020 8726 6000 x64109 as detailed
above

AGENDA – PART A

5.1 20/01776/FUL - 6 Craignish Avenue, London, SW16 4RN (Pages 5 - 6)

Change of use from small House in Multiple Occupation (HMO) (C4 Use Class) to large 8 person HMO (Sui Generis).

Ward: Norbury and Pollards Hill
Recommendation: Grant permission

This page is intentionally left blank

28th July 2022 Planning Sub Committee Addendum

Item 5.1 20/01776/FUL - 6 Craignish Avenue, London, SW16 4RN

Additional Representations

1 additional representation received, resulting in 5 in total.

Comments raised:

- Similar to previous objections
- Use already begun
- Different from previous objections
- Lack of amenity space for the occupants
- Officer's reference addressing objections incorrectly numbered.

Additional information received.

Details of Cycle storage: Drawing No. 261/PR/07

This drawing is added to the list of approved drawings, and secured by condition 4 (no amendments required to the officer recommendation).

Item 5.2 - 21/05693/HSE - 103 Woodcote Valley Road, Purley CR8 3BJ

This item has been withdrawn from the agenda

Item 5.3 - 21/06018/FUL - 6 Oscar Close, Purley CR8 2LU

Additional Representations

Whilst the number of neighbouring objections received has not increased, an additional representation was received by a previous objector, who raised concerns over the potential impact of construction logistics. This item has been covered within paragraph 8.29 of the committee report.

Councillor Simon Brew added further comments to his previous objection and reiterated previous concerns raised, as it was felt that these were not addressed within the officer's report. The comments were as follows.

- Age of the building - Whilst it is acknowledged that the building is relatively young, there are no requirements of the development plan to protect buildings of such age from redevelopment due to the resultant carbon footprint of its demolition.
- Cumulative impact - The reference to cumulative impact falls under Policy DM10 requires consideration of cumulative impacts, and officers have considered this in terms of design, and transport impacts. With regard to infrastructure provision, Section 8.39 of the officers report states that the

development would be liable for CIL which would contribute towards local infrastructure and services. Section 6.5 refers to 'calmative impact' within the last point of objection. This should read 'cumulative impact'.

- Housing target figures – The references to the Local Plan targets within the officers report are correct; the Croydon Local Plan housing target remains for the overall lifetime of the plan (32,890 homes from 2016-2036), but the London Plan takes precedence from 2019-2029 (20,790 homes). Although the London Plan figure is lower, it is over a 10 year period (2019-2029) rather than the 20 year Local Plan period (2016-2036). The Local Plan target for development on Windfall sites is 10,060 homes which is approximately 503 per year, the London Plan's 10-year target for net housing completions on small sites (below 0.25 hectares in size) is 6,410 or 641 per year, which until 2029 is a higher requirement than the Croydon Local Plan windfall sites target.

Amendments to the Report

- Section 8.10 refers to Policy DM10.1. The phrase 'maximum of 3 storeys' is a typo and should state 'minimum of 3 storeys', as set out within the referenced policy.

Additional Information

- The appellant has advised that they are willing to install photovoltaic panels to the roof and will be using air source heat pumps, not electric or gas boilers as things have moved on since submitting the application. The Part L requirements for Building Regs changed on the 15 June 2022 and this goes even further than the requirements of the London Plan. So this development will be built using the more stringent standards relating to C02 reduction, insulation etc.
- Condition 8 requires details of the carbon reduction measures to be submitted to the Council, so the above is for information only and does not require changes to the recommendation. Condition 4 (materials and details) will include a requirement for the appearance of external equipment (e.g. photovoltaic panels or heat pumps) to be approved.

Item 5.4 – 22/01598/HSE – 6 Croham Park Avenue CR2 7HH

This item has been withdrawn from the agenda