

Planning Committee

Meeting of Croydon Council's Planning Committee held virtually on Thursday, 4 June 2020
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 Paul Scott (Vice-Chair);
Councillors Leila Ben-Hassel, Ian Parker and Gareth Streeter

Also Present: Councillor Steve O'Connell

Apologies: Councillors Toni Letts, Muhammad Ali, Sherwan Chowdhury, Joy Prince, Jason Perry and Scott Roche

PART A

104/20 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 21 May 2020 be signed as a correct record.

105/20 **Disclosure of Interest**

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

106/20 **Urgent Business (if any)**

There was none.

107/20 **Development presentations**

There were none.

108/20 **Planning applications for decision**

The Chair announced that the agenda application items would be heard in the following order: 20/00168/OUT Coombe Bank 6 Church Road, Kenley, CR8 5DU; 17/04594/FUL Little Hayes Nursing Home, 29 Hayes Lane, Kenley, CR8 5LF; 20/00277/FUL 8 Woodcote Drive, Purley, CR8 3PD; 20/00331/FUL Fir

Hollow, 35 Uplands Road, Kenley, CR8 5EE; and 19/05962/FUL Lonsdale House, Lonsdale Road, South Norwood, SE25 4JL.

109/20 **20/00168/OUT Coombe Bank 6 Church Road, Kenley, CR8 5DU**

Outline planning permission for the demolition of existing dwelling house and erection of a part three; part four storey (including excavation) building comprising 9 self-contained flats (6x2 bed and 3x 3 bed); car parking; cycle and refuse provision; hard and soft landscaping; amenity space and external alterations (Access, Appearance, Layout and Scale only) (Amendments to the scheme to include fenestration, massing and external alterations).

Ward: Kenley

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

Ms Sarah Cresswell provided a written statement in objection to the application. This was read out by the committee clerk.

Mr Martyn Avery, the applicant's agent, provided a written statement in support of the application. This was read out by the committee clerk.

Councillor Steve O'Connell addressed the Committee, in his capacity as Ward Councillor, and expressed his concern for 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 Paul Scott. This was seconded by Councillor Leila Ben-Hassel.

The substantive motion was carried with three Members voting in favour and two Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Coombe Bank 6 Church Road, Kenley, CR8 5DU.

110/20 **17/04594/FUL Little Hayes Nursing Home, 29 Hayes Lane, Kenley, CR8 5LF**

Demolition of existing buildings and erection of two four storey buildings with a linked glazed walkway to provide 24 residential apartments (1 x 1-bed, 19 x 2-bed and 4 x 3-bed), 18 parking spaces, amended and new accesses,

alterations to ground levels, associated landscaping including private amenity space and communal roof top amenity space with a play area.

Ward: Kenley

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

Mrs Jane Harding, local resident, and Mr Geoff James, on behalf of the Kenley & District Residence Association, provided written statements in objection to the application. These were read out by the committee clerk.

Ms Eleanor Smith, the applicant's agent, provided a written statement in support of the application. This was read out by the committee clerk.

Councillor Steve O'Connell addressed the Committee, in his capacity as Ward Councillor, and expressed his concern for 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, which included the restriction on parking permits as highlighted in the addendum, was taken to the vote having been proposed by Councillor Paul Scott. This was seconded by Councillor Leila Ben-Hassel.

The substantive motion was carried with three Members voting in favour and two Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Little Hayes Nursing Home, 29 Hayes Lane, Kenley, CR8 5LF.

111/20 **20/00277/FUL 8 Woodcote Drive, Purley, CR8 3PD**

Demolition of existing detached dwelling and garage; erection of a detached three storey property comprising nine flats; formation of new access, provision of car parking, cycle storage, refuse and recycling store, and hard and soft landscaping.

Ward: Purley and Woodcote

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

The Committee deliberated on the application presentation heard before them 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 Leila Ben-Hassel. This was seconded by Councillor Paul Scott.

The substantive motion was carried with three Members voting in favour and two Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 8 Woodcote Drive, Purley, CR8 3PD.

112/20 **20/00331/FUL Fir Hollow, 35 Uplands Road, Kenley, CR8 5EE**

Demolition of existing dwelling and attached garage. Erection of 6 town houses and associated parking and access road.

Ward: Kenley

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

Ms Patricia Keating provided a written statement in objection to the application. This was read out by the committee clerk.

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.

Councillor Leila Ben-Hassel proposed a condition, seconded by the Chair, to introduced removable bollards to the turning point within the site. The Committee voted on this condition and unanimously agreed for the officers to find a suitable solution to prevent parking in the turning point, such as removable bollards, and introduce these to the site.

A second condition was proposed by the Chair and seconded by Councillor Scott, to ensure that the access was not gated was through the removal of permitted development rights. Following clarification that that would not restrict residents from replacing garden fences, the Committee voted on this condition and unanimously agreed with it.

The Committee unanimously agreed for the removal of PD rights in regards to gating.

The substantive motion to **APPROVE** the application based on the officer's recommendation, including the agreed amendments as detailed above, was

taken to the vote having been proposed by Councillor Ian Parker. This was seconded by Councillor Leila Ben-Hassel.

The substantive motion was carried with unanimously with the five Members voting in favour.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Fir Hollow, 35 Uplands Road, Kenley, CR8 5EE.

113/20 **19/05962/FUL Lonsdale House, Lonsdale Road, South Norwood, SE25
4JL**

Demolition of existing house and garage, erection of a part one/part two/part three/part four storey building comprising 3 flats and fronting Lonsdale Road, and erection of 3 detached two storey houses in rear, provision of associated off-street parking, refuse storage, cycle storage, and associated landscaping and boundary treatment.

Ward: Woodside

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

Ashvin de Vos, the applicant's agent, provided a written statement in support of the application. This was read out by the committee clerk.

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.

Councillor Leila Ben-Hassel proposed for the current condition regarding the landscaping of the walls to be extended to include the wall surrounding the playspace/development to be a green wall. This motion was seconded by the Chair and agreed by the Committee.

Councillor Leila Ben-Hassel proposed a condition be agreed for the full detail on the balustrading material to be submitted to officers for final approval; this was seconded by the Chair and agreed by the Committee.

The substantive motion to **APPROVE** the application based on the officer's recommendation, and including the agreed amendments as stated above, was taken to the vote having been proposed by Councillor Leila Ben-Hassel. This was seconded by Councillor Paul Scott.

The substantive motion was carried with three Members voting in favour and two Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Lonsdale House, Lonsdale Road, South Norwood, SE25 4JL.

114/20 **Items referred by Planning Sub-Committee**

There were none.

115/20 **Other planning matters**

116/20 **Weekly Planning Decisions**

The officer presented the report, which provided a list of cases determined since the previous Planning Committee.

The Chair thanked the officer for the report and suggested that there could be a future standing report to outline the amount and type of enforcement activity completed by the Planning department. The officer noted that a report being presented on an ad hoc basis would be more suitable, and that the department would look in to how this could be reported.

The meeting ended at 9.46 pm

Signed:

Date:

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