

Planning Committee

Meeting of Croydon Council's Planning Committee held virtually on Thursday 25 February 2021 at 6pm 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 Clive Fraser, Lynne Hale, Ian Parker, Joy Prince, Scott Roche, Paul Scott, Gareth Streeeter and Bernadette Khan (In place of Toni Letts)

Also Present: Councillor Badsha Quadir, Stuart King and Tim Pollard

Apologies: Councillor Joy Prince for lateness

PART A

27/21 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 4 February 2021 be signed as a correct record.

28/21 **Disclosure of Interest**

Councillor Chris Clark declared a non-peculiarly interest with in relation to item 20/02136/FUL The Sandrock 152 Upper Shirley Road Croydon CR0 5HA by personally knowing the objector speaking at the meeting. There had been no prior discussion of the application with the objector.

29/21 **Urgent Business (if any)**

There was none.

30/21 **Development presentations**

31/21 **20/02134/PRE 20-24 Mayday Road, Thornton Heath, CR7 7HL**

Demolition of existing commercial (light industrial) buildings. Erection of replacement residential buildings providing (circa) 64 new dwellings with associated amenity space, parking, landscaping.

Ward: West Thornton

John Cutler and Jeff Field from Strutt & Parker/ BNP Paribas Real Estate, Nick Lawrence from Aitch Group, Rick Bhatia, Alex Whythe and Anthony Kong from Alan Camp Architects, and Tom Marley from Development Intelligence, attended to give a presentation and responded 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 employment on the site** – Members requested for clarification that the policy test has been achieved and with previous occupants
- **Ground floor space** – Comments made for the ground floor use with commercial and crèche spaces
- **Scale massing** – This was well received by Members that it was developing well, though there were concerns on the location and proximity to boundaries at Block B and C, and impact with adjoining occupiers.
- **Courtyard** – this arrangement was welcomed by Members. There was encouragement for brick work materials to be reviewed to break up the mass and provide greater interest.
- **Reduction in the number of homes** – Comments were made regarding the density of the development and the need to ensure a good quality development
- **Height** – Members commented that this needed to be demonstrated with the adjoining occupiers. Several Members stressed the importance of testing the sunlight and daylighting issues and demonstrating that as part of the planning application.
- **Mix** – the mix of the family unit was seen positive by Members, though comments were made to ensure that family units could be increased in accordance with policy.
- **Green space** – Members encouraged the applicant to review the landscape area and to engage landscape architects to ensure sufficient play space was provided to meet all needs of future occupiers. The landscaping and new trees provision were also welcomed by Members.
- **Roof** – there was an encouragement for the flat roofs to be green roofs
- **Liveability of the development** – there were questions from Members regarding the number of units proposed in the development and whether this is in line with the PRP comments; further comments of the refuse and how that would fit into the plans, to ensure it worked with the residents and for collection operatives of waste recycling and bulky goods.
- **Affordable Housing** – affordable housing was stressed by Members
- **Parking permits** – there was support from Members for a car free development providing it was conveyed to future residence in that they would have no access to parking permits.
- **Security issues** – Members discussed the security from adjacent uses and the need for lighting and encouraged contact with the secure by design officers.

- **Engagement with residents** – this was encouraged by Members before the application was to be submitted.
- **Soundproof** – there were questions around the soundproof, though it was confirmed that it did not fall within the planning matters, the developers were encouraged to address with the building regulations to ensure all the necessary standards would be met.

Ward Councillor Stuart King addressed to the committee his local viewpoints of the application.

At 6:55pm Councillor Joy Prince attended the meeting.

The Chair thanked the developers.

32/21 **Planning applications for decision**

33/21 **20/00107/FUL 2 - 4 Addington Road, South Croydon, CR2 8RB**

Demolition of two semi-detached dwelling houses and the erection of 4/5 storey building to provide 19 residential units, with associated provision of 20 off-street car parking spaces, access, cycle and refuse storage and landscaping.

Ward: Sanderstead

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

Ms Jill Barrett and Mr Craig Button spoke against the application.

Mr Ian Coomber, on behalf of the agent, spoke in support of the application.

The referring Ward Member Councillor Tim Pollard 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.

There was information from officers to Members that the car club would be included to the condition.

The substantive motion to **GRANT** the application based on the officer's recommendation as amended was taken to the vote having been proposed by Councillor Paul Scott. This was seconded by Councillor Joy Prince.

The substantive motion was 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 2 - 4 Addington Road, South Croydon, CR2 8RB.

34/21 **20/02136/FUL The Sandrock 152 Upper Shirley Road Croydon CR0 5HA**

Two storey side and rear extension to The Sandrock Public House to provide an enlarged service area (including front seating area) to the existing pub (Sui Generis) and conversion of the upper floors including extensions to form 4 flats and construction of a three storey building to the rear comprising 11 flats and 4 houses; hard and soft landscaping; communal/amenity/play space; car parking between the two buildings; new crossover along Sandrock Place; boundary treatment and refuse and cycle provision.

Ward: Shirley South

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

Mr David Percival spoke against the application.

Mr Joe Haines, the applicant's agent, 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.

At 9:46pm in accordance to section 2.10 (6) in Part 3 – Responsibility for Functions of the constitution, Councillor Chris Clark proposed the motion to suspend the guillotine and this was unanimously agreed by Members of the Committee. The motion to suspend the guillotine was put forward to the vote and was unanimously approved.

The substantive motion to **GRANT** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Paul Scott. This was seconded by Councillor Joy Prince.

The substantive motion fell with two Members voting in favour and eight Members voting against.

Councillor Clive Fraser and Councillor Leila Ben Hassel proposed a motion to **REFUSE** the application on the grounds of over development of site including daylight and sunlight issues, operational carpark for future provision, lack of integration of the housing element into the local listed building; impact on neighbours. Councillor Streeter seconded the motion.

The motion to refuse was taken to a vote and carried with eight Members voting in favour and two Members voting against.

The Committee therefore **RESOLVED** to **REFUSE** the application for the development of The Sandrock 152 Upper Shirley Road, Croydon, CR0 5HA.

At 10:19pm the Committee adjourned for a short break.

At 10:26pm the Committee resumed the meeting.

35/21 **20/01625/FUL 14 Oakwood Avenue, Purley CR8 1AQ**

Demolition of 1 no. detached family house and erection of 1 no. apartment blocks, comprising 20 new apartments, with associated hard and soft landscaping etc.

Ward: Purley and Woodcote

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

36/21 **20/06224/FUL 922 - 930 Purley Way, Purley, CR8 2JL**

Demolition of existing 5 residential dwellings and erection of residential development formed of 3 blocks of flats ranging from 6 - 12 storey's comprising 155 flats with associated land level alterations, landscaping, access, cycle and car parking.

Ward: Purley and Woodcote

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

Mr Chris Philp spoke against the application.

Miss Isobel McGeever, the applicant's agent, spoke in support of the application.

The referring Ward Member, Councillor Badsha Quadir 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.

During the deliberation Councillor Bernadette Khan had lost connection and did not hear the full account of the debate, therefore was not able to participate in the vote in accordance to section 7.1 Part 4K – Planning and Planning Sub-Committee Procedure of the constitution.

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 Paul Scott.

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

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Councillor Gareth Streeter proposed a motion to **REFUSE** the application on the ground of over development of site in relation to the height of the building and an unacceptable compromise of local amenity including loss or damage to heritage asset. Councillor Ian Parker seconded the motion.

The motion to refuse was taken to a vote and fell with four Members voting in favour and five Members voting against.

Councillor Paul Scott proposed for a motion to **DEFER** the application on the grounds of the tenure split to address a closer 60/40 split in favour of rented accommodation, further discussion of the 3-bed and larger units, and the review of the height of the development. Councillor Clive Fraser seconded the motion.

The motion to defer was taken to a vote and carried with eight Members voting in favour and one Member voting against.

The Committee therefore **RESOLVED** to **DEFER** the application for the development of 922 - 930 Purley Way, Purley, CR8 2JL.

37/21 Items referred by Planning Sub-Committee

There were none.

38/21 Other planning matters

39/21 Weekly Planning Decisions

The report was received for information.

The meeting ended at 0.20am

Signed:

Date: