

Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 30 May 2019 at 6.30pm
in Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX

This meeting was Webcast – and is available to view via the Council's Web Site

MINUTES

Present: Councillor Toni Letts (Chair);
Councillor Paul Scott (Vice-Chair);
Councillors Muhammad Ali, Chris Clark, Jason Perry, Scott Roche, Ian Parker,
Gareth Streeter, Bernadette Khan (In place of Sherwan Chowdhury) and
Clive Fraser (In place of Joy Prince)

Also Present: Councillor Badsha Quadir, Robert Canning, Maria Gatland and Tim Pollard

PART A

99/19 Minutes of Previous Meeting

RESOLVED that the minutes of the meetings held on Thursday 9 May 2019
and Monday 20 May 2019 be signed as a correct record.

100/19 Disclosure of Interest

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

101/19 Urgent Business (if any)

There was none.

102/19 Development presentations

There were none.

103/19 Planning applications for decision

The Chair announced that the items be heard in the following order:
18/05383/FUL 59 Rectory Park, South Croydon, CR2 9JR; 18/05411/FUL
Land Rear of 31-33 Croham Valley Road, (Facing onto Ballards Rise), South
Croydon; 19/00732/FUL 119 Purley Oaks Road, South Croydon CR2 0NY;
19/00886/FUL 42 Grovelands Road, Purley, CR8 4LA; 19/00167/FUL 11

Barham Road, South Croydon, CR2 6LD and 19/01561/FUL 43 Kingswood Lane, Warlingham, CR6 9AB.

104/19 **18/05383/FUL 59 Rectory Park, South Croydon, CR2 9JR**

Demolition of the existing garage and alterations to the existing vehicular access with erection of a two storey building to provide 6 units at the rear including a provision of associated landscaping, parking, cycle and refuse storage.

Ward: Sanderstead

The officers presented details of the planning application and responded to questions and clarifications.

Mr Dave Upton, on behalf of the applicant, spoke in support of the application.

Referring Ward Member, Councillor Tim Pollard, spoke against the application.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Ali seconded the motion.

Councillor Roche proposed a motion to **REFUSE** the application on grounds of over development, the reduction of privacy, impact on private and amenity space and the loss of twenty trees. Councillor Streeter seconded the motion.

The motion of approval was put forward to the vote and was carried with six Members voting in favour and four Members voting against. The second motion to refuse therefore fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 59 Rectory Park, South Croydon, CR2 9JR.

105/19 **18/05411/FUL Land Rear of 31-33 Croham Valley Road, (Facing onto Ballards Rise), South Croydon**

Erection of 2x2 storey detached buildings with accommodation within the roof-space comprising 1 three bedroom, 5 two bedroom and 3 one bedroom flats, refuse storage facilities, formation of vehicular access points and provision of associated parking.

Ward: South Croydon

The officers presented details of the planning application and responded to questions and clarifications.

Mr David Rutherford from the Croham Valley Residence Association spoke against the application.

Miss Emily Hall, on behalf of the applicant, spoke in support of the application.

Referring Ward Member, Councillor Maria Gatland, spoke against the application.

Councillor Scott proposed a motion to **REFUSE** the application on the grounds of over development in particular due to the lack of parking. Councillor Perry seconded the motion. It was recommended that the application return on a smaller scale.

The motion to refuse was put forward to the vote and carried with nine Members voting in favour and one Member abstaining their vote.

The Committee therefore **RESOLVED** to **REFUSE** the application for the development of Land Rear of 31-33 Croham Valley Road, (Facing onto Ballards Rise), South Croydon.

106/19 **19/00732/FUL 119 Purley Oaks Road, South Croydon CR2 0NY**

Demolition of existing buildings, erection of 2 pairs of semidetached 2 storey houses with accommodation in the roof and a block of 5 flats (one 1 bedroom flat and four 2 bedroom flats), formation of vehicular access, provision of parking and landscaping.

Ward: Sanderstead

The officers presented details of the planning application and responded to questions and clarifications.

Ms Sana Namazie spoke against the application.

Ms Petra Hischmann, on behalf of the applicant, spoke in support of the application.

Councillor Tim Pollard, spoke on behalf of referring Ward Member Councillor Lynne Hale, against the application.

Councillor Perry proposed a motion to **REFUSE** the application on the grounds of over development by size and massing at the back of the building and a detrimental impact of setting on Purley Oaks Road and the amenity of those adjoining occupiers. Councillor Parker seconded the motion.

Councillor Scott proposed a motion for **APPROVAL** of the application with the condition that the pedestrian access was accessible by Wettern Close. Councillor Letts seconded the motion.

The motion of refusal was put forward to the vote and was carried with five Members voting in favour and five Members voting against. The Chair used her casting vote and voted against the motion to refuse. The motion to refuse therefore fell.

The motion to approve was put forward to the vote and was carried with five Members voting in favour and five Members voting against. The Chair used her casting vote and voted in favour to approve.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 119 Purley Oaks Road, South Croydon CR2 0NY.

*The Committee adjourned the meeting for a short break at 8:38pm
The Committee reconvened the meeting at 8:53pm*

107/19 **19/00886/FUL 42 Grovelands Road, Purley, CR8 4LA**

Demolition of the existing dwelling and the erection of a 3 storey detached building (with roof-space accommodation) comprising 3 x 3 bed, 5 x 2 bed and 1 x 1 bedroom flats with associated access road, car parking, refuse and cycle stores, amenity space and landscaping.

Ward: Purley and Woodcote

The officers presented details of the planning application and responded to questions and clarifications.

Mr Rob King spoke against the application.

Councillor Badsha Quadir, spoke on behalf of referring Ward Member Councillor Simon Brew, against the application.

Councillor Ali proposed a motion for **APPROVAL** of the application. Councillor Scott seconded the motion.

Councillor Parker proposed a motion to **REFUSE** the application on the grounds of over development in particular to the height of the development, which would be detrimental to surrounding neighbours. Councillor Roche seconded the motion.

The motion for approval was put forward to the vote and was carried with six Members voting in favour and four Members voting against. The second motion to refuse therefore fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 42 Grovelands Road, Purley, CR8 4LA.

*The Committee meeting adjourned for a short break at 9:12pm.
The Committee meeting reconvened at 9:20pm.*

108/19 **19/00167/FUL 11 Barham Road, South Croydon, CR2 6LD**

Conversion of property to form 5 self-contained flats (3 x 1 bed, 1 x 2 bed and 1 x 3 bed flats), construction of basement accommodation with associated front and rear light wells, erection of a part single, part two storey side and rear extensions, erection of a rear roof dormer, insertion of 3 roof lights in front roof slope and provision of associated hard and soft landscaping, a new front boundary wall and refuse and cycle parking.

Ward: Waddon

The officers presented details of the planning application and responded to questions and clarifications.

Mr David Day spoke against the application.

Mr Stewart Budge, on behalf of the applicant, spoke in support of the application.

Referring Ward Member Councillor Robert Canning spoke against the application.

Councillor Scott proposed a motion to **DEFER** the application on the grounds for a site visit to be conducted. Councillor Ali seconded the motion.

The motion to defer the application was put forward to the vote and was carried with all ten Members unanimously voting in favour.

The Committee therefore **RESOLVED** to **DEFER** the application for the development of 11 Barham Road, South Croydon, CR2 6LD.

109/19 **19/01561/FUL 43 Kingswood Lane, Warlingham, CR6 9AB**

Demolition of existing dwelling and erection of a three storey building comprising 2x3 bedroom and 7x2 bedroom apartments with associated access, 9 parking spaces, cycle storage and refuse store.

Ward: Sanderstead

The officers presented details of the planning application and there was no questions for clarifications.

Mr Billy Heyman, on behalf of the applicant, spoke in support of the application.

Councillor Tim Pollard, spoke on behalf of referring Ward Member Councillor Lynn Hale, against the application.

Councillor Roche proposed a motion to **REFUSE** the application on the grounds of over development by size and massing and the request for the development to be downsized. Councillor Parker seconded the motion

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Khan seconded the motion.

The motion of refusal was put forward to the vote and fell with four Members voting in favour and six Members voting against.

The motion of approval was put forward to the vote and was carried with six Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 43 Kingswood Lane, Warlingham, CR6 9AB.

110/19 **Items referred by Planning Sub-Committee**

There were none.

111/19 **Other planning matters**

112/19 **Planning Performance**

This report was noted.

113/19 **Planning Appeals**

This report was noted.

The meeting ended at 10.34 pm

Signed:

Date:

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