

# Planning Committee Agenda



To: Councillor Paul Scott (Chair)  
Councillor Muhammad Ali (Vice-Chair)  
Councillors Chris Clark, Felicity Flynn, Clive Fraser, Toni Letts, Jason Perry,  
Scott Roche, Gareth Streeter and Oni Oviri

Reserve Members: Joy Prince, Nina Degrads, Niroshan Sirisena,  
Maggie Mansell, Sherwan Chowdhury, Stephen Mann, Yvette Hopley,  
Stuart Millson, Steve Hollands and Simon Brew

A meeting of the **Planning Committee** which you are hereby summoned to attend,  
will be held on **Thursday, 7 June 2018** at **5.30pm** 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

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www.croydon.gov.uk/meetings  
Wednesday, 30 May 2018

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

[Democratic.Services@croydon.gov.uk](mailto:Democratic.Services@croydon.gov.uk) or phone the number above 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](http://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 - 16)**

To approve the minutes of the meeting held on 19 April 2018 and 23 May 2018 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 17 - 18)**

To receive the following presentations on a proposed development:

**5.1 17/03978/PRE 233 High Street, Croydon (Pages 19 - 30)**

Demolition of existing buildings, erection of 3 residential (C3) blocks comprising approximately 300 homes, and a 2-storey building for retail (A1) and restaurant/café (A3) use, with new public realm and associated works.

Ward: Fairfield

**6. Planning applications for decision (Pages 31 - 34)**

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

**6.1 17/04437/FUL Land to rear of Tudor House, 2-4 Birdhurst Road, South Croydon, CR2 7EA (Pages 35 - 50)**

Demolition of residential buildings (Class C3); erection of two blocks at the rear of 4 Birdhurst Road (Tudor House) to provide an additional 53-55 bed care home accommodation with alterations to ground levels, additional parking and landscaping with access from Birdhurst Road and Coombe Road.

Ward: South Croydon

Recommendation: Grant permission

**6.2 17/04743/FUL 26 Hilltop Road, Whyteleafe, CR3 0DD (Pages 51 - 60)**

Demolition of existing building: erection of a pair of two/three storey semi-detached houses with accommodation in roof-space at rear fronting Marlings Close, formation of vehicular accesses and provision of associated parking, cycle and refuse storage.

Ward: Kenley

Recommendation: Grant permission

**6.3 17/06318/FUL Wandle Road Car Park, Wandle Road, Croydon CR0 1DX (Pages 61 - 94)**

Redevelopment of part of site to provide part 5, 22 and 25-storey mixed used building, incorporating 128 residential units (Class C3) in addition to flexible commercial floorspace (Class A1/A3/B1/D2) on lower levels, as well as new vehicular access, residential car parking spaces, new public realm including shared pedestrian and cycle access through the site.

Ward: Fairfield

Recommendation: Grant permission

**6.4 18/01019/FUL 25 Monahan Avenue, Purley, CR8 3BB**  
(Pages 95 - 106)

Demolition of the existing building.

Erection of 2 storey building with part basement and accommodation in the roof space comprising 1 x one bedroom, 5 x two bedroom and 2x three bedroom flats and provision of cycle and refuse stores.

Erection of detached 2 storey, 4 bedroom dwelling, with new crossover.

Provision of associated parking and landscaping.

Ward: Purley and Woodcote

Recommendation: Grant permission

**6.5 18/01213/FUL The Welcome Inn Public House, 300**  
**Parchmore Road, CR7 8HB** (Pages 107 - 120)

Alterations including construction of single storey addition to the rear outbuilding and partial demolition of single storey rear extension to existing pub in connection with the retention of the A4 public house use at the basement and ground floor levels, and conversion of the upper floors to provide 4 X 1bed flats and conversion of the rear out building to provide a 1 bedroom maisonette cottage.

Ward: Thornton Heath

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** (Pages 121 - 122)

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."