

Planning Committee Agenda



To: Councillor Paul Scott (Chair)
Councillor Humayun Kabir (Vice-Chair)
Councillors Jamie Audsley, Sherwan Chowdhury, Luke Clancy,
Bernadette Khan, Jason Perry, Joy Prince, Sue Winborn and Chris Wright

Reserve Members: Jeet Bains, Simon Brew, Richard Chatterjee,
Pat Clouder, Patsy Cummings, Steve Hollands, Shafi Khan, Maggie Mansell
and Manju Shahul-Hameed

A meeting of the **Planning Committee** which you are hereby summoned to attend,
will be held on **Thursday, 8 March 2018** at **6.30 pm** in **Council Chamber, Town
Hall, Katharine Street, Croydon CR0 1NX**

JACQUELINE HARRIS-BAKER
Director of Law and Monitoring Officer
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

Michelle Gerning
020 8726 6000 x84246
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www.croydon.gov.uk/meetings
Tuesday, 27 February 2018

Members of the public are welcome to attend this meeting.
If you require any assistance, please contact the person detailed above, on the right-
hand side.

To register a request to speak, please either e-mail
Planning.Speakers@croydon.gov.uk or phone the number above by 4pm on the
Tuesday before the meeting.

THIS MEETING WILL BE WEBCAST LIVE - Click on link to view:
<https://croydon.public-i.tv/core/portal/home>

N.B This meeting will be paperless. The agenda can be accessed online at
www.croydon.gov.uk/meetings

AGENDA – PART A

1. Apologies for absence

To receive any apologies for absence from any members of the Committee.

2. Minutes of Previous Meeting

To approve the minutes of the meeting held on 22 February 2018 as an accurate record.

3. Disclosure of Interest

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality to the value of which exceeds £50 or multiple gifts and/or instances of hospitality with a cumulative value of £50 or more when received from a single donor within a rolling twelve month period. In addition, Members and co-opted Members are reminded that unless their disclosable pecuniary interest is registered on the register of interests or is the subject of a pending notification to the Monitoring Officer, they are required to disclose those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Democratic Services representative at the start of the meeting. The Chair will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

4. Urgent Business (if any)

To receive notice of any business not on the agenda which in the opinion of the Chair, by reason of special circumstances, be considered as a matter of urgency.

5. Development presentations (Pages 7 - 8)

To receive the following presentations on a proposed development:

There are none.

6. Planning applications for decision (Pages 9 - 12)

To consider the accompanying reports by the Director of Planning & Strategic Transport:

6.1 6.1 17/01319/FUL Selsdon Goods Yard, Selsdon Road, South Croydon, CR2 0EA (Pages 13 - 20)

Erection of single storey workshop buildings for use as car body repair shop and car storage (use class - sui generis)

Ward: Croham

Recommendation: Grant permission

6.2 6.2 17/03543/FUL Croham Hurst Place, 17 Wisborough Road, South Croydon, CR2 0DR (Pages 21 - 30)

Demolition of existing garage block and extension of existing bungalow to provide a single storey, eight bedroom bungalow for use as part of the existing residential care home.

Ward: Croham

Recommendation: Grant permission

6.3 6.3 17/06121/FUL 170 Hayes Lane, Kenley, CR8 5HQ (Pages 31 - 40)

Alterations; Erection of single/two storey front, rear, roof and dormer extensions with accommodation in the loft space. Conversion to form 5 flats and 1 house. Provision of associated parking.

Ward: Kenley

Recommendation: Grant permission

7. Items referred by Planning Sub-Committee

To consider any item(s) referred by a previous meeting of the Planning Sub-Committee to this Committee for consideration and determination:

There are none.

8. Other planning matters (Pages 41 - 42)

To consider the accompanying report by the Director of Planning & Strategic Transport:

There are none.

9. Exclusion of the Press & Public

The following motion is to be moved and seconded where it is proposed to exclude the press and public from the remainder of a meeting:

"That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended."

Planning Committee

Meeting of held on Thursday, 8 February 2018 at 6.30 pm in Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Paul Scott (Chair);
Councillor Humayun Kabir (Vice-Chair);
Councillors Simon Brew, Sherwan Chowdhury, Steve Hollands,
Bernadette Khan, Maggie Mansell and Joy Prince

Also Present: Councillors Maria Gatland, Donald Speakman and Tim Pollard

Apologies: Councillors Audsley, Clancy, Winborn and Wright.

PART A

25/18 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on 28 January 2018 be signed as a correct record.

26/18 **Disclosure of Interest**

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

27/18 **Urgent Business (if any)**

There was none.

28/18 **Development presentations**

There were none.

29/18 **Planning applications for decision**

30/18 **17/02696/FUL 28 - 30 Fairfield Road**

After the officer's presentation, questions of clarification were asked on the footpath and refuse vehicle access to the site. Officers responded that following the Place Review Panel there were conditions attached which

required work on the footpath. There was no refuse vehicle access to the site however the process was explained as to how refuse would be collected.

At 18.36pm Councillor Chowdhury entered the meeting and did not take part in the item.

At 18.39pm Councillor Brew entered the meeting and did not take part in the item.

Tom Webber, speaking in favour of the application, made the following points:

- The development would provide highly sustainable homes in a central location.
- The development provided for family units and affordable homes, and was designed to keep within the character of the area.

Councillor Scott proposed, and Councillor Khan seconded, a motion for approval.

The motion was put to the vote and was carried with five Members voting in favour and one Member voting against.

The Committee therefore **RESOLVED** to grant permission for development at 28 - 30 Fairfield Road.

31/18 **17/05863/FUL 21A Green Lane, Purley CR8 3PP**

After the officer's presentation there were no questions of clarification.

At 18:54pm Councillor Kabir entered the meeting and did not take part in the item

Robert Kremis, speaking against the application, made the following points:

- The development would affect the privacy of many neighbouring properties, and would have site lines into bedrooms, bathrooms and a private swimming pool.
- The design was out of character with the area, which was exclusively individual dwelling houses, not blocks of flats.

Jemima Dean, speaking in favour of the application, made the following points:

- There were detailed pre-application discussions held with officers, particularly around the design of the development.
- The development was an increase in footprint but was more set back within the plot.
- Overlooking issues had been addressed by high windows and glazing.
- There was amenity space for ground floor apartments and communal gardens for the other units.

Councillor Speakman, speaking against the application, made the following points:

- The design did not respect the area as there were no flats within the vicinity.
- The Committee should take the residents' views into consideration and reject the application.

Officers present responded with the following points:

- The government and Mayor of London had placed a lot of weight on the delivery of new homes.
- The development had been well designed to look like a single dwelling property.
- Overlooking issues had been addressed within the design of windows and the property had been brought further within the plot which would create less of an impact on neighbours.

Councillor Perry moved a motion for refusal on the grounds of overdevelopment of the site. Councillor Hollands seconded the motion.

Councillor Khan moved a motion for approval. Councillor Scott seconded the motion.

The first motion for refusal was put to the vote and fell, with two Members voting in favour and five voting against.

The second motion for approval was put to the vote and was carried with five Members voting in favour and two voting against,

The Committee therefore **RESOLVED** to grant permission to development at 21A Green Lane, Purley CR8 3PP.

32/18 **17/05830/FUL Coombe Lodge Playing Fields, Melville Avenue, South Croydon, CR2 7HY**

After the officer's presentation, there were questions of clarification regarding the parking arrangements for the site. Officers confirmed that there would be onsite parking for staff and visitors only, with pupil collection and drop off to take place at the nearby Lloyd Park car park. It was confirmed that ten members of staff would be located on the site and the models officers used indicated that six parking spaces was sufficient.

Jeremy Gill, speaking against the application, made the following points:

- Residents were not satisfied with the consultation process that had taken place.
- Making Melville Avenue would move traffic to nearby roads, some of which were necessary for pupils to cross to get to the site.

- Residents had provided a number of alternative arrangements to the traffic management which had been ignored. The proposals would make the area more dangerous.
- There were concerns regarding car access to the site from Melville Avenue.

Jonathan Wilden, speaking in favour of the application, made the following points:

- There was an urgent need for school places in Croydon and the Coombe Lodge was the only appropriate one available for the temporary school; a site which was expected to be approved in the Local Plan for a permanent school.
- Safety of pupils was the number one priority, and the proposals were approved by a safety audit and the Council's highway officers.
- The vast majority of pupils lived within one kilometre of the site and the school would provide a minibus service to reduce the impact on surrounding roads.

Councillor Gatland, speaking against the application, made the following points:

- Residents felt as if they had been excluded from the process when in fact local people could have contributed a lot of local knowledge to support the scheme. It was a missed opportunity to engage with the people who knew the area best.
- The travel plan had not been fully developed and alternatives had not been considered such as moving the site entrance further up Coombe Lane.
- It was proposed that the decision be deferred so as to allow for further consideration on the possible options to ensure pupil safety was delivered to the highest level.

Officers present responded with the following points:

- There was an urgency to the application so as to fit within the scheduling for offering places for the 2018/19 academic year.
- A stage 1 audit had been undertaken, and the highways team had been working with the applicants, and there was confidence that a safe travel plan would be in place in time for the temporary school to open.

Councillor Perry moved a motion for deferral of decision so as to provide for more time to consider the impact on the highway and pupil safety in travelling to the site. Councillor Hollands seconded the motion.

Councillor Scott moved a motion for approval and Councillor Kabir seconded the motion.

The first motion to defer the decision was put to the vote and fell, with three Members voting in favour and six voting against.

The second motion for approval was put to the vote and was carried with six Members voting in favour and three abstaining.

The Committee therefore **RESOLVED** to grant development at Coombe Lodge Playing Fields, Melville Avenue, South Croydon, CR2 7HY.

33/18 **17/01929/FUL Walcot Court, 1B Ashburton Road**

After the officer's presentation there were questions of clarification related to vehicular access to the site and damp issues. Officers responded that the site provided for exit of the site in a forward gear and that damp-proofing the site would be a requirements under the building regulations. Questions were also asked around the definition of an "acceptable" amount of light in a property and this was clarified by officers present.

Robert Porter, speaking in objection, made the following points:

- There would be a visual impact to the area due to the proposed car parking area which had not been properly considered.
- The site would lose a significant amount of soft landscape with only a minimal replacement proposed.

Officers present responded that the two main trees on the site would remain and there were conditions attached to the application which would ensure soft landscaping on the site would be undertaken.

Councillor Kabir moved a motion of approval, and Councillor Scott seconded the motion.

The motion was put to the vote and was carried, with eight Members voting in favour and one voting against.

The Committee therefore **RESOLVED** to grant the application at Walcot Court, 1B Ashburton Road.

34/18 **Items referred by Planning Sub-Committee**

There were none.

35/18 **Other planning matters**

There were none.

The meeting ended at 8.32 pm

Signed:

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Date:

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Planning Committee

Meeting of held on Thursday, 22 February 2018 at 7.00 pm in Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Paul Scott (Chair);
Councillor Humayun Kabir (Vice-Chair);
Councillors Jamie Audsley, Simon Brew, Bernadette Khan, Maggie Mansell,
Jason Perry, Joy Prince, Sue Winborn and Chris Wright

Also Present: Councillor Maria Gatland

Apologies: Councillor Luke Clancy and Sherwan Chowdhury

PART A

36/18 Minutes of Previous Meeting

The minutes of the meeting held on 8 February 2018 was deferred to the meeting on 8 March 2018.

37/18 Disclosure of Interest

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

38/18 Urgent Business (if any)

There was none.

39/18 Development presentations

The Head of Development Management shared that on the 16 January 2018 the Local Plan came out for major modifications which was published on 26 January 2018. The Plan was to go to full council on Tuesday 27 January 2018 for recommendations for adoption.

40/18 5.1 17/05470/PRE Coombe Lodge Playing Fields, Melville Avenue, South Croydon, CR2 7HY

Presentation of a pre-application scheme for the change of use of site from playing fields (D2) to 1,680 pupil secondary school (D1), with associated erection of new three storey school building and two storey sports block, car

park, service yard, new pedestrian and vehicle entrance and associated landscaping including provision of an all-weather pitch.

Ward: Croham

Representatives of the applicant attended to give a presentation to the Members' as questions and issues were raised for discussion with further consideration prior to their submission of a planning application.

The main issues raised during the meeting were as follows:

- The design of the scheme
 - The Committee positively welcomed the design and interest of the layout of the school. The Committee noted the attention of the landscape design which included the theatre to create a better environment.
 - The application should also include views of the school from the road side and the park. The school view from the hedge was acknowledged.
- Community use of the school outside school hours
 - The Committee acknowledged the space area the school would have for community use.
 - The application should include the out-of-hours community use and long hours use, which would need to be defined.
- Safety of children
 - The Committee was concerned with the transport operation during peak hours where there was already a high number of pupils from other nearby schools who use trams and other transport links. With the additional number of pupils located in the area this would need to be properly managed.
 - The Committee was concerned of the road traffic speed on Coombe Road which is considered busy and dangerous.
 - The transport plan for pedestrian crossing on Coombe Road would need to be reviewed to provide a safer access to the school. Some signs of pedestrian improvement and footway was proposed.
 - Baseline mode of travel for cycling was noted to be relatively small. The application should address a proactive plan to encourage more walking and cycling. A cycling infrastructure was considered to encourage the sport focused school, and should include Transport for London's cycle guideline on cycle lanes.
 - The application should include the deliverance of pedestrian safety and the management of transport operation where physical measures may be used to have speed control on road traffic, and mode of transport improvements.

- Car park
 - The Committee was concerned of the parking levels in the area as the residential streets have very limited parking space.
 - The large car park was commended by the Committee. The Committee emphasised for the need of a big car park; a loss of car park space would affect the flow in road traffic.
 - The Committee discussed the school drop-off scheme, which was to be re-reviewed to provide a better drop-off location to avoid congestion on Melville Road and Coombe Road.
 - The application should include the view that less parking would have impact on local residential areas, which should include the drop-off scheme and service deliveries.

- Impact of residential community
 - The Committee was concerned with the large site school building that would be situated in a residential community and directly behind the houses on Melville Avenue.
 - The application should substantiate the mitigation to reduce the surrounding school and playing fields noise closer to neighbours.

41/18 **Planning applications for decision**

42/18 **6.1 17/05867/FUL Land R/O 16 Highfield Hill, Upper Norwood, London, SE19 3PS**

Construction of 1 x 4 bedroom detached house and 4 x 2 bedroom flats, including associated car parking and landscaping.

Ward: South Norwood

Following the officer's presentation, the Committee Members asked for further clarification on the site as the planning consent was agreed on two houses. The Committee was informed that the site had a lapsed provision for two buildings at a similar location. Further clarifications was asked around the distance of windows overlooking into neighbouring homes. The Committee was informed that there would be no overlooking. The windows on all floors had been designed to ensure minimal overlooking issues, some of which has been addressed since the original proposal had been made.

Marc Avery, speaking against the application, made the following points:

- Reducing height of some windows does not deal with concerns.
- Red line boundary in the report is inaccurate.
- Over-development, in particular the proposed height of the property.

- Parking would be a major issue on Highfield Hill with a nearby primary school, also brings safety concerns.
- Privacy – proposed distance is unacceptable and poses real risk of overlooking.
- Large trees should be included in the application.

Peter Swain, speaking in favour of the application, made the following points:

- The application proposal was developed through detailed consultation with the Council with the need for development in area.
- Contemporary nature of development is considered to be appropriate in the neighbourhood.
- Enhanced screening could be provided on some windows at risk of overlooking.
- Highway safety issues were address and proposal was deemed acceptable and car parking was adequate for the development.
- Agriculture consultant had been approached to see whether measures will be taken going forward.
- Issue on the accuracy of redline boundary.
- Overall the design had carefully been looked into.

Councillor Scott moved a motion for approval.

Councillor Perry moved a motion to defer the application for further discussions to take place as what would be conditioned may not be what the officers are thinking.

Councillor Scott withdrew his motion for approval and seconded Councillor Perry's motion to defer the application for further consideration to bring back to Planning Committee.

The motion for a delegation back to officers to determine the application to reach an agreement between partners was put forward to the vote and was carried with ten members voting in favour.

The Committee thus **RESOLVED** to delegate the application of Land R/O 16 Highfield Hill, Upper Norwood, London, SE19 3PS back to officers.

43/18 **Items referred by Planning Sub-Committee**

There were none.

44/18 **Other planning matters**

There were none.

The meeting ended at 9.01 pm

Signed:

Date:

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PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

- 1.1 This part of the agenda is for the committee to receive presentations on proposed developments, including when they are at the pre-application stage.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 The following information and advice applies to all those reports.

2 ADVICE TO MEMBERS

- 2.1 These proposed developments are being reported to committee to enable members of the committee to view them at an early stage and to comment upon them. They do not constitute applications for planning permission at this stage and any comments made are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.
- 2.2 Members will need to pay careful attention to the probity rules around predisposition, predetermination and bias (set out in the Planning Code of Good Practice Part 5.G of the Council's Constitution). Failure to do so may mean that the Councillor will need to withdraw from the meeting for any subsequent application when it is considered.

3 FURTHER INFORMATION

- 3.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

4 PUBLIC SPEAKING

- 4.1 The Council's constitution only provides for public speaking rights for those applications being reported to Committee in the "Planning Applications for Decision" part of the agenda. Therefore reports on this part of the agenda do not attract public speaking rights.

5 BACKGROUND DOCUMENTS

- 5.1 For further information about the background papers used in the drafting of the reports in part 8 contact Mr P Mills (020 8760 5419).

6 RECOMMENDATION

- 6.1 The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The attached reports are presented as background information.

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the Planning Committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP or Resident Association and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall in accordance with the Council's Constitution (paragraph 3.8 of Part 4K – Planning and Planning Sub-Committee Procedure Rules) the item will be reverted to the Director of Planning and Strategic Transport to deal with under delegated powers and not be considered by the committee.
- 1.4 The following information and advice applies to all reports in this part of the agenda.

2 MATERIAL PLANNING CONSIDERATIONS

- 2.1 The Committee is required to consider planning applications against the development plan and other material planning considerations.
- 2.2 The development plan is:
 - the London Plan (consolidated with Alterations since 2011)
 - the Croydon Local Plan (February 2018)
 - the South London Waste Plan (March 2012)
- 2.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the number of third party representations received, remains the extent to which planning proposals comply with the Development Plan.
- 2.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

- 2.5 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.6 Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 2.7 In accordance with Article 31 of the Development Management Procedure Order 2010, Members are invited to agree the recommendations set out in the reports, which have been made on the basis of the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.
- 2.8 Members are reminded that other areas of legislation covers many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
- **Building Regulations** deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
 - Works within the highway are controlled by **Highways Legislation**.
 - **Environmental Health** covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
 - Works on or close to the boundary are covered by the **Party Wall Act**.
 - **Covenants and private rights** over land are enforced separately from planning and should not be taken into account.

3 ROLE OF THE COMMITTEE MEMBERS

- 3.1 The role of Members of the Planning Committee is to make planning decisions on applications presented to the Committee openly, impartially, with sound judgement and for sound planning reasons. In doing so Members should have familiarised themselves with Part 5D of the Council's Constitution 'The Planning Code of Good Practice'. Members should also seek to attend relevant training and briefing sessions organised from time to time for Members.
- 3.2 Members are to exercise their responsibilities with regard to the interests of the London Borough of Croydon as a whole rather than with regard to their particular Ward's interest and issues.

4. THE ROLE OF THE CHAIR

- 4.1 The Chair of the Planning Committee is responsible for the good and orderly running of Planning Committee meetings. The Chair aims to ensure, with the assistance of officers where necessary, that the meeting is run in accordance with the provisions set out in the Council's Constitution and particularly Part 4K of the Constitution 'Planning and Planning Sub-Committee Procedure Rules'. The Chair's most visible responsibility is to ensure that the business of the meeting is conducted effectively and efficiently.
- 4.2 The Chair has discretion in the interests of natural justice to vary the public speaking rules where there is good reason to do so and such reasons will be minuted.

- 4.3 The Chair is also charged with ensuring that the general rules of debate are adhered to (e.g. Members should not speak over each other) and that the debate remains centred on relevant planning considerations.
- 4.4 Notwithstanding the fact that the Chair of the Committee has the above responsibilities, it should be noted that the Chair is a full member of the Committee who is able to take part in debates and vote on items in the same way as any other Member of the Committee. This includes the ability to propose or second motions. It also means that the Chair is entitled to express their views in relation to the applications before the Committee in the same way that other Members of the Committee are so entitled and subject to the same rules set out in the Council's constitution and particularly Planning Code of Good Practice.

5. PROVISION OF INFRASTRUCTURE

- 5.1 In accordance with Policy 8.3 of the London Plan (2011) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund Crossrail. Similarly, Croydon CIL is now payable. These would be paid on the commencement of the development. Croydon CIL provides an income stream to the Council to fund the provision of the following types of infrastructure:
- i. Education facilities
 - ii. Health care facilities
 - iii. Projects listed in the Connected Croydon Delivery Programme
 - iv. Public open space
 - v. Public sports and leisure
 - vi. Community facilities
- 5.2 Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through A S106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

6. FURTHER INFORMATION

- 6.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

7. PUBLIC SPEAKING

- 7.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

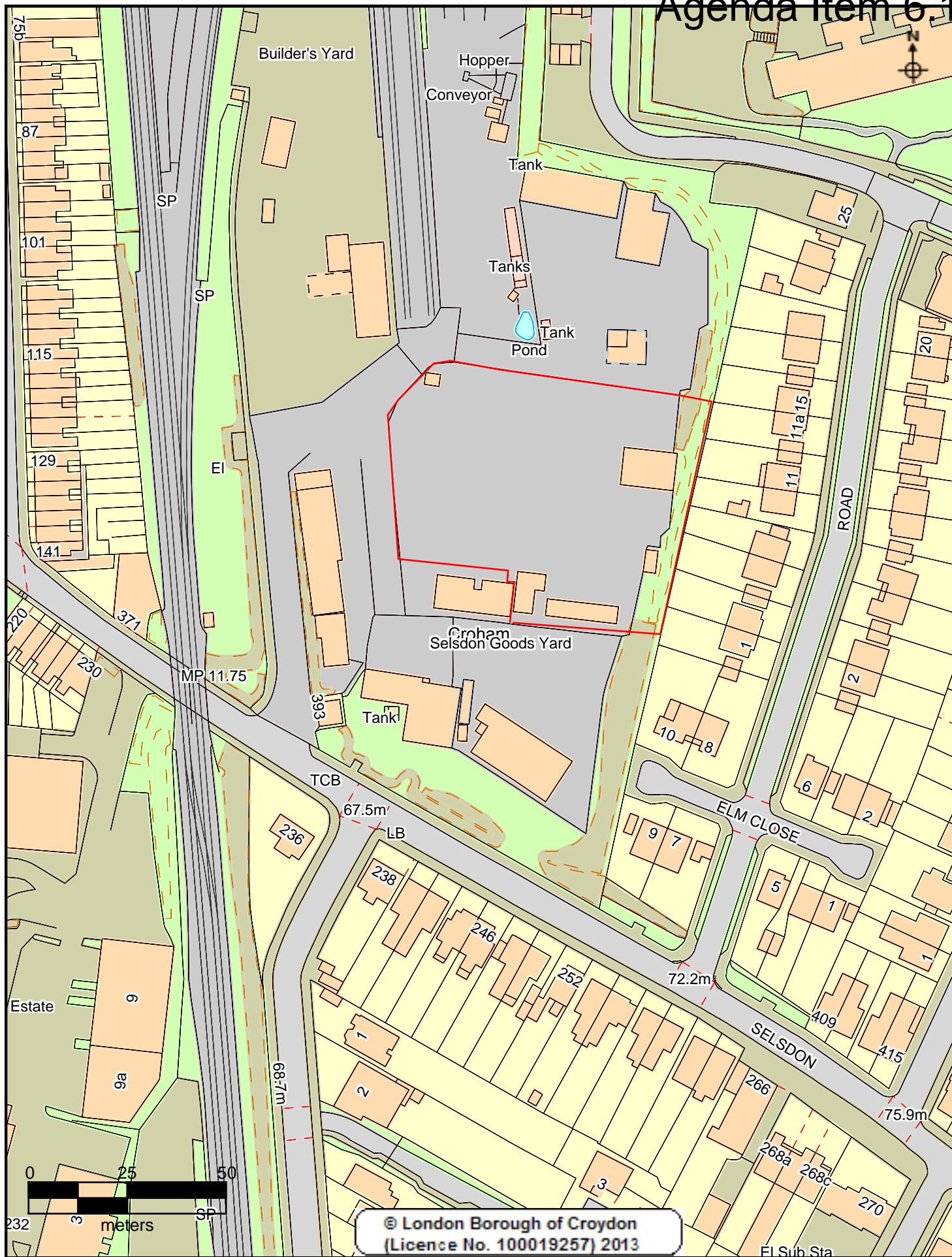
8. BACKGROUND DOCUMENTS

- 8.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application documents (but not representations and consultation responses) can be viewed online from the Public Access Planning Register on the Council website at <http://publicaccess.croydon.gov.uk/online-applications>. Click on the link or copy it into an internet browser and go to the page, then enter the planning application number in the search box to access the application.

9. RECOMMENDATION

- 9.1 The Committee to take any decisions recommended in the attached reports.

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PART 6: Planning Applications for Decision

Item 6.1

1 APPLICATION DETAILS

Ref: 17/01319/FUL
Location: Selsdon Goods Yard, Selsdon Road, South Croydon, CR2 0EA
Ward: Croham
Description: Erection of single storey workshop buildings for use as car body repair shop and car storage (use class - sui generis)
Drawing Nos: P/WS1, Report on Acoustic Noise Levels P3431-R1-V1
Agent: Mr C Park
Case Officer: Louise Tucker

- 1.1 This application is being reported to Committee because the ward Councillor (Cllr Maria Gatland) made representations in accordance with the Council's Committee Constitution and requested committee consideration.

2 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) The use and works shall be carried out wholly in accordance with the submitted plans
- 2) The use and works shall be carried out entirely in accordance with the submitted noise assessment and acoustic report
- 3) Acoustic lined bend and attenuator should be fitted to vehicle oven/spray booth, details to be agreed by the LPA
- 4) Vehicle workshop to be acoustically lined and sealed, details to be agreed by the LPA
- 5) External doors should be acoustically treated, details to be agreed by the LPA
- 6) Records of waste transfer notes maintained on site for lifetime of development, to be made available to the LPA on request
- 7) Hours of use for vehicle breaking activities restricted to:
08:00 to 18:00 Monday to Friday
08:00 to 13:00 Saturdays
None at all on Sundays and Bank Holidays
- 8) No major repairs (e.g. percussive noise from the fitting of rim weights for wheel balancing, the use of compressed air tools for inflation and loosening and tightening of wheels nuts, other tyre-fitting activities and revving or idling engines), panel beating or cellulose spraying shall be carried out to vehicles on land adjoining the proposed building, these activities must be carried out inside the workshop at all times

- 9) If new plant and/or machinery are to be installed or if new activities are to take place other than those specified in this application, applicant must provide full details to the LPA for approval
- 10) Details of mechanical ventilation system to be submitted to the LPA for approval including location of air intakes, flues and ventilation extracts. Once approved, shall be retained and maintained for the lifetime of the development
- 11) Full details of air handling units, extraction system and plant/machinery to be submitted to the LPA for approval, and retained and maintained for the lifetime of the development
- 12) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Any informative(s) considered necessary by the Director of Planning & Strategic Transport

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The applicant seeks full planning permission for the:
 - Retention of single storey workshop buildings along the eastern boundary of the site
 - Use of the site as a car body repair shop and for car storage (use class - sui generis)
- 3.2 The workshop buildings have been erected on site and the use has commenced. This is the subject of a current enforcement investigation and the application has been submitted in order to regularise the use, and retain the buildings as constructed with mitigation as required.

Site and Surroundings

- 3.3 The site is industrial land forming part of Selsdon Goods Yard, which is a designated Tier 1 Separated Industrial Location and accessed off Selsdon Road. The lawful use is understood to be as a vehicle pound and store, although representations and details submitted with the application suggest the site has also been used as a tree surgery and cement plant. The buildings under consideration are on the eastern boundary. The wider site is wholly covered by hardstanding serving a car park and surrounded by palisade fencing.
- 3.4 The remainder of the Goods Yard is occupied by other industrial/commercial uses. The rear gardens of residential properties on the western side of Rockhampton Road bound the site to the east, beyond a large bank of trees. These properties are set on a higher land level than the site.

Planning History

- 3.5 There is substantial planning history at the site, however none of particular relevance to this application

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The use is acceptable in a designated Employment Area on an industrial site with surrounding uses
- The buildings proposed would be acceptable in terms of their appearance and impact on character considering their industrial location
- With robust conditions, the proposal would not have a detrimental impact on the residential amenities of adjoining occupiers from noise and disturbance
- The proposal would not prejudice highway safety and would not impact on parking arrangements

5 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6 LOCAL REPRESENTATION

6.1 The application has been publicised by way of letters sent to neighbouring occupiers of the application site. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 5 Objecting: 5 Supporting: 0

6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

- Noise and disturbance to adjoining occupiers
- Inadequate parking provision
- Overdevelopment of the site
- Inappropriate use adjacent to a residential area
- Detrimental impact on health of surrounding occupiers from paint spraying
- Comments relating to other uses/operators in the goods yard

6.3 Ward Councillor Maria Gatland has made the following objections to the scheme:

- Impact on residential amenities of adjoining occupiers through noise and disturbance

7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. The NPPF sets out a presumption in favour of

sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design.
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 3.5 on Quality and design of housing developments
- 6.13 on Parking
- 7.4 on Local Character
- 7.6 on Architecture

Croydon Local Plan 2018 (CLP):

- SP3 on Employment
- SP6.3 on Sustainable Design and Construction
- DM1 on Housing choice for sustainable communities
- DM9 on Industry and Warehousing in Employment Areas
- DM10 on Design and character
- DM23 on Development and construction
- DM24 on Land Contamination
- DM25 on Sustainable Drainage Systems and Reducing Flood Risk
- DM29 on Promoting sustainable travel and reducing congestion
- DM30 on Car and cycle parking in new development

8 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee is required to consider are as follows:

1. Principle of development
2. Townscape and visual impact
3. Impact on neighbouring residential amenity
4. Parking and access
5. Any other issues

Principle of Development

8.2 The site forms part of Selsdon Road Goods Yard, which is a designated Tier 1 Separated Industrial Location. This designation provides strong protection for industrial and warehousing activities, with no loss of Class B floor space permitted. The proposed use is as a car body repair shop with a paint spraying booth. Cars awaiting repair are also stored at the site. This would be an employment generating sui generis use class

that would be acceptable in this designated Employment Area, and the principle of development can be supported.

Townscape and Visual Impact

- 8.3 The proposed buildings would have no visibility from Selsdon Road and would be located within the existing goods yard, which has a number of other industrial/commercial buildings of a similar style. There was an existing building of a similar design and construction on the site. The single storey nature of the buildings and their location along the eastern boundary mean any visual impact is limited.
- 8.4 It is considered the impact of the new workshop buildings on the character and appearance of the area would be acceptable.

Impact on Neighbouring Residential Amenity

- 8.5 The rear boundaries of properties in Rockhampton Road lie to the east of the site, beyond a bank of trees and soft landscaping. There is a steep land level change from west to east, so the properties themselves are some distance from the proposed buildings up a slope. There would be no impact on the residential amenities of these neighbouring occupiers through loss of light or outlook as a result.
- 8.6 Works to vehicles including body repairs and paint spraying could result in additional noise and disturbance to surrounding occupiers. It should be noted that the site is a designated Separated Industrial Location and has been established and protected for industrial/commercial purposes for a significant length of time, so the type of use proposed is acceptable in principle. The rear of properties in Rockhampton Road are distanced from the site and separated by a steep bank given the change in land level.
- 8.7 An acoustic survey has been submitted with the application, which has measured noise levels emanating from the site and suggests a number of mitigation measures which would be required to ensure a low likelihood of adverse impacts from noise from the building. These include the installation of internal acoustic lining for the vehicle workshops and acoustic treatment for external doors and extraction systems. As the report suggests, it is recommended further design details for these measures are secured through a series of conditions. There would be a requirement to submit the further details within 3 months of the grant of planning permission, and then install the measures as approved within 6 months of the grant of planning permission. This approach is supported by the Council's Environmental Health officers and is considered sufficient to make the development acceptable. Notwithstanding this, it should be noted that the workshop operates for body repairs which are generally cosmetic and quieter than noisier mechanical repairs. With conditions and mitigation measures, including controlled hours of use and a management plan for the machinery and equipment on site, there would not be undue harm caused to surrounding occupiers through undue noise, disturbance or fumes.
- 8.8 The impact on the residential amenities of the occupiers of properties in Rockhampton Road is considered acceptable.

Parking and Cycle Storage

- 8.9 The site has a PTAL rating of 2, indicating relatively poor access to public transport. The site has 100 parking spaces associated with the vehicle workshop. There are 10 employees who work at the site. Although vehicle engineers will visit the site daily

(approximately 5 per day), no customers attend the site to pick up cars so vehicle movements would be relatively low to and from the site (5-10 vehicles are delivered/removed from the site daily). Direct access onto Selsdon Road, which has parking restrictions, is only via the wider goods yard.

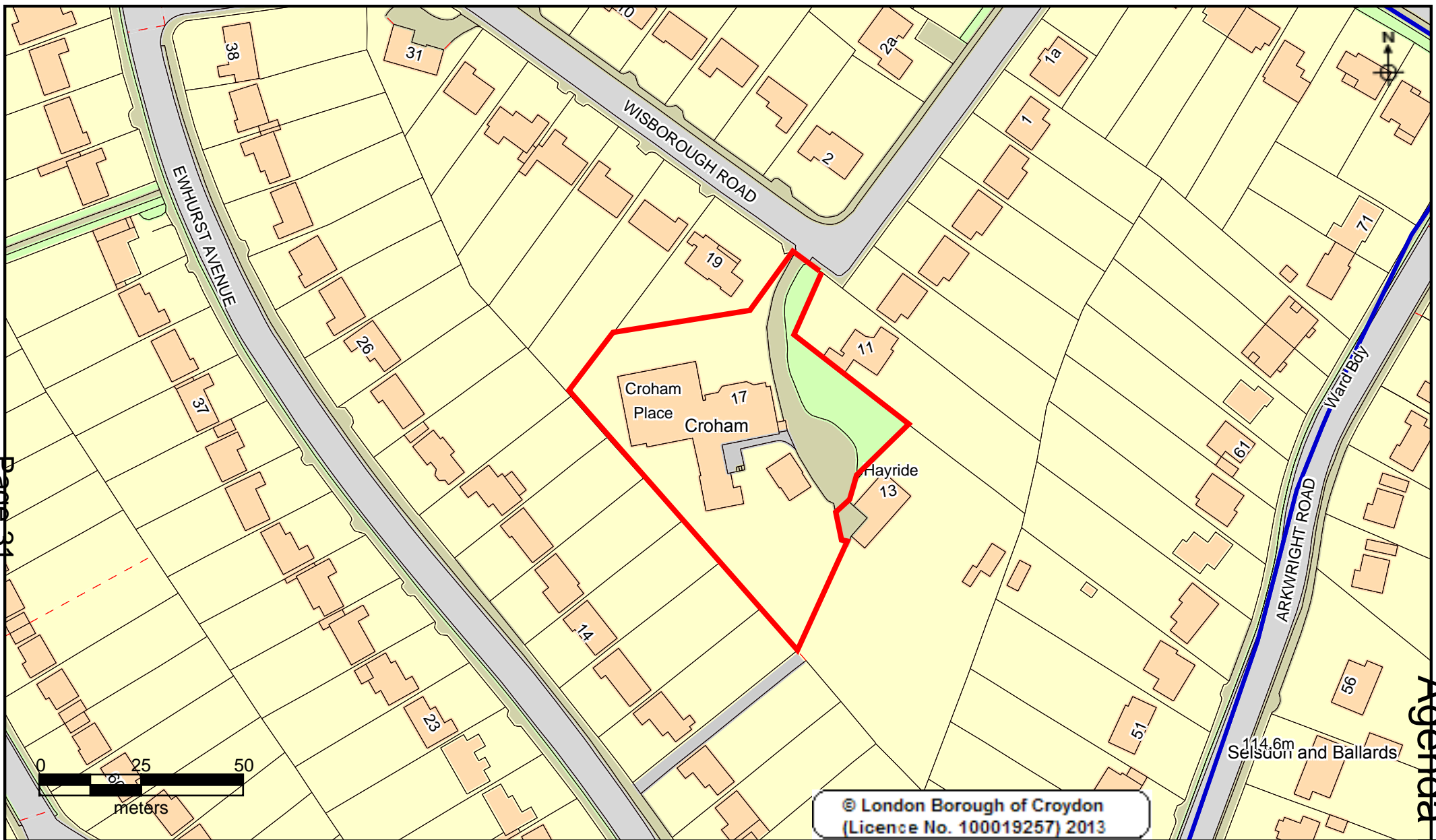
- 8.10 Taking all factors into account, it is not considered the development would impact on parking provision in the area, nor would cause harm to highway safety.

Other planning issues

- 8.11 Representations have raised concerns with the impact of paint spraying on health of local residents. Whilst this is not generally a planning issue, the Council's Environmental Health officers have assessed the proposals and have not raised any concerns in terms of air quality. These matters can be dealt with adequately by condition as part of the mitigation measures required, with finer design details and specification of the proposed extraction systems and ducting to be agreed with the Council.

Conclusions

- 8.12 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.



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PART 6: Planning Applications for Decision

Item 6.2

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 17/03543/FUL
 Location: Croham Hurst Place, 17 Wisborough Road, South Croydon CR2 0DR
 Ward: Croham
 Description: Demolition of existing garage block and extension of existing bungalow to provide a single storey, eight bedroom bungalow for use as part of the existing residential care home.
 Drawing Nos: 740-205; 740-221; 740 -211; 740-200; 740-215; 740-201 and 740-220
 Applicant: Mr James Philips at Bramley Health
 Agent: Mr Danny Hartlebury (Aspire Architectural Services Ltd)
 Case Officer: Robert Naylor

1.1 This application is being reported to committee because the ward councillor (Cllr Maria Gatland) has made representation in accordance with the Committee Consideration Criteria and requested committee consideration.

2.0 RECOMMENDATION

2.1 That the Planning Committee resolve to GRANT planning permission

2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
2. Materials to match existing
3. Car parking provided as specified
4. No additional windows in the flank elevations
5. Hard and soft landscaping to be submitted
6. Provision of a water butt
7. Time limit of 3 years
8. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

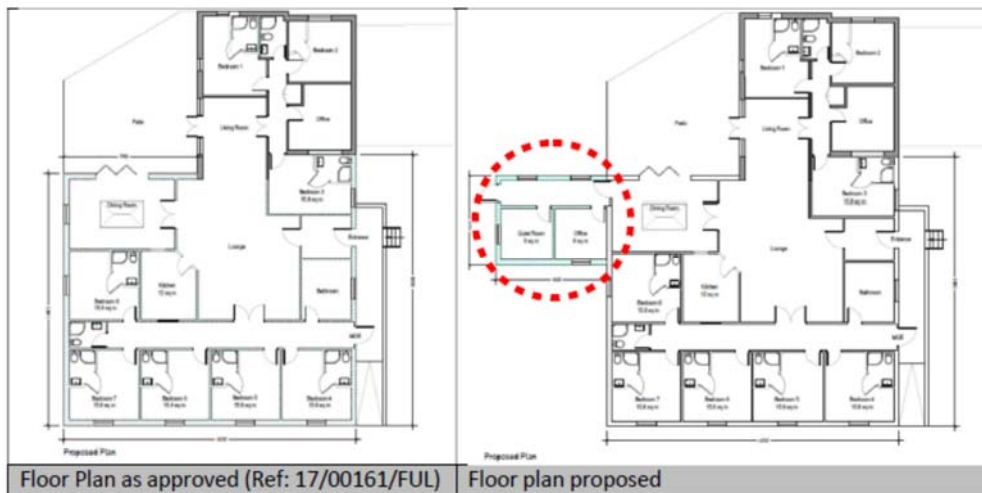
- 1) Code of practise for Construction Sites
- 2) Wildlife protection
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Demolition of existing garage block
- Extension of existing bungalow to provide a single storey bungalow
- Provision of eight bedrooms for use as part of the existing residential care home
- Erection of a single storey addition (approximately 6m x 5m)
- Provision of an office and quiet room.
- Provision of an additional 4 off-street spaces

3.2 Planning permission has already been granted (Ref: 17/00161/FUL) for the demolition of existing garage block and extension of existing bungalow to provide a single storey, eight bedroom bungalow for use as part of the existing residential care home. As such the difference between the approved and current scheme for the erection of a single storey addition (approximately 6m x 5m) to provide an office and quiet room. The differences are highlighted below:



Site and Surroundings

- 3.3 The application site at Croham Place is a care home supporting vulnerable adults in 2008. It provides personal care and nursing for 24 adults who have a range of complex needs.
- 3.4 The service is divided into three separate units. The largest is the main house which is a home for 14 physically disabled adults with complex care needs requiring nursing intervention. The Beeches is a house for eight men with acquired brain injuries (ABI) and behaviours that may challenge others. The Nightingales, which opened in 2013, is a specialist service supporting two gentlemen who have severe learning disabilities and autism.
- 3.5 The building has been extended from the original and is accessed by a driveway located in between No. 11 and No. 19 Wisborough Road.
- 3.6 The area is predominately residential in character comprising predominately detached houses of varying styles. The site falls within an Archaeological Priority Zone and there is a Tree Preservation Order on the site (TPO 4, 2004).

Planning History

3.7 The most recent and relevant planning history associated with the site is as follows:

- A non-material amendment application (Ref: 17/02957/NMA) was not approved in June 2017 for amendment to planning permission (Ref: 17/00161/FUL) which involved the erection of a single storey extension approximately 6.4m deep and 5.1m wide to create an additional quiet room and office at the south of the site. The amendments were considered to be materially different from the permitted proposal and therefore further planning permission was required. Hence this application.
- Planning permission (Ref: 17/00161/FUL) has been granted in March 2017 for the demolition of existing garage block and extension of existing bungalow to provide a single storey, eight bedroom bungalow for use as part of the existing residential care home.
- Planning permission (Ref: 16/04144/FUL) has been granted in October 2016 for the erection of single storey extension
- Planning permission (Ref: 16/01692/P) was granted in June 2016 for the erection of a single storey rear extension
- Planning permission has been granted in January 2016 (Ref: 15/05287/P) for the demolition of existing garage block; erection of single storey, four unit bungalow providing an extension to the existing residential care home – Planning Permission Granted on 28th January 2016
- Planning permission (Ref: 06/03449/P) was granted in October 2006 for the erection of single storey extension and formation of 10 bedroom unit for physically disabled residents with learning difficulties; provision of associated parking - Planning Permission Granted on 13th October 2006.
- A Certificate of Lawful use (Ref: 05/05009/LE) was issued in the December 2005 for the use of premises for purposes within Class C2 (residential institutions) Certificate Granted on 20th December 2005.
- An EIA screening report (Ref: 03/03289/P) was submitted for the residential development for 9 detached dwellings and determined that an EIA not required in September 2003.
- In August 2000 planning permission (Ref: 00/01486/P) was granted for the erection of conservatory - Planning Permission Granted on 16th August 2000.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The design and appearance of the development is appropriate
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.

- The level of parking and impact upon highway safety and efficiency is considered acceptable and can be controlled through conditions.

5.0 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 16 letters of notification to neighbouring properties in the vicinity of the application site and was advertised in the Croydon Guardian as the scheme is considered as a major application. The number of representations received from neighbours, MPs, local groups etc in response to notification and publicity of the application are as follows:

No of individual responses: 15 Objecting: 11 Supporting: 2 Comment: 2

6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Objections:

- More off street parking for these extra staff and visitors
- Increase on the noise levels and disturbance for neighbours
- Residents traits/behaviours also impact amenity
- Use not acceptable in a residential area
- Not managed in a suitable manner
- Traffic safety

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the New Croydon Local Plan (February 2018), and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Promoting sustainable transport;
- Promoting social, recreational and cultural facilities and services the community needs
- Requiring good design.

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

7.4 Consolidated London Plan 2015

- 3.17 Health and Social Care Facilities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture

7.5 Croydon Local Plan (February 2018):

- SP4 on urban design and local character
- SP6 on environment and climate change
- SP8 on transport and communications
- DM2 on residential care and nursing homes
- DM10 on design and character
- DM13 on refuse and recycling
- DM16 on promoting healthy communities
- DM19 on promoting and protecting healthy communities
- DM23 on development and construction
- DM24 on land contamination
- DM25 on sustainable drainage systems and reducing flood risk
- DM27 on biodiversity
- DM28 on trees
- DM29 on promoting sustainable travel and reducing congestion
- DM30 on car and cycle parking in new development

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The principal issues of this particular application relate to:

- a. The impact of the design on the visual amenity of the street scene and the character and appearance of the surrounding area.
- b. The impact on the amenities of the occupiers of the adjoining and neighbouring properties
- c. Highway and Parking implications
- d. Impact on Trees

a. Impact on character and appearance of the surrounding area.

- 8.2 There have been two previous planning permissions (Ref: 16/01692/P and 16/04144/FUL) granted at the site for the erection of single storey extensions. A third scheme has recently been granted (Ref: 17/00161/FUL) for extensions to provide a single storey, eight bedroom bungalow for use as part of the existing residential care home. These were all found acceptable in terms of character and appearance of the surrounding area.
- 8.3 This application is for a minor extension to the approved scheme (Ref: 17/00161/FUL) to provide an office and quiet room attached to the facilities. The scheme is fairly small scale in streetscape terms and would provide a neutral visual impact over the existing situation thus would be in keeping the character and appearance of the surrounding area.
- 8.4 The proposal has been designed to be in keeping with the existing building and given that the scheme is single storey it is relatively modest in the surrounding streetscene. It is considered the proposal would not have an undue impact on the appearance of the building or have a detrimental effect on the visual amenity of the street scene or the character of the area in this instance.
- 8.5 Subject to conditions securing the materials to match the existing property the proposed alterations would be acceptable in terms of its impact on the appearance of the host building, the visual amenity of the street scene and the character of the area and will not unduly detract from this or the adjacent buildings and appearance of the area and thus would be consistent with the relevant policies.

b. Impact on residential amenities

- 8.6 The properties that are potentially most affected are the host property and the adjoining properties in Wisborough Road and Ewhurst Avenue. In terms of visual impact, the site is bounded by a close boarded fence which also has a fairly well established vegetation treatment. The applicant has also indicated that further planning is proposed to the rear of the site to provide additional screening. This can be secured by way of a condition.
- 8.7 It is acknowledged that in granting the previous permissions the LPA have considered that there is sufficient distance between the development site and the surrounding properties for no harm to residential amenity to arise. This proposed development would not have a detrimental effect on the living conditions of adjoining occupiers with special reference to visual impact, loss of privacy or overlooking.
- 8.8 Representations have raised concerns regarding the potential for increased noise and disturbance experienced from the site. It is recognised that the scheme will have an increased pattern of activity when compared to the existing use at the site. It is therefore prudent to consider the fallback position in this regard as previously as there were no suitable planning conditions attached to the use of the premises, given its previous lawful status.
- 8.9 The Councils Environmental Health Team have indicated that there have been no noise complaints from this site, no complaints in respect to disruptive evening use or activities and thus the applicant run the business in a responsible manner.

8.10 The only aspect in effect for consideration is the small office and quiet room. This would not cause any noise above the previous permission which was found acceptable.

c. Highway and Parking implications

8.11 The PTAL is 1a so has a poor accessibility to public transport. The only aspect above and beyond the previous consent is the provision of a small office and quiet room which is not dissimilar to the facilities already permitted on this part of the site. This will not generate significant levels of extra traffic and is acceptable. Therefore it is considered the development would not have a significant effect on neighbouring roads as to warrant a refusal. As such the proposal is compliant with the relevant policies.

d. Impact on Trees

8.12 No trees will be removed as part of the scheme and the tree officer has raised no arboriculture objection to the proposed development. Suitable conditions could be attached to ensure that the landscaping is acceptable along these boundaries.

Other matters:

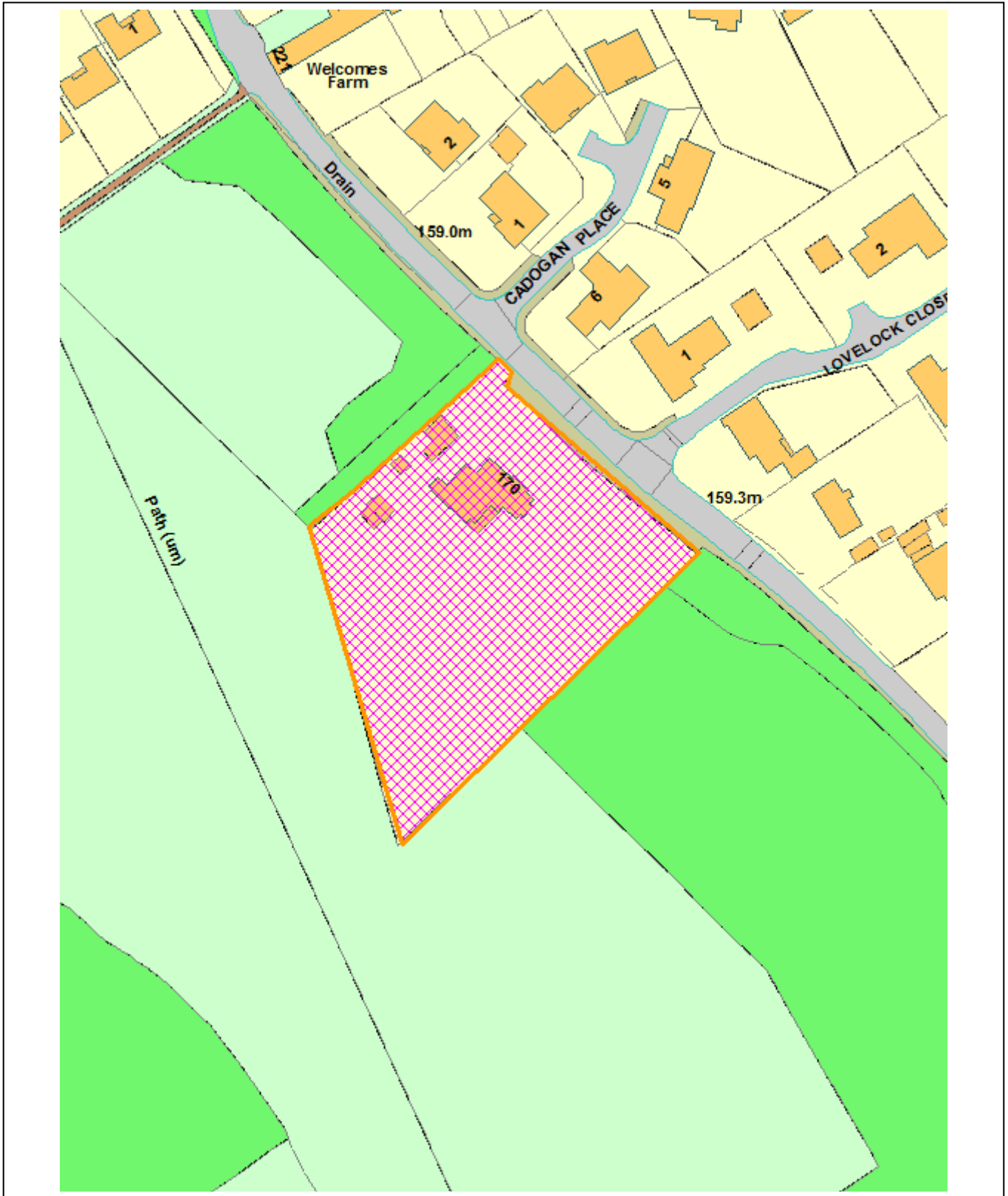
8.14 The site is not located within Flood zone 2 or 3 (statutory designation) however it is located in a critical drainage area. The proposed extension is minor due to the nature of the proposal and the risk of flooding being low, it is considered that the proposal would be unlikely to result in a significant difference or risk of flooding compared to the existing situation, subject to a condition in respect to providing a water butt.

Conclusions

8.15 Overall it is considered that the materials, design, scale, form and height of the proposal are acceptable. The design is in keeping with the host property and the surrounding area and does not appear to be overbearing on the neighbouring properties. Subject to the provision of suitable conditions the proposal would be acceptable. Consequently, the proposal is considered consistent with the relevant policies cited above and is recommended for approval.

8.16 All other relevant policies and considerations, including equalities, have been taken into account.

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PART 6: Planning Applications for Decision

Item 6.3

APPLICATION DETAILS

Ref: 17/06121/FUL
 Location: 170 Hayes Lane, Kenley, CR8 5HQ
 Ward: Kenley
 Description: Alterations; Erection of single/two storey front, rear, roof and dormer extensions with accommodation in the loft space. Conversion to form 5 flats and 1 house. Provision of associated parking.
 Drawing Nos: 14.165.TKD.001*, 14.165.TKD.002A, 14.165.TKD.003, 14.165.TKD.004, 14.165.TKD.006, 14.165.TKD.008, 14.165.TKD.006A, 14.165.TKD.007A, 14.165.TKS.2000, 14.165.TKS.2001 and 14.165.TKS.2100
 Agent: Mr Marcello Tomasini
 Case Officer: Tim Edwards

	1 bed	2 bed	3 bed	4 bed	Total
Houses				1 (1x 4b, 7p)	
Flats		3 (2 x 2b, 3p, 1 x 2b, 4p)	2 (1 3b, 5p and 1 x 3b x3p)		
Totals		3	2	1	6

Number of car parking spaces	Number of cycle parking spaces
11	12

This application is being reported to Planning Committee because the ward councillor (Councillor O’Connell) made representations in accordance with the committee consideration criteria and requested committee consideration.

1 RECOMMENDATION

That the Planning Committee resolve to GRANT planning permission.

That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

2 Conditions

- 1) The works shall be carried out wholly in accordance with the submitted plans
- 2) The proposed window within the south-eastern elevation of bedroom 4 within the proposed house shall be obscured glazed and non-opening up to 1.7 metres internally.
- 3) Details of bin and cycle stores to be submitted and approved prior to occupation
- 4) Landscaping scheme to be submitted and approved prior to occupation

- 5) The proposed eastern access shall only be used an entrance and western access as an exit for vehicles.
- 6) Detailed scaled and dimensioned highway access plans, with confirmed sight lines superimposed with current Highway Design Standards prior to occupation.
- 7) Materials as specified within the application.
- 8) Commence the development within 3 years of the date of this decision.
- 10) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

- 2.3 That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

3 PROPOSAL AND LOCATION DETAILS

3.1 Proposal

The applicant seeks full planning permission for the:

- Erection of single/two storey extensions to the existing garage, with accommodation proposed in the roof space, to create a 4 bedroom house.
- Erection of roof and dormer extension to the main dwelling, converting the existing dwelling into 5 separate units.
- Alterations to the existing frontage area to facilitate 11 car parking spaces;
- Alterations to landscaping.

- 3.2 The number of units has been reduced during the course of the application from 7 to 6 units.

3.3 Site and Surroundings

- Residential in character;
- Situated within the Metropolitan Green Belt;
- Adjacent to a site of nature conservation importance;
- Located on Hayes Lane, a local distributor road;
- Tree Protection Order (TPO) 30, 2015 covers a number of trees located within the rear garden.
- PTAL rating of 0.

3.4 Planning History

The following application is relevant to the assessment and determination of the application:

16/05118/FUL

Alterations and erection of single/two storey extensions. Conversion to form 6 one bedroom and 2 two bedrooms flats and provision of associated parking.

Withdrawn

01/00170/P

Demolition of existing garage; Erection of single storey rear extension and detached double garage

Permission granted.

01/01602/P

Demolition of existing garage; Erection of single storey side/rear extension and attached double garage

Permission granted and implemented.

3.5 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would contribute to the meeting of housing targets.
- The proposal would be an acceptable addition to the street scene that would be partially screened by existing vegetation. The proposed extensions would be acceptable in scale and not detrimental to the existing open nature of the the Metropolitan Green Belt.
- The proposal would accord with the Technical Housing Standards – Nationally Described Space Standards and would provide acceptable living conditions for future occupiers.
- The proposal would not prejudice highway safety or the parking situation in surrounding streets given the acceptable levels of parking that is proposed on site.
- There would be no significant harm to neighbouring properties amenity, given the location and separation distances between the proposed development and surrounding properties.

4 CONSULTATION RESPONSE

- 4.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

5 LOCAL REPRESENTATION

- 5.1 The application has been publicised by way of letters sent to neighbouring occupiers of the application site. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 10 Objecting: 10 Supporting: 0

5.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

- Overdevelopment of the site.
- Detrimental impact to the neighbouring occupiers residential amenities.
- Not in keeping with the surrounding area.
- Detrimental impact on the street scene.
- Dangerous access arrangements.
- Increase in traffic levels during construction and after completion.
- Increase in traffic on surrounding roads.
- Inadequate parking provision.
- Impact upon trees.
- Impact upon Green Belt.
- Not in compliance with local plan.

5.3 Ward Councillor Steve O'Connell has made the following objection to the scheme:

- Out of character flatted development
- Parking
- Detrimental to Green Belt
- Traffic issues

6 RELEVANT PLANNING POLICIES AND GUIDANCE

6.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.

6.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design.
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

6.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 3.5 on Quality and design of housing developments
- 6.13 on Parking
- 7.4 on Local Character

- 7.6 on Architecture

Croydon Local Plan 2018 (CLP):

- SP6: Environment and Climate Change
- DM1 on Housing choice for sustainable communities
- DM10 on Design and character
- DM13 on Refuse and recycling
- DM16 on Promoting healthy communities
- DM19 on Promoting and protecting healthy communities
- DM23 on Development and construction
- DM24 on Land Contamination
- DM25 on SUDs and Flood Risk
- DM26 on Metropolitan Green Belt and Metropolitan Open Land
- DM27 Biodiversity
- DM28 on Trees
- DM29 on Promoting sustainable travel and reducing congestion
- DM30 on Car and cycle parking in new development
- Applicable place specific policy

Supplementary Planning Guidance as follows:

- Technical Housing Standards – Nationally Described Space Standards

7 MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the application that the Planning Committee is required to consider are as follows:

- Principle of development
- Townscape and visual impact
- Impact on neighbouring residential amenity
- Amenities of future occupiers
- Parking and cycle storage
- Waste and refuse
- Trees

Principle of Development

- 7.1 The principle of converting existing single family dwellings into flats is established across the borough. As the floor space of the dwelling is over 130m² and would not result in the net loss of a 3 bedroom home, the proposed conversion in principle is acceptable subject to further considerations.
- 7.2 Whilst it is acknowledged that the proposed extensions would exceed the criteria detailed within DM26 in relation to appropriate extensions in the Green Belt, it would not alter the existing nature of the site where a large detached dwelling is situated on a substantial plot. Officers consider no harm is caused to the openness of the Metropolitan Green Belt area.

- 7.3 The proposed development would provide five additional units of a good standard – benefitting from external private amenity space and complying with the Technical Standards (relating to internal floorspace).

Townscape and Visual Impact

- 7.4 The proposal would not have a detrimental impact on the townscape or have a visual impact on the street. The proposed extensions to the existing garage would ensure its subservience to the existing main dwelling, with the roof form mirroring that of the existing garage. Although this element of the proposal would increase in height, overall it is not considered to impact the wider street scene. Dormer windows are proposed across the roof slopes, which are an acceptable scale not to dominate the existing building and are a common feature within the immediate surrounding area.
- 7.5 The extended garage would mirror that of the main dwelling with a mock tudor appearance provided at first floor level. Although this new dwelling would be set back from the roadside, it would front the street unlike the existing house, providing greater surveillance over the forecourt parking area throughout this unit.
- 7.6 Whilst the proposed building would occupy an increased footprint (compared to the existing), it would be somewhat higher and more prominent within the street-scene. The hard standing area at the front of the site would be increased in scale, but alongside the alterations to the dwelling this would be partially screened by the existing soft landscaping. This will help to soften the impact of the development on street and reduce any impact of the proposal on the wider townscape.
- 7.7 Overall the proposal would respect and enhance the surrounding buildings and street scene.

Impact on Neighbouring Residential Amenity

- 7.8 The proposed dwelling is well separated from all adjoining occupiers. The main dwelling is set back from the front boundary of the site by approximately 17.5 metres, whilst the proposed new 4 bedroom unit is setback 27 metres. Taking into account this separation alongside the existing soft landscaping which would screen the development from the adjoining occupiers, overall it is considered that there would not be any detrimental harm to any neighbouring occupier.

Amenities of Future Occupiers

- 7.9 The size and layout, including the outlook from each unit would be acceptable.
- 7.10 There would be considerable private amenity and communal areas to the rear of the dwelling. Furthermore, the ground floor flats and 4 bedroom house would have direct access to private amenity space in the form of a rear garden. Adequate provision has been made for the other units to have private amenity space, with suitable boundary treatments and as such would comply with the above policies.
- 7.11 The relationship between the converted block and new attached house would be acceptable in terms of the future occupiers.

Transport

- 7.12 The subject site is in an area with a PTAL accessibility rating of 0 (on a scale of 1a - 6b, where 6b is the most accessible), as indicated on maps produced by TfL. The site is therefore considered to have very poor access to public transport links.
- 7.13 Minor alterations are proposed to the existing extensive hard standing located at the front of the site. These alterations would facilitate 11 formal car parking spaces on site. Given the sites location within the lowest PTAL and need to avoid overspill parking, overall the proposal provides an acceptable allocation of spaces.
- 7.14 During the course of the application, clarity has been provided on the visibility splays and car parking layout which displayed how the site could be entered and exit in first gear. The existing 2 entrances/exit points would be retained and utilised. A condition is imposed to ensure that the 2 points are used as in-out and not two ways to minimise the potential for vehicles to meet at the entrance or exit of the site and impact upon highways traffic.
- 7.15 Whilst the scheme will inevitably result in more vehicles accessing the site (off Hayes Lane) the additional manoeuvres would not be a considerable increase and therefore highway safety would not be compromised.

Waste and Refuse

- 7.16 The cycle and refuse store has been proposed to the side of the main dwelling. This location is considered acceptable, being partially screened from the wider street scene. Full details including floorplans and elevations would be conditioned accordingly and given the Green Belt location these must be sensitively designed to be kept to a minimum.

Trees

- 7.17 There are a number of trees on site which are covered by TPO 30, 2015. These trees are well separated from the proposed alterations on site and therefore, overall the proposal is acceptable in relation to trees.

Conclusions

- 7.18 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning matters, other than planning applications for determination by the Committee and development presentations.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 The following information and advice applies to all those reports.

2 FURTHER INFORMATION

- 2.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

3 PUBLIC SPEAKING

- 3.1 The Council's constitution only provides for public speaking rights for those applications being reported to Committee in the "Planning Applications for Decision" part of the agenda. Therefore reports on this part of the agenda do not attract public speaking rights.

4 BACKGROUND DOCUMENTS

- 4.1 For further information about the background papers used in the drafting of the reports in part 7 contact Mr P Mills (020 8760 5419).

5 RECOMMENDATION

- 5.1 The Committee to take any decisions recommended in the attached reports.

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