

Planning Sub-Committee

Meeting of held on Thursday, 2 November 2017 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 Luke Clancy, Bernadette Khan and Chris Wright

Also Present: Councillor Margaret Bird

Apologies: None

PART A

67/17 **Minutes of the previous meeting**

RESOLVED that the minutes of the meeting held on 5 October 2017 be signed as a correct record.

68/17 **Disclosure of Interest**

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

69/17 **Urgent Business (if any)**

There was none.

70/17 **Planning applications for decision**

71/17 **5.1 17/03844/FUL 1 Reddown Road, Coulsdon CR5 1AN**

Alterations; conversion to form 3 two bedroom and 3 one bedroom flats; erection of basement and side extensions and dormer extension in front roof slope; alterations to vehicular access, provision of associated cycle and car parking; provision of bin store
Ward: Coulsdon East

Following the officer's presentation, Members of the Committee expressed concerns about flood risk in the area. Officers explained that, with less than 10 units and not much increase in hard standing area, the flood risk is minimal

but some form of SuDS (sustainable drainage system), such as water butts or permeable paving could be a condition.

Mr Steve Booth (LTD Services Ltd) spoke on behalf of the applicant, making the following points:

- Revised design allows development of a large residential property with respect to neighbouring properties.
- Refusal reasons have been addressed
- 6 well designed residential dwellings with less impact on shape and form of the existing property
- A number of amendments have been made, including removal of the single storey extension to the rear, the internal layout, enhancement of the amenity and community areas, reduction of the hard standing
- Level of parking is as recommended by the Highways team
- Refuse store has been repositioned
- The drainage system is not a matter for consideration regarding planning permission but the applicant will work with Thames Water to find a satisfactory solution

Councillor Margaret Bird, ward Member for Coulsdon East, spoke in objection on behalf of local residents, raising the following issues:

- Sewage issues will be exacerbated by more properties
- Distance between the properties is only 15ft
- There are shared boundaries and access concerns
- Right of access needs to be protected
- There are overlooking concerns
- The flats are too small – they are not much bigger than the previously refused scheme
- Parking is insufficient – could a condition be added to refuse additional parking permits?
- There are too many properties in too tight a site

In response to these concerns, the Head of Development Management assured Members that the flat sizes all comply with standards. Car parking is not an issue for Planning Committee. Although the PTAL (public transport access link) is 2, the site is relatively close to the station. Drainage is an issue for Thames Water and the Council is addressing this through the Director of Streets. It is a CPZ area and it would be possible to restrict parking permits by condition. SuDS should be delivered through landscaping conditions and looking at permeable paving and other sustainable ways.

Members agreed that the applicant had addressed concerns raised by the inspector by providing a larger amenity space and losing one storey. Retention of the existing hedge will control excessive run-off of water. However, access arrangements need to be resolved between the applicant and next door neighbour.

After consideration of the officer's report, Councillor Humayun Kabir proposed and Councillor Paul Scott seconded the officer's recommendation and the Committee voted 3 in favour, with 2 abstentions, so planning permission was **GRANTED** for development at 1 Reddown Road, Coulsdon CR5 1AN, with an additional condition regarding flooding and SuDS provision - with further clarity around landscaping. A further planning condition was agreed to restrict car parking permits – and an informative – encouraging on-going dialogue with immediate neighbours.

The meeting ended at 7.10 pm

Signed:

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Date:

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