

Planning Committee

Meeting held on Thursday 21 September 2017 at 6:30pm in The Council Chamber, The Town Hall, Katherine Street, Croydon CR0 1EA

MINUTES – PART A

Present: Councillor Paul Scott (Chairman);
Councillor Humayun Kabir (Vice-Chairman);
Councillors Jamie Audsley, Richard Chatterjee, Luke Clancy, Jason Perry, Manju Shahul-Hameed, Bernadette Khan, Wayne Trakas-Lawlor and Sue Winborn

Also Present: Councillors Alison Butler, Maria Gatland and Andrew Pelling

Apologies: Councillors Joy Prince and Chris Wright

A147/17 Minutes of the meeting held on Wednesday 6 September 2017

RESOLVED that the minutes of the meeting held on Wednesday 6 September 2017 be signed as a correct record.

A148/17 Disclosure of Interest

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

A149/17 Urgent Business (if any)

There was none.

A150/17 Development presentations

There were none.

A151/17 Planning applications for decision

6.1 16/05434/FUL 236 Selsdon Road, South Croydon CR2 6PL

Demolition of existing buildings, erection of three storey building comprising 2 studio, 5 one bedroom and 2 three bedroom flats.

Formation of associated access and provision of parking.

Ward: Croham

The Committee queried how it would be ensured that high quality art work would be delivered and were informed by officers that it was intended that old brickwork would be salvaged and used within the art work to create a relief of a train. Officers assured the Committee that details of the art work would be secured as it was important to ensure that the work was a high standard. It was further agreed that ward councillors could be involved in an advisory form when assessing the art work proposals.

Mr Rob Turner (Senior Land Manager, Turnbull Land) spoke in support of the application, and the principle issues raised were:

- That the massing of the development would remain the same as the current building;
- The design and scheme had been revised and improved with London stock brick to be used;
- The scheme would acknowledge the historic importance of the area and the art work would be of subtle design and made out of blended and sculptured brickwork; and
- The development would positively contribute to the street scene.

Councillor Maria Gatland, ward Member for Croham, spoke in objection on behalf of local residents and the principle issues raised were:

- The amendments to the proposal were minor only;
- Regret the loss of a locally listed house that features in publications on the history of the local area;
- Small narrow site and the proposal would led to overdevelopment;
- The development would change the character of the local area which was predominantly Victorian;
- Speed of traffic in the local area was a concern and providing a further exit from the site would cause further problems; and
- Parking stress was experienced in the local area and the provision of four parking spaces was not sufficient.

The Director of Planning and Strategic Transport reassured the Committee that officers had adequate experience on identifying and commissioning public art. Officers would work closely with the developers to ensure that a piece of work was commissioned that would be a positive contribution to the local area.

Some Members felt that the loss of a locally listed building should be resisted. Furthermore, while it was felt that the design had been improved it still remained too large and would cause further highways issues at a busy junction. Concerns regarding the public art were also raised and it was suggested that a permanent display detailing the history of the site would be more appropriate.

In response to Member questions, officers confirmed that the building was currently occupied.

The Chair stated that the Committee should look to protect locally listed buildings but that the building, in this case, had undergone significant changes since being built and so the heritage value had been degraded.

It was stated by some Committee Members that the development of eight homes on the site was sustainable, particularly as there would be two 3 bedroom flats provided which could be inhabited by families. It was further stated that, while it would be preferable for 1:1 parking spaces to be provided, 50% was sufficient. It was felt by some Councillors that the design had been improved with the introduction of London stock brick and the public art.

After consideration of the officer's report, Councillor Jason Perry proposed and Councillor Richard Chatterjee seconded **REFUSAL**, on the grounds of overdevelopment, size and massing and the loss of a historic building, and the Committee voted 4 in favour, and 6 against, so this motion fell.

The Committee then voted on a second motion for **APPROVAL**, in support of the officer's recommendation, proposed by Councillor Paul Scott and seconded by Councillor Manju Shahul-Hameed, 6 in favour and 4 against, so planning permission was **GRANTED** for development at 236 Selsdon Road, South Croydon CR2 6PL.

6.3 17/03118/FUL 176 Pampisford Road, South Croydon CR2 6DB

Demolition of existing of existing dwelling and erection of 2 storey building with accommodation within the roof space, containing 1 x 3 bed, 2 x 1 bed and 6 x 2 bed apartments with associated parking and vehicular access off or Blackford Close

Ward: Purley

In response to Members' questions officers confirmed that, whilst the proposed development would be the fourth development with access via Blackford Close, the road was quiet and had a natural curve which facilitated in ensuring drivers did not speed.

Officers confirmed, in response to Member questions, that the street tree would remain and a full landscaping scheme had been submitted and was considered by officers as satisfactory.

Mr Barry Hillman (Hillman Design) spoke as the agent, on behalf of the applicant, and the principle issues raised were:

- That amendments to the scheme had been made following officer requests at the pre-app stage;

- There was current a brick wall and railing at the front of the property and it had been requested that this was removed; and
- The site was situated between two similar development and the proposed development had been designed to be in keeping with the street scene.

Councillor Andrew Pelling, ward Member for Waddon (adjoining ward), spoke in objection on behalf of local residents and the principle issues raised were:

- That the cumulative effect of the developments on Pampisford Road to the residents of Blackford Road needed to be taken into consideration;
- Blackford Road was a narrow road with pavement on one side only;
- There were seven buses per hour which served on Pampisford Road which would be sufficient to enable less parking to be provided, however it was recognised that parking could transfer to Blackford Road;
- Residents of the developments on Pampisford Road were also parking on Blackford Road which had caused difficulties for refuse vehicles accessing the road; and
- Residents of Blackford Road were exhausted with the issues experienced due to the developments on Pampisford Road.

The Director of Planning and Strategic Transport informed the Committee that highways officers had reviewed the scheme and were content that the impact of the development would be limited. It was further noted that nine parking spaces would be provided within the scheme.

Members of the Committee noted that the development would fit with the neighbouring properties and would provide much needed housing in Croydon. While the parking concerns were noted it was welcomed that each unit would be provided with a parking space.

Other Members noted that the main challenge of the development was the cumulative impact on Blackford Road and proposed that the application be deferred to enable a review of whether the parking could be moved to the front of the building.

The Chair stated that the impact on Blackford Road did need careful consideration, however it was an adopted road and all the properties on the road had their own driveways. Furthermore, it was stated that there was a good level of parking provision on Blackford Road and the schemes that had been successful were the ones which had maintained the landscaping at the front of properties.

After consideration of the officer's report, Councillor Humayun Kabir proposed and Councillor Paul Scott seconded the officer's

recommendation and the Committee voted 6 in favour, and 4 against, so planning permission was **GRANTED** for development at 176 Pampisford Road, South Croydon CR2 6DB.

A second motion for **DEFERMENT**, on grounds of the cumulative impact on Blackford Road requiring full consideration and a review as to whether parking could be provided at the front of the site, proposed by Councillor Jason Perry and seconded by Councillor Sue Winborn, thereby fell.

6.4 17/03457/FUL 1-5 Lansdowne Road and Voyager House, 30-32 Wellesley Road, Croydon CR0 2BX

Demolition of the existing buildings and the erection of a part 11, part 41, part 68 storey development comprising 794 residential units (Use Class C3), 35,000 sq.m (GIA) of offices (Use Class B1a), retailing/restaurant/bar uses (Class A1/A3/A4 and/or A5), public viewing gallery, swimming pool and gym (Use Class D2), with associated access and servicing, car/cycle parking, landscaped pedestrian walkways and public plaza.

Ward: Fairfield

In response to Members' questions officers stated that having a commitment from developers that London Living Rent would be used was a benefit, as it would ensure that income and the ability to pay the rent would be taken into account. The Head of Development Management stated that he was far more confident that the affordable housing would be delivered under the proposed scheme as opposed to the refused scheme. Furthermore, the Committee were informed that there would be three review stages during the development to ensure the maximum volume of affordable housing would be delivered.

The Committee were informed that the view from the viewing gallery would be of London and the home counties and there would also be access to the bar and restaurant from the gallery. Officers assured Members that there were ongoing discussions in regards to access to the viewing gallery, which had been positive, to ensure it was free to access by the public and at reasonable times and days of the week.

Members were assured that Historic England had assessed the scheme and the impact upon the Almshouses and had concluded that it would be less than substantial given the landscape of Croydon already.

The Committee noted that a large number of cycle spaces were to be provided within the scheme and expressed concern that a number would be left unused. In response, officers confirmed they were in discussion with Transport for London as to how cycle spaces

would be managed however not all spaces would be delivered at the start of the development.

Officers confirmed that there would be obligations within the Section 106 agreement that included contributions to employment training which would provide local residents with opportunities to seek employment at the development.

The Committee was informed that discussions were ongoing with the developers as to how the leisure facilities could be used. However the pool would be made available initially to residents of the development and office workers. There was not a requirement for the site to have a publicly accessible pool and so the application could not be refused on the grounds that the pool should be a public asset.

Members queried the wind mitigation measures that would be put in place and were assured that a detailed condition would be in place to ensure it was undertaken properly and that trees would not just be planted. With regard to overshadowing the Committee was informed that it was difficult to estimate the impact of a tall building as the sun varied throughout the day and year. However the impact had been assessed.

The Committee noted the tallest element of the development, at 227 metres, was around $\frac{3}{4}$ the height of the Shard and it was important that high quality materials were used on such a development. Officers confirmed there would be a condition in relation to the materials used to ensure they were high quality.

In response to Member question the Director of Planning and Strategic Transport confirmed that fire precautions, including sprinklers, would be part of the scheme however was subject to separate legislation and would be signed off by Building Control.

Mr David Hudson spoke in support of the application, representing the applicant company and the principles issued raised were:

- The development would be called One Lansdowne Road;
- Thanked the officers for their work in improving the scheme;
- The scheme would make a major contribution to the regeneration of Croydon town centre;
- The GLA supported the design and considered it to be of high quality;
- The scheme would financially contribute to Croydon by generating around £90 million of building rates over the next 25 years;
- The volume of housing had almost doubled from the extant planning permission with affordable housing contribution having risen extensively also;
- 10,000 sq ft of office would be provided;

- The scheme would create the highest bar and restaurant in London which would enhance Croydon – creating a landmark building in Croydon, London and the UK; and
- The developers would work with officers on the public art contribution to ensure it was something that would contribute to the local area.

The Director of Planning and Strategic Transport noted the thanks given to officers and recognised the collaborative working that had taken place between the developers and council to improve the scheme. The Committee was informed that, if the application was refused, the developers would probably go to appeal with the previously refused scheme which would not be as good as the proposed Section 106 agreement.

The Chair stressed that all applications considered by the Committee were important. However, given the scale of the proposal, it was a particularly big decision and that it was important to balance the benefits and the potential negatives of the scheme. It was noted that, while the number of homes to be delivered had decreased, it was due to the units being larger and there would be a reasonable proportion of affordable homes which would make a difference to families in Croydon.

The Committee further noted that there had been a loss of office space in the town centre in recent years, due to permitted development and the application would be introducing a large volume of high quality office space.

Members stressed that it was important that the public access to the viewing gallery was resolved to ensure that it was accessible at reasonable times and days of the week and became a successful contribution to Croydon. Whilst the viewing gallery would contribute to Croydon, the impact of the towers on the Almshouses was considered in light of the buildings already in the town centre and those developments already given planning permission. Furthermore, similar to the landscape of the town, it would contribute to juxtaposition of old and new in Croydon.

The Committee noted that it was a large and complicated scheme. However there were a number of benefits associated with the application including: improvements to public realm, affordable housing, employment opportunities, the long term financial contributions through business rates and creating a destination for visitors with a high level viewing gallery and restaurant. Furthermore, Members noted that there had been few letters of objection to the application and more letters of support had been received.

After consideration of the officer's report, Councillor Jamie Audsley proposed and Councillor Jason Perry seconded the officer's

recommendation and the Committee voted unanimously in favour (10), so planning permission was **GRANTED** for development at 1-5 Lansdowne Road and Voyager House, 30-32 Wellesley Road, Croydon CR0 2BX.

6.2 17/02404/FUL The Warren, 1 The Green, Croydon CR0 9AL

Erection of three, 4 bedroom detached houses with attached garages. Formation of new vehicular access onto The Green and provision of associated refuse storage.

Ward: Heathfield

There were no speakers on this application.

The Committee noted that there were few sites in Croydon that could enable the development of three additional detached houses and so the application was viewed as being reasonable.

After consideration of the officer's report, Councillor Humayun Kabir proposed and Councillor Manju Shahul-Hameed seconded the officer's recommendation and the Committee voted unanimously in favour (10), so planning permission was **GRANTED** for development at The Warren, 1 The Green, Croydon CR0 9AL.

A152/17 Items referred by Planning Sub-Committee

There were no items referred by the Planning Sub-Committee

A153/17 Other planning matters

There were no other planning matters for consideration.

MINUTES – PART B

None

The meeting ended at 8:40pm