

## Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 18 July 2019 at 6:31pm  
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 Toni Letts (Chair);  
Councillor Paul Scott (Vice-Chair);  
Councillors Muhammad Ali, Chris Clark, Joy Prince, Jason Perry, Ian Parker,  
Gareth Streeter, Niroshan Sirisena (In place of Sherwan Chowdhury) and  
Badsha Quadir (In place of Scott Roche)

### PART A

152/19 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meeting held on Thursday 4 July 2019 be signed as a correct record.

153/19 **Disclosure of Interest**

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

154/19 **Urgent Business (if any)**

There was none.

155/19 **Development presentations**

There were none.

156/19 **18/05248/PRE 28 Boulogne Road, Croydon, CR0 2QT**

Complete demolition of existing buildings on the site, redevelopment including erection of four blocks up to five stories in height providing 59 self-contained residential units (C3) and 3 commercial units.

Ward: Selhurst

Jeremy Gray from Evolve Housing, Geoff Brocklehurst from HKR Architects and Chris Heather the applicant's agent from Stiles Harold Williams Partnership, attended to give a presentation and respond to Members'

questions and issues raised for further consideration prior to submission of a planning application.

The main issues raised at this meeting were as follows:

- Overall, Members welcomed the delivery of 100 percent affordable housing and helping to meet the need to reduce homelessness. The scheme would be a huge benefit to the borough.
- There were concerns raised about potential overshadowing of the surrounding residential gardens. It was suggested that a tweak on the bulk and mass to the boundaries could provide better sunlighting to the neighbours. The scheme needs to protect surrounding occupier's gardens and sunlight into them.
- Justification for the level of cycle parking and how it would be managed was to be considered in the application.
- The scale of the building and architectural approach with strong brickwork and high quality materials was encouraged.
- Members discussed the existing employment floorspace (how much compared to currently on site), the existing occupiers of the site and where they would be relocated. The Council and Evolve Housing must continue to take a balanced approach going forward, with loss of employment but the delivery of affordable housing.
- There was discussion around the sizes of the units in the scheme, which focused on 1-bed units. Though it did not comply with policy on family units, Members suggested that a balance of the benefits of the scheme in relation to what accommodation can be provided was important.
- The extent of community engagement was questioned and raised as important, particularly with adjoining residents.
- OFFICER NOTE: as explained by officers on the night, they had not had sight of the revised Daylight and Sunlight Report referenced by Geoff Brocklehurst. Officers will need to interrogate this revised document that has very different outputs to the original version submitted to officers. If significant impacts remain (as identified in the original version and highlighted in the officer report) the scheme will need to be amended.

*At 7:22pm Councillor Niroshan Sirisena attended the meeting.*

The Chair thanked the applicants for their presentation, and looked forward to their application returning to the Committee at a later stage.

157/19 **Planning applications for decision**

158/19 **18/06140/FUL Leon House, 233 High Street, Croydon, CR0 1FW**

Demolition of existing retail and office units. Redevelopment of the site to provide a mixed use development within three buildings up to 31 storeys, providing up to 357 residential units (Use Class C3) and flexible units for retail, professional service and food and drink uses (Use Class A1-A5). Creation of a new public square, landscaped communal gardens, and associated highway works; basement car parking; cycle parking; waste storage; and associated works.

Ward: Fairfield

The officers presented details of the planning application and officers responded to questions for clarification.

Mr Richard Katz, Applicant's agent from Deloitte spoke in support of the application.

Councillor Clark proposed a motion for **APPROVAL** of the application based on the officer's recommendation. Councillor Scott seconded the motion.

The motion to approve was put forward 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 Leon House, 233 High Street, Croydon, CR0 1FW.

159/19 **19/01900/FUL 91 Marlpit Lane, Coulsdon, CR5 2HH**

Demolition of single-family dwelling and erection of one 3-storey block, containing 2 x 3-bedroom, 6 x 2-bedroom and 1 x 1 bedroom apartments with associated access, 9 parking spaces, cycle storage and refuse store.

Ward: Old Coulsdon

The officers presented details of the planning application and officers responded to questions for clarification.

Councillor Bird spoke against the application.

Mr Michael White spoke on behalf of the applicant in support of the application.

Councillor Ali proposed a motion for **APPROVAL** of the application based on the officer's recommendation. Councillor Scott seconded the motion. There was a request for the landscaping condition to include potential for local indigenous planting to be included.

Councillor Parker proposed a motion to **REFUSE** the application on the grounds of over-development due to the size and massing, impact on adjoining occupiers and lack of amenity space. Councillor Perry seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 91 Marlpit Lane, Coulsdon, CR5 2HH.

*At 8:37pm the Planning Committee adjourned for a short break.*

*At 8:43pm the Planning Committee reconvened.*

160/19 **19/02110/FUL 40 Woodcote Grove Road, Coulsdon, CR5 2AB**

Demolition of existing dwelling house and replacement with 9 new build apartments and the provision of 6 car parking spaces.

Ward: Coulsdon Town

The officers presented details of the planning application and officers responded to questions for clarification.

Mr David Farrell spoke against the application.

Mr Sam Carr spoke on behalf of the applicant in support of the application.

Councillor Parker proposed a motion to **REFUSE** the application on the grounds of over development and out of keeping in the surrounding area. Councillor Streeter seconded the motion.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendation. Councillor Ali seconded the motion.

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

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 40 Woodcote Grove Road, Coulsdon, CR5 2AB.

161/19 **Items referred by Planning Sub-Committee**

There were none.

162/19 **Other planning matters**

163/19 **Weekly Planning Decisions**

The report was received for information.

164/19 **Planning Appeal Decisions (June 2019)**

The report was received for information.

The meeting ended at 9.13 pm

**Signed:**

**Date:**

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