

## **Planning Committee**

Meeting of Croydon Council's Planning Committee held on Thursday, 21 November 2019 at 6.00 pm 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, Sherwan Chowdhury, Joy Prince, Jason Perry, Ian Parker, Gareth Streeter, Bernadette Khan (In place of Chris Clark) and Michael Neal (In place of Scott Roche)

**Also Present:** Councillor Margaret Bird and Steve O'Connell

**Apologies:** Councillor Michael Neal for lateness

### **PART A**

#### 259/19 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meeting held on Wednesday 6 November 2019 be signed as a correct record.

#### 260/19 **Disclosure of Interest**

In relation to the application item 19/02678/FUL 64 to 74 Whytecliffe Road North, Purley, CR8 2AR, Councillor Khan declared in the interest of openness and transparency that her son has properties in the area.

In relation to the application item 19/03074/FUL 5 Highland Road, Purley, CR8 2HS, Councillor Khan disclosed that she lived in proximity to the address and so withdrew from consideration of this item.

#### 261/19 **Urgent Business (if any)**

There was none.

262/19 **Development presentations**

263/19 **19/02842/PRE Croydon College Annexe, College Road, Croydon, CR9 1DX**

Mixed redevelopment of the site to provide circa 90 flats and a 'Cultural and creative industries enterprise centre'.

Ward: Fairfield

Will Edmonds, Partner at Montagu Evans (the Planning Agent), Paul Fender from ECE Architects and Donncha Murphy from Stonegate Homes (the Applicant) 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:

*At 6:37pm Councillor Neal attended the meeting.*

**Design and massing:** Members welcomed the architectural response for a challenging site (including the twisting building form to address the Fairfield public realm, dynamic design of ground floor and artist studios). Questions were raised about the resilience of the proposed materials and the design of the facades to ensure that they are not stark/harsh when viewed from the public realm. The Architect confirmed that they are currently considering using a white concrete for the taller part of the building. There was support for a sculpture facade to create interest in the building. Members discussed the main tower element, querying whether the Applicant had considered whether there was opportunity for additional height, or architectural crown feature similar to the precedent existing buildings shown in the presentation. Members sought clarification about rationale for the 4-story element to the site.

**Public Realm:** Members welcomed the pedestrian walkway through the site to Barclay Road which would be a significant addition to the area. They questioned whether the undercroft could be increased in size and queried the safety of the undercroft area. Members requested that the undercroft should be well designed, with residential access located to provide high surveillance and well-lit to provide a high quality and safe walkway that would hopefully be well used. It was suggested that a simple walkthrough of the walkway may be helpful to understand how the route works. Members further discussed the finger part of the site, raising concerns that future development above this public realm could be detrimental to the experience and environment of the walkway in terms of safety.

**Affordable Housing:** Members welcomed the 30% at a 54/46 split in favour of affordable rent, and suggested that the location of the provision and dwelling mix should be identified in the scheme.

**Community Space:** Introduction of art studios and a café was welcomed but members suggested there was need for flexibility for the café space and continued resilience of the space. There was also a request that the Applicant explore childcare provision within the scheme.

**Refuse:** Members commented on the refuse arrangements, suggesting that this needs careful consideration and encouraging the Applicant to look at options which would avoid having to use the Barclay Road ramp.

**Balconies:** There was a request for the balconies to be off the living space. The Architect confirmed that this is the case.

**Fairfield Halls:** Members sought confirmation that the development is being designed to ensure that it would not prejudice to the operation on the Fairfield Halls. The Architect confirmed that acoustic testing is being undertaken.

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

#### 264/19 **Planning applications for decision**

The Chair announced that the agenda items would be heard in the following order: 19/03074/FUL 5 Highland Road, Purley, CR8 2HS; 19/03385/FUL 34 Caterham Drive, Coulsdon, CR5 1JF; 19/02678/FUL 64 to 74 Whytecliffe Road North, Purley, CR8 2AR; 19/03410/FUL 22 Purley Knoll, Purley, CR8 3AE and 18/05856/FUL Station Yard, 56 Brigstock Road.

#### 265/19 **19/03074/FUL 5 Highland Road, Purley, CR8 2HS**

Demolition of existing detached house and detached garage and replacement with 9 new apartments in a single block of four / five storeys with parking to the front.

Ward: Kenley

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

Mr Christopher Wyatt spoke against the application.

Mr Paul Lewis, the Architect, spoke in support of the application.

Referring Ward Member Councillor Steve O'Connell spoke against the application.

Councillor Perry proposed a motion to **REFUSE** the application on the grounds of over development by dense of its size and massing, it doesn't comply DM 10.1 A and B, causing loss of amenity for adjoining occupants,

impact on highways and insufficient parking with regards to the new London Plan. Councillor Parker seconded the motion.

Councillor Scott proposed a motion to **APPROVE** 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 five Members voting against.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 5 Highland Road, Purley, CR8 2HS.

266/19 **19/03385/FUL 34 Caterham Drive, Coulsdon, CR5 1JF**

Demolition of existing dwelling and garage and erection of a three storey building comprising 6 flats (3 x 3 bed, 1 x 2 bed and 2 x 1 bed), 3 parking spaces, communal amenity space and cycle / refuse / recycle storage.

Ward: Old Coulsdon

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

Mr Anthony Rumbol spoke against the application.

Mr Tashaan Jain spoke in support of the application.

Referring Ward Member Councillor Margaret Bird spoke against the application.

Councillor Parker proposed a motion to **REFUSE** the application on the grounds of unacceptable flooding risk, over development and out of keeping with the surrounding area. Councillor Perry seconded the motion.

Councillor Scott proposed a motion to **APPROVE** the application based on the officer's recommendations. There was a request for a condition to include that there should be no increase in outflow water from this site that would add to any flooding risk. Councillor Letts 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 34 Caterham Drive, Coulsdon, CR5 1JF.

*At 8:20pm the Planning Committee adjourned the meeting.*

*At 8:20pm Councillor Neal left the meeting.*

*At 8:29pm the Planning Committee resumed the meeting.*

267/19 **19/02678/FUL 64 to 74 Whytecliffe Road North, Purley, CR8 2AR**

Demolition of three pairs of semi-detached houses, erection of a part 3/part 5/part 6 storey building with basement to provide 39 residential units, with associated terraces, disabled car parking spaces, amenity spaces and landscaping.

Ward: Purley Oaks and Riddlesdown

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

Mr Michael Dancey spoke against the application.

Mr Kevin Goodwin the Agent, spoke in support of the application.

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

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 64 to 74 Whytecliffe Road North, Purley, CR8 2AR.

268/19 **19/03410/FUL 22 Purley Knoll, Purley, CR8 3AE**

Demolition of existing buildings; Erection of 7no. apartments and 2no. dwellings and associated works.

Ward: Purley and Woodcote

The officers presented details of the planning application and there was no questions for clarifications.

Mrs Ella Leonard against the application.

Mr Neal Thompson spoke in support of the application.

Councillor Streeter proposed a motion to **REFUSE** the application on the grounds of over development of site, insufficient parking and damage to the street in the area. Councillor Parker seconded the motion.

Councillor Scott proposed a motion to **APPROVE** 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 three 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 three Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 22 Purley Knoll, Purley, CR8 3AE.

269/19 **18/05856/FUL Station Yard, 56 Brigstock Road**

Demolition of existing builders yard buildings, erection of a block comprising a 6 storey building and a part 7, 8 and 9 storey building comprising 58 residential units (26 x 1 bed, 9 x 2 bed and 23 x 3 bed apartments) and two commercial units (Use Class B1c) along with the provision of associated off-street parking and refuse and cycle storage.

Ward: Bensham Manor

Mr Chris Heather spoke on behalf of the applicant in support of the application.

*At 9:49pm the guillotine was lifted for the remainder of this meeting and for the Planning Sub-Committee to convene at the rise of the Planning Committee.*

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

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Station Yard, 56 Brigstock Road.

270/19 **Items referred by Planning Sub-Committee**

There were none.

271/19 **Other planning matters**

272/19 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 9.53 pm

**Signed:**

**Date:**

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