

## **Planning Committee**

Meeting of Croydon Council's Planning Committee held on Thursday, 29 July 2021 at 6.02pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

### **MINUTES**

**Present:** Councillor Chris Clark (Chair);  
Councillor Leila Ben-Hassel (Vice-Chair);  
Councillors Joy Prince, Clive Fraser, Humayun Kabir, Jamie Audsley, Gareth Streeter, Ian Parker, Michael Neal (In place of Lynne Hale) and Richard Chatterjee (In place of Scott Roche)

**Also Present:** Councillors Luke Clancy and Lynne Hale

**Apologies:** Councillor Humayun Kabir for lateness

### **PART A**

93/21 **Minutes of Previous Meeting**

The Committee agreed to consider the minutes to the meeting held on Thursday 15 July at the next meeting.

94/21 **Disclosure of Interest**

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

95/21 **Urgent Business (if any)**

There was none.

96/21 **Development presentations**

There were none.

97/21 **Planning applications for decision**

98/21 **20/01397/FUL 1-3 South Drive, Coulsdon, CR5 2BJ**

Demolition of existing buildings, and erection of a part 5, part 6 storey (plus lower ground floor) block of flats and associated car parking, cycle parking, bin storage and landscaping.

Ward: Coulsdon Town

The officers presented details of the planning application.

*Councillor Humayun Kabir (having already given apologies for lateness) attended the meeting during the presentation of the planning application at 6:10pm. In accordance with the Council's Constitution, the Chair informed the Committee that Councillor Kabir would not take part in the vote on this application as he was not present at the start, and took no part in this item.*

Following the presentation, officers responded to questions for clarification.

Mr Ronald Jones spoke against the application.

Ms Natalie Gentry and Mr Steve Nunn, spoke on behalf of the applicant in support of the application.

The referring Ward Member Councillor Luke Clancy 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 **GRANT** the application based on the officer's recommendation was proposed by Councillor Clive Fraser. This was not supported.

Councillor Leila Ben-Hassel proposed for a motion to **REFUSE** the application on the grounds of height, size and mass resulting in an overdevelopment of the site; and intrusion and overlooking causing impact on neighbouring properties. This was seconded by Councillor Ian Parker.

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

The Committee **RESOLVED** to **REFUSE** the application for the development at 1-3 South Drive, Coulsdon, CR5 2BJ.

99/21

**21/00338/FUL 116 Reddown Road Coulsdon CR5 1AL**

Demolition of existing dwelling and erection of two 3 storey terraced blocks comprising 8 3 bedroom dwelling houses with associated access, 8 parking spaces, cycle storage and refuse store at 116 Reddown Road, Coulsdon, CR5 1AL.

Ward: Coulsdon Town

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

Ms Maureen Levy spoke against the application.

Mr Chris Moore spoke on behalf of the applicant's agent, spoke in support of the application.

The referring Ward Member Councillor Luke Clancy 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.

Councillor Leila Ben-Hassel proposed for the hard and soft landscape condition to be reworded for the maximum permeable pavement to be used on hard areas.

The substantive motion to **GRANT** the application based on the officer's recommendation inclusive of the amended conditions was proposed by Councillor Clive Fraser. This was seconded by Councillor Humayun Kabir.

The motion to approve was taken to a vote and carried with six Members voting in favour and four Members voting against.

The Committee **RESOLVED** to **GRANT** the application for the development at 116 Reddown Road Coulsdon CR5 1AL.

*At 8:16pm the Committee adjourned the meeting for a short break.*

*At 8:23pm the Committee resumed the meeting.*

100/21 **21/01619/FUL 158 Purley Downs Road, South Croydon CR2 0RF**

Demolition of existing dwelling and garage and erection of two 3-storey buildings, comprising of 7 residential units with associated parking, cycle, refuse storage and landscaping.

Ward: Sanderstead

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

Mr Tom Standish spoke against the application.

Mr Arjun Singh spoke on behalf of the applicant in support of the application.

Ward Member Councillor Lynne Hale spoke on behalf of the referring Ward Member Councillor Yvette Hopley against the application.

Officers advised the Committee of some inaccuracies within paragraph 8.37 of the report. The corrections were outlined as below:

- Policy DM10.6 seeks to protect the first 10m of outdoor private garden space to property no.160 Purley Downs Road and no.1 North Downs.
- Relationship of the windows in the rear elevation to the amenity space is no different to other nearby property, and the rear elevation is less deep to property no.1 North Downs existing rear elevation, therefore no detrimental impact to neighbours of overlooking.
- Overbearing impact is protected close to the rear boundary.

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 Chris Clark proposed for a condition for details of the finished land levels of the proposed dwellings and levels of amenity spaces and roots throughout the sites are to be submitted for approval; and an amendment to condition 13 of the landscaping condition to require details to be agreed including boundary treatments to ensure privacy to the neighbouring properties and semi-mature planting to replace the hedge to the front of site.

The substantive motion to **GRANT** the application based on the officer's recommendation inclusive of the additional conditions was proposed by Councillor Clive Fraser. This was seconded by Councillor Joy Prince.

The motion to approve was taken to a vote with five Members voting in favour and five Member voting against. The Chair used his casting vote and voted in favour of the substantive motion.

The Committee **RESOLVED** to **GRANT** the application for the development at 158 Purley Downs Road, South Croydon CR2 0RF.

*At 9:30pm the Planning Committee adjourned the meeting for a short break due to a disruption in the Town Hall Chambers.*

*At 9:36pm the Planning Committee resumed the meeting.*

*Due to technical issues, at 9:39pm the Planning Committee adjourned the meeting. At 9:53pm the Planning Committee resumed the meeting.*

*At 9:54 in accordance with section 6.8 in Part 4K of the Planning and Planning Sub-Committee Procedure of the Constitution, the Chair 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.*

*At 9:58pm the Planning Committee adjourned the meeting.  
At 10:01pm the Planning Committee resumed the meeting.*

101/21 **20/04128/FUL 22 Hartley Down Purley CR8 4EA**

Demolition of the existing dwelling and erection of a three storey building containing 7 flats.

Ward: Purley and Woodcote

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

Ms Michelle Parmenter spoke against the application.

Mr Pierre Lombard spoke on behalf of the applicant 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 proposed by Councillor Humayun Kabir. This was seconded by Councillor Jamie Audsley.

The motion to approve was taken to a vote and carried with six Members voting in favour and four Members voting against.

The Committee **RESOLVED** to **GRANT** the application for the development at 22 Hartley Down Purley CR8 4EA.

102/21 **Items referred by Planning Sub-Committee**

There were none.

103/21 **Other planning matters**

104/21 **Weekly Planning Decisions**

This report was received for information.

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The meeting ended at 10.39 pm

**Signed:**

**Date:** .....