

Planning Committee

Meeting of Croydon Council's Planning Committee held on Wednesday, 6 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, Joy Prince, Jason Perry, Scott Roche, Bernadette Khan (In place of Chris Clark), Leila Ben-Hassel (In place of Sherwan Chowdhury), Helen Redfern (In place of Gareth Streeter) and Badsha Quadir (In place of Ian Parker)

Also Present: Councillor Simon Hoar, Tim Pollard and Sue Bennett

Apologies: Councillors Scott Roche for lateness

PART A

At 6.04pm Councillor Roche arrived at the Meeting

246/19 Minutes of Previous Meeting

RESOLVED that the minutes of the meeting held on Thursday 24 October 2019 be signed as a correct record.

247/19 Disclosure of Interest

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

248/19 Urgent Business (if any)

There was none.

249/19 Development presentations

250/19 19/02988/PRE 443A Brighton Road, South Croydon, CR2 6EU

Proposed redevelopment of the site to provide a residential led, mixed use development comprising 75 residential units (C3) and 338sqm GIA of flexible

commercial space (B1b, B1c and D1), with building heights ranging between 4 and 7 storeys, associated parking and landscaping, and all necessary ancillary and enabling works.

Ward: Purley Oaks and Riddlesdown

Chris Leveret and Alex Giles from DLA Architect, Nick Lawrence from the Developer Age Group and Planning Consultant John Mumby from ICU Projects, 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:

Height – A few Members supported an extra floor rising to 8 storeys on the corner to improve the appearance of the building particularly if this could improve the affordable offer on site. However other Members were not in favour of the extra increase in height.

Design and Massing – Members were supportive for the greater use of materials to help break the massing of the facade. Some concern around the use of red brick.

Parking – Members were undecided on whether the quantum of parking was enough. Though there was consensus that should there be more car parking space on the site, it should not compromise the design of the landscaping/communal garden. It should be demonstrated that vehicles can service the commercial units without affecting the flow of traffic on Brighton Road.

Commercial Space – Members welcomed the commercial space which would create an active frontage but want to be assured that there would be a demand for it.

Three bed units – Members felt that there should be more three bedroom units in the scheme and noted that none of the proposed three bed units are proposed to be affordable.

Windows – Members would like to see improvements to the south west frontage windows by which they could be made larger. Members were also concerned about the overlooking of surrounding residents in relation to the design of balconies to be considered.

Winter Gardens – Members welcomed the winter gardens but noted that the majority were accessed from bedrooms and it would be better if they were accessed from living areas.

Air Quality – Members noted that the location did not have the best air quality and welcomed the winter gardens. Members would also like to see other

design techniques which could be used to improve air quality for the occupants.

Landscaping – Members highlighted the importance that the correct species were specified so they survive in the landscape court yard as some areas of the site do not get any daylight.

Colonnades – Mixed views were expressed about whether the colonnade would create a security issue, with one Member voicing concerns on this issue.

Ward Member Councillor Simon Hoar was invited to share his local viewpoint on the development presentation.

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

251/19 **Planning applications for decision**

252/19 **19/00131/FUL 17 Orchard Avenue CR0 8UB**

Demolition of existing detached house erection of three-storey building with further accommodation in roof space comprising 3 x 1 bedroom flat, 4 x 2-bedroom flats and 1 x 3 bedroom flat, formation of vehicular access and provision of 4 associated parking spaces and refuse storage.

Ward: Shirley North

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

Ms Susannah Angold spoke against the application

Mr Alan Gunne-Jones spoke in support of the application.

Ward Member Cllr Bennett spoke on behalf of the referring Ward Member Councillor Richard Chatterjee against the application

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendation. Councillor Ali seconded the motion. There was a request for a wildlife area in the scheme to be part of the landscape condition. There was a suggestive request for a green roof to be considered.

Councillor Roche proposed a motion to **REFUSE** the application on the grounds of insufficient parking, intensity on the red route and insufficient private amenity space on the upper units. 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 17 Orchard Avenue, CR0 8UB.

253/19 **19/03203/FUL 116 Riddlesdown Road, Purley, CR8 1DD**

Demolition of existing 4 bedroom, two storey detached house and the erection of new 4 storey building including basement and roof accommodation to provide 8 units including associated access, parking, landscaping, as well as internal refuse and cycle storage.

Ward: Purley Oaks and Riddlesdown

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

Ms Nimmi Channa and Mr Adam Doyle spoke against the application.

Referring Ward Member Councillor Hoar spoke against the application.

Councillor Perry proposed a motion to **REFUSE** the application on the grounds of over development by extent of its size and massing, not compliant with the London Plan parking standards. Councillor Roche seconded the motion.

Councillor Letts 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 six 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 and one Member abstaining their vote.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 116 Riddlesdown Road, Purley, CR8 1DD.

254/19 **19/03118/FUL 3 West Hill, South Croydon, CR2 0SB**

Demolition of existing 2 storey detached house & garage. Erection of a four storey flatted block comprising 9 apartments including associated communal amenity space, landscaping, parking, access, cycle and refuse storage.

Ward: Sanderstead

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

Mr Simon David spoke against the application.

Mr Patrick Stroud spoke in support of the application.

Ward Member Cllr Tim Pollard spoke on behalf of the referring Ward Member Councillor Yvette Hopley against the application.

Councillor Perry proposed a motion to **REFUSE** the application on the grounds of over development by dense of size and massing, design out of character with local street scene contrary to DM10.1 A, B and C, loss of amenity to adjoining occupiers and insufficient parking contrary to London Plan Policy 6.13. Councillor Redfern seconded the motion.

Councillor Scott proposed a motion to **REFUSE** the application on the grounds of the quality of design not in keeping with the character of the area. Councillor Ali seconded the motion.

The motion to refuse (on grounds of overdevelopment, out of character, loss of amenity and insufficient parking) was put forward to the vote and fell with four Members voting in favour, five Members voting against and one Member abstaining their vote.

The motion to refuse (on grounds of design out of character) was put forward to the vote and carried with nine Members voting in favour and one Member abstaining their vote.

The Committee therefore **RESOLVED** to **REFUSE** (on grounds of design out of character) the application for the development of 3 West Hill, South Croydon, CR2 0SB.

255/19 Items referred by Planning Sub-Committee

There were none.

256/19 Other planning matters

257/19 Weekly Planning Decisions and Performance

The report was received for information.

258/19 Planning Appeal Decisions (October 2019)

The report was received for information.

The meeting ended at 9.32 pm

Signed:

.....

Date:

.....