

Planning Sub-Committee

Meeting held on Thursday, 21 March 2024 at 7.15 pm in Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Michael Neal (Chair);
Councillor Clive Fraser (Vice-Chair);
Councillors Simon Brew, Lara Fish and Humayun Kabir

Apologies: Councillor Ian Parker and Sean Fitzsimons

PART A

29/24 **Minutes of the previous meeting**

RESOLVED that the minutes of the meeting held on Thursday, 7 March 2024 be signed as a correct record.

30/24 **Disclosure of Interest**

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

31/24 **Urgent Business (if any)**

There was none.

32/24 **Planning applications for decision**

33/24 **23/02364/FUL - Land At The Rear Of 394-398 Coulsdon Road, Coulsdon, CR5 1EF**

Construction of a three-bedroom detached dwelling in the rear gardens of nos. 394 and 398 Coulsdon Road with access from Lacey Avenue and provision for parking, cycle storage and refuse storage.

Ward: Old Coulsdon

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

- The occupants of 394 Coulsdon Road currently park on the front hardstanding and had been using the pedestrian drop curb for access which was not lawful. The applicants had submitted a parking stress survey to demonstrate that resident could park on the street without causing additional adverse parking stress.
- House number 396 does not appear to have ever existed.
- The gap between the adjacent property 1 Lacey Avenue and the proposed dwelling was 3.5m.
- A daylight and sunlight test had showed that the proposed development would not have an impact on the amount of light for the occupiers of 1 Lacey Avenue.

The sub-committee began the deliberation, during which they raised the following points:

- The scheme had evolved over time and had decreased in size.
- Some of the distances were tight but were still acceptable.
- This was the third iteration of this application and this application far more agreeable.
- The car parking space at 394 was not lawful, so losing the parking space would not be an issue.
- The developer had made steps to make the scheme more compliant.
- The design of the proposed development was in keeping with the area.

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

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 Land at The Rear Of 394-398 Coulsdon Road, Coulsdon, CR5 1EF.

The meeting ended at 8.23 pm

Signed:

Date:

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