

Planning Committee Agenda



REVISED DESCRIPTIONS FOR ITEMS 5.1, 5.2 AND 6.3

To: Councillor Paul Scott (Chair)
Councillor Humayun Kabir (Vice-Chair)
Councillors Jamie Audsley, Luke Clancy, Bernadette Khan, Jason Perry,
Joy Prince, Wayne Trakas-Lawlor, Sue Winborn and Chris Wright

Reserve Members: Jeet Bains, Simon Brew, Richard Chatterjee,
Sherwan Chowdhury, Pat Clouder, Patsy Cummings, Steve Hollands,
Shafi Khan, Maggie Mansell and Manju Shahul-Hameed

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 30 November 2017** at **5.30 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

JACQUELINE HARRIS-BAKER
Director of Law and Monitoring Officer
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

Margot Rohan
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www.croydon.gov.uk/meetings
Tuesday, 21 November 2017

Members of the public are welcome to attend this meeting.

If you require any assistance, please contact the person detailed above, on the righthand side.

To register a request to speak, please either e-mail
Planning.Speakers@croydon.gov.uk or call MARGOT ROHAN by 4pm on the
Tuesday before the meeting.

THIS MEETING WILL BE WEBCAST LIVE - Click on link to view:

<https://croydon.public-i.tv/core/portal/home>

N.B This meeting will be paperless. The agenda can be accessed online at
www.croydon.gov.uk/meetings

AGENDA – PART A

1. Apologies for absence

To receive any apologies for absence from any members of the Committee.

2. Minutes of Previous Meeting (Pages 7 - 12)

To approve the minutes of the meeting held on 14 November 2017 as an accurate record.

3. Disclosure of Interest

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality to the value of which exceeds £50 or multiple gifts and/or instances of hospitality with a cumulative value of £50 or more when received from a single donor within a rolling twelve month period. In addition, Members and co-opted Members are reminded that unless their disclosable pecuniary interest is registered on the register of interests or is the subject of a pending notification to the Monitoring Officer, they are required to disclose those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Democratic Services representative at the start of the meeting. The Chair will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

4. Urgent Business (if any)

To receive notice of any business not on the agenda which in the opinion of the Chair, by reason of special circumstances, be considered as a matter of urgency.

5. Development presentations (Pages 13 - 14)

To receive the following presentations on a proposed development:

5.4 17/00054/PRE Car Park, Lion Green Road, Coulsdon CR5 2NL (Pages 15 - 44)

Erection of 157 residential units consisting five individual sculpted pavilions sitting within a landscaped area with 52 residential car parking spaces, 100 space public car park, cycle stores, refuse stores, landscaping and public realm works, access and other associated works.

Ward: Coulsdon West

**17/02536/PRE CALAT Centre, Malcolm Road, Coulsdon
CR5 2DB**

Creation of a new community hub consisting enhanced
community centre with theatre and NHS health facility, together
with associated parking
Ward: Coulsdon West

**17/02589/PRE Coulsdon Community Centre, Chipstead
Valley, Coulsdon CR5 3BE**

Relocation of existing Coulsdon Community Centre (CCC) to the
former CALAT site and redevelopment of the land to provide 33
residential units and associated parking
Ward: Coulsdon West

**5.2 17/05566/PRE Council Staff Car Park, Wandle Road,
Croydon CR0 1DX (Pages 45 - 58)**

Residential redevelopment to provide a part 25 storey part 5 storey
block of predominantly residential (approximately 130 flats) with some
flexible office/retail space (approximately 950m²) with associated
landscaping and car parking
Ward: Fairfield

6. Planning applications for decision (Pages 59 - 62)

To consider the accompanying reports by the Director of Planning &
Strategic Transport:

**6.1 17/04306/FUL 51 Selcroft Road, Purley CR8 1AJ (Pages 63 -
78)**

Demolition of existing building: erection of two storey building with
accommodation in roofspace and basement comprising 2 one bedroom,
4 two bedroom and 1 three bedroom flats: provision of associated
parking and landscaping
Ward: Purley
Recommendation: Grant permission

**6.2 17/04385/FUL 96A Riddlesdown Road, Purley CR8 1DD
(Pages 79 - 92)**

Demolition of one existing building: erection of a two storey building
including basement and with additional accommodation in roofspace
comprising of 5 x two bedroom flats and 3 x three bedroom flats:
formation of associated access, and provision of 8 parking spaces, cycle
storage and refuse store
Ward: Purley
Recommendation: Grant permission

6.3 17/04201/FUL Former Essex House, George Street, Croydon CR0 1PJ (Pages 93 - 132)

Redevelopment of the site to provide a part 38 and part 44 storey building with 546 residential flats, with the ground floor to incorporate a flexible space including cafe (Class A3), business space (Class B1) and gallery space (Class D1) uses with basement accommodating 28 disabled parking spaces, cycle storage and refuse storage, and associated hard and soft landscaping

Ward: Fairfield

Recommendation: Grant permission

6.4 17/03851/FUL 177 Chipstead Valley Road, Coulsdon CR5 3BR (Pages 133 - 144)

Demolition of the existing bungalow; erection of a two storey development with roof accommodation comprising 3 two bedroom, 2 one bedroom and 1 three bedroom flats; provision of three parking spaces; cycle parking and refuse storage; and external amenity space

Ward: Coulsdon West

Recommendation: Grant permission

6.5 17/03208/FUL 49-51 Beulah Hill, Upper Norwood, London SE19 3DS (Pages 145 - 174)

Demolition of two existing buildings: erection of a part 6, part 7 storey building (Block A) and part 4, part 5 and part 6 storey building (Block B) comprising a total of 30 flats (5 x 1-bedroom; 17 x 2- bedroom; 6 x 3-bedroom; and 2 x 4- bedroom flats) and a 2-storey building (Block C) comprising 3 x 3-bedroom townhouses with the provision of 17 car parking spaces (including wheelchair accessible parking), 60 cycle parking spaces, refuse and recycling area, associated landscaped communal amenity areas and formation of vehicular access

Ward: Upper Norwood

Recommendation: Grant permission

7. Items referred by Planning Sub-Committee

To consider any item(s) referred by a previous meeting of the Planning Sub-Committee to this Committee for consideration and determination:

There are none.

8. Other planning matters

To consider the accompanying report by the Director of Planning & Strategic Transport:

There are none.

9. Exclusion of the Press & Public

The following motion is to be moved and seconded where it is proposed to exclude the press and public from the remainder of a meeting:

"That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended."

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