

## **Planning Committee**

Meeting of Croydon Council's Planning Committee held virtually on Thursday, 5 November 2020 at 6:30pm via Microsoft Teams.

This meeting was Webcast – and is available to view via the Council's Web Site

### **MINUTES**

**Present:** Councillor Chris Clark (Chair);  
Councillor Leila Ben-Hassel (Vice-Chair);  
Councillors Paul Scott, Clive Fraser, Toni Letts, Scott Roche, Gareth Streeter, Ian Parker, Lynne Hale and Joy Prince (In place of Callton Young)

### **PART A**

#### **259/20 Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meetings held on Thursday 15 October 2020 and Thursday 22 October 2020 be signed as a correct record.

#### **260/20 Disclosure of Interest**

In relation to the non-decision item, 8.2 - 18/00547/FUL Re Crystal Palace Football Club - for member briefing, Councillor Chris Clark disclosed that he is a football fan of Crystal Palace Football Club and also supports the Crystal Palace Foundation for Life. It was also noted that the decision for this item was concluded in 2018 before his membership on the planning committee.

#### **261/20 Urgent Business (if any)**

There was none.

#### **262/20 Development presentations**

#### **263/20 19/03679/PRE re 96-98 George Street, Croydon**

Proposed demolition of existing buildings. Redevelopment to provide 11 storey building comprising office (Class B1 use) with ground floor cafe/restaurant (Class A1/A3 use).

Ward: Fairfield

Mr Guy Bransby and his colleagues Oliver Richards and Robert Vasili, the Architects, and Andrew Thomson the developer and land owner, 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:

- Loss of residential: Members were concerned of how it would be justified and whether there should be financial contributions to justify the loss of residential homes. There were questions around the mixed use development; overall the commercial use was welcomed by Members.
- Design: There were positive remarks on the design, and the influence of the design including the weave was well received though requires further development. There were questions from Members for further detail on the footprint and height of the tower, and the proximity to 101 George Street, in relation to the adjoining neighbouring impact and demonstrating that it is acceptable.
- Ground floor use: There were discussions for a requirement of an active ground floor use, with flexibility for space to incorporate other uses and activity and how it relates to the public square. Further questions around the marketing for alternative use such as NHS walk-in centre was discussed.
- Public Realm: A requirement of flexibility; and the microclimate is required to be tested and activated.
- Trees: There was a request for a lot of trees, greening of the space was encouraged; there was support for the roof garden, though more detail on how it would work as a space was required - the microclimate for the roof space was acceptable.
- Parking: Following questions around this, it was confirmed that there were two disabled parking spaces for this development.
- Art: The inclusion on areas for art was welcomed with competition with the design brief adding historic elements.
- Public consultation: There was encouragement for public consultation.

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

265/20 **18/05930/FUL Re 2 Vincent Road, Croydon**

Demolition of existing dwelling. Erection of 3 storey building comprising 7 flats with associated amenity space, refuse and cycle storage and other associated alterations (Amended Plans).

Ward: Addiscombe West

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

Mr Paul Jacob, the architect, 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 **GRANT** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Clive Fraser. This was seconded by Councillor Ben- Hassel.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 2 Vincent Road, Croydon.

266/20 **Items referred by Planning Sub-Committee**

There were none.

267/20 **Other planning matters**

268/20 **Weekly Planning Decisions**

The report was received for information.

269/20 **18/00547/FUL Re Crystal Palace Football Club - for member briefing**

The report was received as information to note.

The meeting ended at 7.48 pm

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**Signed:**

**Date:** .....