

## Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 7 June 2018 at 5.30pm in Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX

This meeting was Webcast – and is available to view via the Council's Web Site

### MINUTES

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

**Also Present:** Councillor Robert Canning, Steve O'Connell, Karen Jewitt, Vidhi Mohan, Michael Neal, Badsha Quadir,

**Apologies:** Councillor Oni Orivi

### PART A

1/18 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meeting held on 19 April and 23 May 2018 be signed as a correct record.

2/18 **Disclosure of Interest**

Councillor Hopely disclosed her interest in relation to agenda item 6.1 - Tudor House, as she is the Dementia Champion on the Health and Wellbeing Board and therefore abstaining in the discussion.

3/18 **Urgent Business (if any)**

There was none.

4/18 **Development presentations**

5/18 **5.1 17/03978/PRE 233 High Street, Croydon**

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

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:

- Affordable Housing – site needs to deliver a high quantity of affordable housing and needs to get to 35% - other scheme on the agenda for decision delivering 50% so why any different here?
- Neighbourhood Garden – The Committee welcomed the idea of the neighbourhood garden, but need to be clear on who can access (applicant confirmed by everyone) and how it is managed.
- Daylight/Sunlight – the future occupiers and public spaces in particular need to work from a daylight and sunlight perspective.
- Tall Building – limited additional heritage harm from views presented – support for the taller scheme, subject to uplift in affordable housing.
- Slenderness and Podium – some concern raised about blocky nature of the two towers. The applicant should explore more slender/articulated towers and a more contextual scale podium.
- Block C – could be extended as a larger element, although some concern over impact on Edridge Road residents, particularly from the external protruding balconies.
- Public Realm on the corner of Mason's Avenue and High Street - challenged why not part of the scheme.
- Relationship to Grosvenor Car Park – keen to understand what discussions have taken place and to make sure Block B works.
- Residential Quality and Mix – need to ensure scheme delivers compliant family unit provisions. Questioned use of balconies and cross-ventilations of single aspect units.
- Parking – need to make provision for electric vehicle charging point, blue badge and cycle parking within the existing basement.
- Extension to Restaurant Quarter – general support
- Retail Units – suggested engagement with local people.

6/18 **Planning applications for decision**

The Chair spoke to the Committee for the items to be heard in the following order: 6.4, 6.3, 6.5, 6.2 and 6.1.

7/18 **6.1 17/04437/FUL Land to rear of Tudor House, 2-4 Birdhurst Road, South Croydon, CR2 7EA**

*At 10:19pm Cllr Hopley left the meeting following her disclosure of interest.*

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

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

Natalia Lagos spoke against the application.

Mr Alan Bateman spoke in support of the application.

Councillor Perry proposed a motion for **REFUSAL** of the application due to overdevelopment that will cause loss of community, detriment impact on highways and parking. Councillor Roche seconded the motion.

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

The motion of refusal was put forward to the vote and fell with three Members voting in favour and six against.

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

The Committee therefore **RESOLVED** to **GRANT** the application of the development of Land to rear of Tudor House, 2-4 Birdhurst Road, South Croydon, CR2 7EA.

8/18 **6.2 17/04743/FUL 26 Hilltop Road, Whyteleafe, CR3 0DD**

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

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

Mr Phil Wright spoke against the application.

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

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 26 Hilltop Road, Whyteleafe, CR3 0DD.

9/18

**6.3 17/06318/FUL Wandle Road Car Park, Wandle Road, Croydon CR0 1DX**

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 floor space (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

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

*At 7:23pm the Planning Committee was adjourned as a result of a fire alarm.  
At 8:41pm the Planning Committee reconvened.*

Mr Chris Gascoigne DP9 (agent) and Mr Luke Tozer – Pitman Tozer (architect) spoke in support of the application.

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

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Wandle Road Car Park, Wandle Road, Croydon CR0 1DX.

10/18

**6.4 18/01019/FUL 25 Monahan Avenue, Purley, CR8 3BB**

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 2 x 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

Details of the planning application was presented by the officers with no clarifications.

Steve Bauer spoke against the application.

Mr Ciccone (agent) spoke in support of the application.

Councillor Quadir, Ward Councillor spoke against the application.

Councillor Perry proposed a motion for **REFUSAL** on grounds of over development and impact on the neighbouring properties. Councillor Hopley seconded the motion.

Councillor Scott proposed a motion for **APPROVAL**. Councillor Clark seconded the motion.

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

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

The Committee thus **RESOLVED** to **GRANT** the application for the development of 25 Monahan Avenue, Purley, CR8 3BB.

11/18

**6.5 18/01213/FUL The Welcome Inn Public House, 300 Parchmore Road, CR7 8HB**

*At 9:14pm, the Planning Committee adjourned for a short break.*

*At 9:21pm, the Planning Committee meeting reconvened.*

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

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

Mr Donald Dempsey and Mr Jeremy Butterworth spoke against the application.

Dinny Shaw (agent) spoke in support of the application.

Councillor Perry proposed a motion to **DEFER** the application for a site visit. Councillor Fraser seconded the motion.

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

The motion for deferral was put forward to the vote and was carried with seven Members voting in favour and three against. The motion for approval therefore fell.

The Committee thus **RESOLVED** to **DEFER** the application for the development of The Welcome Inn Public House, 300 Parchmore Road, CR7 8HB to conduct a site visit.

12/18 **Items referred by Planning Sub-Committee**

There were none.

13/18 **Other planning matters**

There were none.

The meeting ended at 10.52 pm

**Signed:**

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**Date:**

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