

Planning Committee

Meeting held on Thursday, 15 December 2022 at 6.00 pm in Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Michael Neal (Chair);
Councillor Leila Ben-Hassel (Vice-Chair);
Councillors Ian Parker, Sean Fitzsimons, Gayle Gander, Mark Johnson,
Humayun Kabir, Joseph Lee and Ellily Ponnuthurai

Also Present: Councillor Patricia Hay-Justice

Apologies: Councillors Clive Fraser, Humayun Kabir (Lateness), Sean Fitzsimons (Lateness) and Holly Ramsey

PART A

1/22 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meetings held on Thursday 20 October 2022 and Thursday 10 November 2022 be signed as correct records.

2/22 **Disclosure of Interest**

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

3/22 **Urgent Business (if any)**

There was none.

4/22 **Development presentations**

5/22 **21/06269/PRE - Croydon Park Hotel, 7 Altyre Road, Croydon, CR9 5AA**

To demolish the existing buildings and erect a development to provide approximately 450 residential units (Use Class C3, as build to rent), internal and external amenity space, together with associated wheelchair accessible vehicle parking, cycle parking, landscaping, play areas and works.

Ward: Addiscombe West

Councillor Fitzsimons arrived in the chamber at 6.18pm.

Councillor Kabir arrived in the chamber at 6.19pm.

Raj Kotecha and Simon Toplis attended to give a presentation and respond to Members' questions and issues raised for further consideration, prior to the formal submission of a planning application.

The Members of the Committee viewed a model of the scheme and environs immediately after Mr Kotecha and Mr Toplis gave their presentation, prior to any questions or feedback from Members.

The Ward Councillor, Councillor Hay-Justice, addressed the committee with her view on the proposed development. The below gives a summary:

- There are three tall buildings in place already close to the site
- The proposed development would dominate the skyline of the local area
- Impact on NLA tower
- View of the NLA tower from Park Hill park would be blocked
- Height and mass were incongruent with residents' homes where there typically traditional low rise homes
- The towers were far too high
- The potential 450 households would intensify the site
- High turnover of residents could increase the amount of fly tipping
- Integrity of water supply and space for evacuation
- Minimal communal space

The main issues raised at this meeting by Members of the Committee were as follows:

Principle

- Sorry for loss of much-loved Hotel
- Prime location 200m from East Croydon station
- Do not want site derelict and abandoned
- Loss of employment from loss of hotel
- Need for housing
- Questioned whether student accommodation had been considered

Height

- Site can take some height, but a concern at this height could set a precedent
- Concerned not part of the cluster of tall buildings, distinction between sides of the railway line
- Height more akin to NLA Tower, Altitude 25 and Pocket could be more appropriate

Design

- Should not compete with NLA Tower
- Materiality competes, should consider a softer palette
- Contrast between surroundings is too much of a change
- Needs to relate better to Pocket and Altitude 25
- Questions around terracotta and materials
- Balcony materials important - linked to privacy
- Relationship between blocks successful and design works

Affordable housing

- Questions around location, type, service charges, use of facilities and maintenance and whether secured in perpetuity
- Questioned where 20% has come from and need for viability to have been worked through

Mix and standard

- Questioned mix beyond family provision - seems quite a high proportion of one-bed
- Dual aspect units important
- Questions around Build to Rent experience of the developer
- Pollution from the road and impact for future occupiers
- Spaces needed for different uses, including prayer and disabled/elderly

Residential impact

- Residents concerned about what is coming forward
- Questioned how the scheme has amended through consultation
- Questions around microclimate and noise
- Daylight and sunlight impacts need to be considered, bearing in mind lower rise in Altyre Road
- Relationship to Altitude 25 important

Public realm

- Generosity of pavement and public realm needed
- Welcome public realm approach of green link and tree retention
- Links to Park Hill should be improved - suggestion of working with Park Hill community groups
- Blue infrastructure important

Other

- Car parking numbers and impact on congestion
- Refuse and bulky items need to be factored in
- Support the sustainability approach
- Questioned the name of the development

6/22 **Items referred by Planning Sub-Committee**

There were none.

7/22 **Other planning matters**

There were none.

8/22 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 9.00 pm

Signed:

Date:

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