

Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 11 October 2018 at 6.32pm 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:** Councillors Simon Brew, Simon Hoar, Andrew Pelling, Oliver Lewis, Joy Prince, Niroshan Sirisena, and Robert Canning
- Apologies:** Councillor Oni Ovir
Councillor Stuart Millson for lateness

PART A

103/18 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on 27 September 2018 be signed as a correct record.

104/18 **Disclosure of Interest**

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

105/18 **Urgent Business (if any)**

There was none.

106/18 **Development presentations**

107/18 **5.1A 17/04913/PRE Purley Way Playing Field, Purley Way, CR0 4RQ & 5.1B 18/01808/PRE Ashburton Playing Fields, Coleridge Road, CR0 7BQ**

SITE A 17/04913/PRE Purley Way Playing Field, Purley Way, CR0 4RQ;
SITE B 18/01808/PRE Ashburton Playing Fields, Coleridge Road, CR0 7BQ.

Pre-application for creation of two full size artificial football pitches with associated fencing and floodlights. Erection of single storey building containing changing facilities, club room, cafe and plant. Creation of 35 space car park, access road, shared cycle/pedestrian path, refuse store, cycle parking, outdoor gym, playground, running trail, with associated hard and soft landscaping.

Ward: Waddon (Site A)

Ward: Shirley North (Site B)

The main issues raised during the meeting were as follows:

- Site A - Placing the site in the middle of the playing field seemed unconventional. Fencing off the site would split the fields on both sides, with one side being a park and the other clear field. The need to retain lines of site between the north east of the playing fields and south west points further away from the residence homes so that fencing does not interfere with the views.
- Site B – The location of the proposed scheme was ideal and did not affect the long-distance view of the playing fields.
- The Committee was pleased that the open land on both sites of the proposed scheme would utilise the open land (which had been underused in the past) to promote public health and leisure activities.
- The Committee was pleased with the ideas and proposals put forward for both sites, although there were concerns with the impact the proposed scheme would have on people's personal amenities, specifically for residential properties situated by Site B. Implementing wildlife planting by the neighbouring properties of Site B could help mitigate this by functioning as a positive screen.
- Parking – targeting parking levels was a good idea as provisions for parking would be necessary. Implementing an overflow provision on both site would be even better for those travelling by vehicle.
- Including cycle parking on both sites would help improve the accessibility of the playing fields.
- Tile hanging on both sites would not be sustainable, laying brick work or fixed tiles would be more practical.
- Using reinforced grass for big leisure events would be positive for maintaining the quality of the playing fields.

Ward Councillor Andrew Pelling commented on the presentation.

Councillor Gareth Streeter commented on the presentation in his capacity as a ward councillor and therefore did not take part in the Planning Committee as a Committee member during the discussions of item 5.1.

The Chair thanked the applicants for their presentation.

108/18 **18/02575/PRE Queens Square (Land Bounded By Katharine Street, St Georges Walk, High Street and Park Street)**

Residential-led, mixed-use development proposal including up to 900 residential units (C3), up to 10,000 m² (GIA) of new A, B and D class uses at ground floor, new town square, public realm, amenity space, pedestrianisation of Katharine Street West, basement retail, car parking, service areas and cycle parking.

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:

- One Member of the Committee did not think that the scheme was promising, although Members highlighted a need to increase the viability and affordability of housing with an expectation that 30% should be delivered. The Planning Committee requested that measures should be explored to facilitate increased levels of affordable housing (including options to play with heights and building capacity – balanced alongside the amount of public realm)
- Members were generally supportive of the scale, mass and form of the development although there was some level of disagreement, with certain Members raising issues over the mass and height of the buildings which appeared as one huge development lacking visual distinctiveness. Related concern was raised over the ground floor uses proposed and how they failed to contribute to the vitality and viability of the town centre
- Scheme viability should be further explored through possible redistribution of the height (proposed for the tallest building) and a consideration of height and capacity of the lower built forms (with options to increase the height of these lower elements).
- The Committee discussed the size and proportions of the proposed town square and how this might also assist in delivering a more viable scheme alongside higher levels of affordable housing and might well provide benefits in terms of public usability and organisation. For example, reconfiguring it to be longer and narrower might also help increase spacing and relate more successfully with the Town Hall and its associated functions
- The Committee discussed the impacts that the proposed scheme would have on heritage assets which are in close proximity to the site. It was

noted that the scheme needed to avoid negatively affecting the heritage assets in question.

- Wider uses of the scheme were encouraged such as functioning in conjunction with the town centre, retail and opportunities for employment.
- The design of the scheme could benefit if more glass was included in a similar way to Bernard Weatherill House's exterior design.

Ward Councillor Niroshan Sirisena commented on the presentation.

The Chair thanked the applicants for their presentation.

109/18 **Planning applications for decision**

Councillor Millson arrived to the meeting at 7:18pm.

110/18 **18/02870/FUL 48A Grasmere Road, Purley, CR8 1DW**

Demolition of existing two storey house and single storey garage, erection of two storey plus lower ground floor level building to accommodate seven self-contained dwellings (C3), two off-street car parking spaces, bicycle and refuse stores.

Ward: Purley Oaks and Riddlesdown

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

Jason Sam spoke against the application.

Matthew Corcoran spoke in support of the application.

Councillor Simon Hoar, Ward Councillor, spoke against the application.

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

Councillor Perry proposed a motion to **REFUSE** the application on the grounds of overdevelopment and loss of amenity.
Councillor Millson seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 48A Grasmere Road, Purley, CR8 1DW.

At 9.12pm, the Planning Committee adjourned for a short break.

At 9.22pm, the Planning Committee reconvened.

111/18 **18/00812/FUL 80 Riddlesdown Road, Purley, CR8 1DB**

Demolition of existing building: erection of a three storey building comprising 6 x two bedroom, 2 x three bedroom and 1 x one bedroom flats: formation of associated vehicular access and provision of 9 parking spaces, cycle storage and refuse store.

Ward: Purley Oaks and Riddlesdown

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

Colin Smith spoke against the application.

Mark Philpot spoke in support of the application.

Councillor Simon Hoar, Ward Councillor, spoke against the application.

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

Councillor Streeter proposed a motion to **REFUSE** the application on the grounds of overdevelopment of amenities for various reasons.
Councillor Perry seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 80 Riddlesdown Road, Purley, CR8 1DB.

At 9.52pm, the Committee agreed to lift the guillotine and continued the meeting.

112/18 **18/03241/FUL 81 Higher Drive, Purley, CR8 2HN**

Demolition of the existing dwelling. Erection of a three storey building comprising 2 three bedroom and 7 two bedroom flats. Formation of vehicular access.

Ward: Purley and Woodcote

Mark Philpot spoke in support of the application.

Councillor Simon Brew, Ward Councillor, spoke against the application.

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

Councillor Fraser seconded the motion.

Councillor Perry proposed a motion for a motion to **REFUSE** the application on the grounds of overdevelopment of size and massing and loss of amenity. Councillor Millson seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 81 Higher Drive, Purley, CR8 2HN.

113/18 **18/03701/FUL 39 Russell Green Close, Purley, CR8 2NS**

Demolition of existing dwelling and proposed erection of 2 storey building with lower ground floor and accommodation in roof to provide 9 flats (4 x 1 bed, 3 x 2 bed and 2x 3 bed) with associated car parking and new crossover, amenity space, refuse and cycle stores.

Ward: Purley and Woodcote

At 10.35pm, the fire alarm sounded and the Committee decided to end the meeting.

The Committee postponed consideration of item 6.4 to the next Planning Committee on 25th October 2018.

114/18 **Items referred by Planning Sub-Committee**

There were none.

115/18 **Other planning matters**

There were none.

The meeting ended at 10.36 pm

Signed:

Date: