

## Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 27 February 2020 at 6.30pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

### MINUTES

**Present:** Councillor Toni Letts (Chair);  
Councillor Paul Scott (Vice-Chair);  
Councillors Muhammad Ali, Sherwan Chowdhury, Chris Clark, Joy Prince,  
Jason Perry, Scott Roche, Ian Parker and Gareth Streeter

**Also Present:** Councillor Michael Neal, Sue Bennett and Margaret Bird

### PART A

32/20 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meeting held on Thursday 6 February 2020 be signed as a correct record.

33/20 **Disclosure of Interest**

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

34/20 **Urgent Business (if any)**

There was none.

35/20 **Development presentations**

There were none.

36/20 **Planning applications for decision**

The Chair announced that the agenda application items would be heard in the following order: Item 6.5 19/04615/FUL Land rear of 31-33 Croham Valley Road, Facing onto Ballards Rise), South Croydon; Item 6.3 19/03628/FUL 5 Croham Valley Road; Item 6.7 19/05034/FUL 6 Croham Valley Road, South Croydon, CR2 7NA; Item 6.1 19/04987/FUL Land Adjacent To Croydon College, College Road, Croydon, CR0 1PF; Item 6.2 18/06068/FUL 19 Hartley Old Road, Purley, CR8 4HH; Item 6.4 19/03965/FUL 8 Coulsdon

Road, Coulsdon, CR5 2LA and Item 6.6 19/04705/FUL 16-18 Ash Tree Close, Croydon, CR0 7SR

The Chair announced motions in this Committee would hereafter be structured differently. The Chair explained that Members would deliberate on the application item presented, and all Members would then be given the opportunity to speak. Following this, the substantive motion (officer's recommendation) would be voted on, following a proposal and a second. Only if the vote to the substantive motion (officer's recommendation) fell, then would a motion to refuse/approve be considered.

37/20 **19/04615/FUL Land rear of 31-33 Croham Valley Road, (Facing onto Ballards Rise), South Croydon**

Erection of 2 two storey detached buildings with accommodation within the roofspace comprising 8 flats, bin store, formation of vehicular access and provision of 7 parking spaces.

Ward: South Croydon

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

Mr David Rutherford from Croham Valley Resident's Association spoke against the application.

Miss Emily Hall, on behalf of the applicant, spoke in support of the application.

Referring Ward Member Councillor Michael Neal spoke against the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **APPROVE** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Scott with the modification condition to secure the double yellow lines prior to commencement of the works. This was seconded by Councillor Clark.

The substantive motion was carried with five Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Land rear of 31-33 Croham Valley Road, (Facing onto Ballards Rise), South Croydon.

38/20 **19/03628/FUL 5 Croham Valley Road**

Demolition of the existing property and erection of 6 houses (3 houses fronting Croham Valley Road and 3 houses fronting Ballards Farm Close), gardens, car parking, new accesses, refuse and recycling.

Ward: Selsdon & Ballards

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

[Councillor Muhammad Ali, having already given apologies for lateness, had arrived at the meeting during the consideration of this matter at 7:20pm and, in accordance with the Council's constitution, took no part in this item.]

Mr Michael Ryley spoke against the application.

Mr Matt Corcoran, the agent, spoke in support of the application.

Referring Ward Member Councillor Michael Neal spoke against the application.

The Committee deliberated on the application presentation heard before them having heard all speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **APPROVE** the application based on the officer's recommendation with the conditions presented in the report was taken to the vote having been proposed by Councillor Clark and seconded by Councillor Chowdhury.

The substantive motion was carried with five Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 5 Croham Valley Road.

39/20 **19/05034/FUL 6 Croham Valley Road, South Croydon, CR2 7NA**

Demolition of existing house; erection of a two storey building plus roof space to provide 9 apartments; provision of 8 car parking spaces, refuse store and new landscaping.

Ward: South Croydon

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

Mr David Rutherford from Croham Valley Resident's Association spoke against the application.

Miss Claire Swaine, the applicant, spoke in support of the application.

Referring Ward Member Councillor Michael Neal spoke against the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **APPROVE** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Scott and seconded by Councillor Ali.

The substantive motion was carried with six Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 6 Croham Valley Road, South Croydon, CR2 7NA.

*At 8:38pm the Planning Committee adjourned the meeting for a short break.*

*At 8:45pm the Planning Committee reconvened the meeting.*

40/20 **19/04987/FUL Land Adjacent To Croydon College, College Road, Croydon, CR0 1PF**

Redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works.

Ward: Fairfield

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

Agents Mr Simon Bayliss and Mr Simon Toplis, spoke in support of the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **APPROVE** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Roche and seconded by Councillor Scott.

The substantive motion was carried with all ten Members unanimously voting in favour.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Land Adjacent to Croydon College, College Road, Croydon, CR0 1PF, subject to referral to the Mayor and the completion of a legal agreement.

*At 9:30pm the Planning Committee agreed to withdraw the application item 19/03965/FUL 8 Coulsdon Road, Coulsdon, CR5 2LA from this agenda to be heard at a future meeting.*

41/20      **18/06068/FUL 19 Hartley Old Road, Purley, CR8 4HH**

Demolition of a single-family dwelling and erection of a 3 storey block containing 9 flats with associated access, car parking, cycle and refuse storage (Amended plans).

Ward: Purley and Woodcote

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

Ms Susan Lloyd spoke against the application.

Mr James Heyman, spoke on behalf of the applicant, in support of the application.

Ward Member Councillor Margaret Bird spoke on behalf of the referring Ward Member Councillor Simon Brew, against the application.

At 9:58pm Councillor Scott proposed for the guillotine to be suspended for the remaining items to be heard. Councillor Clark seconded the motion.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **APPROVE** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Clark and seconded by Councillor Chowdhury.

The substantive motion was carried with six Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 19 Hartley Old Road, Purley, CR8 4HH.

42/20 **19/03965/FUL 8 Coulsdon Road, Coulsdon, CR5 2LA**

Demolition of the existing property and erection of six new apartments and 2 houses (houses to front Petersfield Crescent), with associated new access, parking, refuse and cycle stores and landscaping.

Ward: Old Coulsdon

THIS ITEM WAS WITHDRAWN FROM THE AGENDA FOR CONSIDERATION IN THE FUTURE.

43/20 **19/04705/FUL 16-18 Ash Tree Close, Croydon, CR0 7SR**

Demolition of the existing dwellings. Erection of 8 dwellings with associated access, parking, refuse and cycle stores.

Ward: Shirley North

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

Mr Andre van Oudheusden spoke against the application.

Mr James Caldwell, spoke on behalf of the applicant, in support of the application.

Referring Ward Member Councillor Susan Bennett spoke against the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **APPROVE** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Scott and seconded by Councillor Ali.

The substantive motion was carried with six Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 16-18 Ash Tree Close, Croydon, CR0 7SR.

44/20 **Items referred by Planning Sub-Committee**

There were none.

45/20 **Other Planning Matters**

46/20 **Weekly Planning Decisions and Performance**

The report was received for information.

47/20 **Planning Appeal Decisions (January 2020)**

The report was received for information.

The meeting ended at 10.40pm

**Signed:**

**Date:**

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