

Planning Sub-Committee

Meeting held on Thursday, 22 February 2024 at 6.34 pm in Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Michael Neal (Chair);
Councillor Clive Fraser (Vice-Chair);
Councillors Ian Parker, Lara Fish, Mohammed Islam and Appu Srinivasan

Also Present: Councillors Lynne Hale and Samir Dwesar

Apologies: Councillors Sean Fitzsimons and Humayun Kabir

PART A

20/24 **Minutes of the previous meeting**

RESOLVED that the minutes of the meeting held on Thursday, 25 January 2024 be signed as a correct record.

21/24 **Disclosure of Interest**

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

22/24 **Urgent Business (if any)**

There was none.

23/24 **Planning applications for decision**

24/24 **23/03091/FUL - 31 Copthorne Rise, South Croydon, CR2 9NN**

Demolition of a detached garage, alterations to land levels and erection of a detached single storey dwellinghouse with accommodation within the roof space, formation of a vehicular accesses and car parking spaces (including an access and parking space for the host property), provision of associated cycle and refuse storage.

Ward: Sanderstead

The officer presented details of the planning application and in response to members' questions explained that:

- The retained garden for the host property had increased from 12m to 15m, this complied with the minimum garden size guidance set out in DM10.
- The distance from the rear elevation of house number 31 to the proposed development had increased by 0.5m compared to the proposal in the application which had previously been refused.
- The height of the proposed development had decreased by 2.3m.
- There was a general requirement for a distance of 18m-21m between the rear and front windows of two properties, however, as the proposed development would not have any windows facing the new dwelling the proposed 16m distance between the host and new property was sufficient.
- The distance between the front of the new property and the properties opposite was 21.8m.
- The site coverage of the two dwellings in the application that was previously refused was 134m sqm and the site coverage of the proposed development was 108sqm.

Teresa Mills spoke in objection to the application, James Caldwell spoke in support of the meeting and ward Member Councillor Lynne Hale addressed the Committee with her views on the application. After the speakers had finished, the sub-committee began the deliberation, during which they raised the following points:

- Most of the objections to the previous scheme had been overcome.
- There was a need for a mix of properties in Croydon and the proposed development would help to address this issue.
- There were some concerns regarding overlooking into the host and neighbouring properties.
- The application was policy compliant.
- There were concerns of the separation distance between 31 and the side elevation.
- The proposed development would help to address the housing need within the borough.
- The developers had clearly taken feedback on their previously refused application into account and had made substantial changes to the proposed development.
- The proposed development would provide the host property with an extensive garden which was appreciated.

The substantive motion to GRANT the application based on the officer's recommendation was proposed by Councillor Parker. This was seconded by Councillor Fraser.

The motion to grant the application was taken to a vote and carried with six Members voting in favour.

The Committee RESOLVED to GRANT the application for the development at 31 Copthorne Rise, South Croydon, CR2 9NN.

25/24 **23/02249/FUL - 60 Woodcote Valley Road, Purley, CR8 3BD**

Demolition of existing dwelling; Erection of five new dwellings with associated access, car parking, refuse storage, cycle parking and private amenity spaces.

Ward: Purley & Woodcote

The officer presented details of the planning application and in response to members' questions explained that:

- Building regulations stipulated that electric vehicle charging spots needed to be included within the development.

Karen Haizelden spoke in support of the meeting and the ward Member Councillor Samir Dwesar addressed the Committee with his view on the application. After the speakers had finished, the sub-committee began the deliberation, during which they raised the following points:

- The proposed development would provide a mix of family homes which was appreciated.
- The design was in keeping with the properties on Woodcote Valley Road.
- There was a danger that cars could be forced to park on the road due to a lack of parking spaces provided on the site.
- The proposed development was policy compliant.
- The proposed development would provide additional family homes which was welcomed.
- The replacement of two dead trees with nine new trees was appreciated.
- The proposal for soft landscaping rather than a fence would be in keeping with the area.
- The site could have more parking spaces however there was adequate cycling storage on the site.
- Side entrances for properties were not ideal but the side entrance did not have a detrimental impact the design of the property.

The substantive motion to GRANT the application based on the officer's recommendation was proposed by Councillor Fish. This was seconded by Councillor Parker.

The motion to grant the application was taken to a vote and carried with six Members voting in favour.

The Committee RESOLVED to GRANT the application for the development at 60 Woodcote Valley Road, Purley, CR8 3BD.

26/24 **Other planning matters**

27/24 **Weekly Planning Decisions**

RESOLVED to note the weekly Planning decisions as contained within the report.

The meeting ended at 7.48 pm

Signed:

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Date:

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