

Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 20 June 2019 at 6pm 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, Sherwan Chowdhury, Joy Prince, Jason Perry, Scott Roche, Ian Parker, Gareth Streeter and Clive Fraser (In place of Chris Clark)

Also Present: Councillor Sue Bennett, Jan Buttinger, Luke Clancy, Badsha Quadir and Andy Stranack

PART A

123/19 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 30 May 2019 and Thursday 6 June 2019 be signed as a correct record.

124/19 **Disclosure of Interest**

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

125/19 **Urgent Business (if any)**

There were no items of urgent business.

126/19 **Development presentations**

There were no development presentations.

127/19 **Planning applications for decision**

The Chair announced that the items be heard in the following order: 18/04522/FUL Builders Merchants Adjoining 104 Godstone Road, Kenley, CR8 5AE; 19/00542/FUL Land Adjoining 46 Quail Gardens, South Croydon, CR2 8TF; 18/05006/FUL 32 Welcomes Road, Kenley, CR8 5HD;

19/00547/FUL 1 Christchurch Road, Purley, CR8 2BZ; 18/05098/FUL 168 Foxley Lane, Purley, CR8 3NF; 19/01109/FUL 1 South Drive, Coulsdon, CR5 2BJ; 19/00782/FUL 32 Woodmere Avenue, Croydon, CR0 7PB; and 19/01761/FUL Pegasus, Fairhaven Avenue, Croydon, CR0 7RX.

19/00131/FUL 17 Orchard Avenue, CR0 8UB was withdrawn and will return to the Committee at a future date.

128/19 **18/04522/FUL Builders Merchants Adjoining 104 Godstone Road, Kenley, CR8 5AE**

Continued use of site as builder's merchants and associated yard (sui generis) including car parking, storage (containers and carcassing) and extension of the builders merchant use into adjacent field for storage purposes (carcassing, car parking and retention of vehicle turning head).

Ward: Kenley

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

Mr Paul Green spoke against the application.

Mr Blythe Dunk spoke in support of the application.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendations. Councillor Mohammad Ali seconded the motion.

Councillor Parker proposed a motion to **REFUSE** the application on grounds of significant negative impact on neighbours due to noise. Councillor Streeter seconded the motion.

The motion for approval was put forward to the vote and was carried with six Members voting in favour and three Members voting against. The motion for refusal fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Builders Merchants Adjoining 104 Godstone Road, Kenley, CR8 5AE.

129/19 **19/00543/FUL Land Adjoining 46 Quail Gardens, South Croydon, CR2 8TF**

Erection of 15 x 3 bedroom (5 person) terraced houses. Provision of vehicular access, access road and associated works including car/cycle parking, refuse storage and landscaping.

Ward: Selsdon Vale and Forestdale

Having given apologies for lateness, Councillor Perry joined the meeting at the start of the consideration of this item.

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

Mr Susan Condon spoke against the application.

Mr Matthew Arnold and Mr Peter Beggan, the applicants, spoke in support of the application.

Referring Ward Member, Councillor Andy Stranack, spoke against the application.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendations. Councillor Chowdhury seconded the motion.

Councillor Perry proposed a motion to **REFUSE** the application on grounds of loss of the buffer strip between Quail Gardens and Selsdon Wood, enforcement of the Section 52 agreement, detriment to wildlife and harm to the Metropolitan Green Belt. Councillor Parker 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 motion for refusal fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Land Adjoining 46 Quail Gardens, South Croydon, CR2 8TF.

130/19 **18/05006/FUL 32 Welcomes Road, Kenley, CR8 5HD**

Demolition of existing building: erection of a three storey building comprising 9 units and formation of associated vehicular access and provision of 9 off-street parking spaces, cycle storage and refuse store.

Ward: Kenley

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

Mr Neam Chou spoke against the application.

Mr Michael White, on behalf of the applicant, spoke in support of the application.

Councillor Perry proposed a motion to **REFUSE** the application on grounds of overdevelopment and loss of neighbouring amenities. Councillor Streeter seconded the motion.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendations. Councillor Muhammad seconded the motion.

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

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 Committee therefore **RESOLVED** to **GRANT** the application for the development of 32 Welcomes Road, Kenley, CR8 5HD.

131/19 **19/00547/FUL 1 Christchurch Road, Purley, CR8 2BZ**

Demolition of single storey rear extension. Erection of 2/3 and part 4 storey side/rear extension and conversion of existing building to provide 7 apartments including associated landscaping, parking, cycle and refuse storage.

Ward: Purley Oaks and Riddlesdown

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

Mr Terence Mays and Mr Naadir Akthar spoke against the application.

Mr Spence Copping, on behalf of the applicant, spoke in support of the application.

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

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendations. Councillor Mann seconded the motion.

Councillor Roche proposed a motion to **REFUSE** the application on grounds of negative/detrimental impact on street scene and the character of the local area in addition to loss of light/overshadowing. Councillor Parker 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 motion for refusal fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 1 Christchurch Road, Purley, CR8 2BZ.

132/19 **19/00131/FUL 17 Orchard Avenue CR0 8UB**

Demolition of existing detached house erection of two storey building with further accommodation in roofspace comprising 1 x 1 bedroom flat, 3 x 2-bedroom flats and 1 x 3 bedroom flat, formation of vehicular access and provision of 4 associated parking spaces and refuse storage.

Ward: Shirley North

THIS ITEM WAS WITHDRAWN FROM THE AGENDA FOR CONSIDERATION IN THE FUTURE.

133/19 **18/05098/FUL 168 Foxley Lane, Purley, CR8 3NF**

Demolition of existing dwelling and erection of two storey building with accommodation in the roof space and single storey building with accommodation in the roof space at the rear to provide a total of 8 units as well as associated refuse and cycle stores, landscaping, vehicular access and car parking (amended description).

Ward: Purley and Woodcote

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

Ms Margaret King (Maples Residence Association) and Mr Gordon MacGregor spoke against the application.

Mr Neal Thompson, the applicant's agent, spoke in support of the application.

Referring Ward Member, Councillor Badsha Quadir, spoke against the application.

Councillor Muhammad Ali proposed a motion for **APPROVAL** of the application based on the officer's recommendations. Councillor Scott seconded the motion.

Councillor Street proposed a motion to **REFUSE** the application on grounds of negative impact on the street scene, impact on amenities of neighbouring properties and overdevelopment of the site. Councillor Perry 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 motion for refusal fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 168 Foxley Lane, Purley, CR8 3NF.

134/19 **19/01109/FUL 1 South Drive, Coulsdon, CR5 2BJ**

Demolition of existing detached dwelling and detached garage and the erection of a three/four storey building with accommodation within the lower level and roof level to provide 9 flats with 6 off street car parking spaces.

Ward: Coulsdon Town

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

Mr David Chong spoke against the application.

Mr Sam Carr, the applicant, spoke in support of the application.

Councillor Parker proposed a motion to **REFUSE** the application on grounds of overdevelopment of the site. Councillor Perry seconded the motion.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendations. Councillor Muhammad Ali seconded the motion.

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

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 1 South Drive, Coulsdon, CR5 2BJ.

135/19 **19/00783/FUL 32 Woodmere Avenue Croydon CR0 7PB**

Demolition of the existing property and the erection of a replacement detached two storey building with accommodation in the roofspace, comprising 7 self-contained flats (2 x 1 bedroom, 3 x 2 bedroom and 2 x 3 bedroom) with 5 off street car parking spaces, bike store, integrated refuse store and site access.

Ward: Shirley North

With the time approaching that specified in the Council's Constitution, a motion was proposed by Councillor Scott to suspend standing orders and continue the meeting to allow for the business to be completed. The motion to

suspend was seconded by Councillor Muhammad Ali and unanimously approved by the Members of the Committee.

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

Mr Sony Nair (Monks Orchard Residents' Association) spoke against the application.

Mr Alan Gunne-Jones, on behalf of the applicant, spoke in support of the application.

Councillor Sue Bennett spoke against the application on behalf of referring Ward Member, Councillor Richard Chatterjee.

Councillor Mann proposed a motion for **APPROVAL** of the application based on the officer's recommendations. Councillor Chowdhury seconded the motion.

Councillor Streeter proposed a motion to **REFUSE** the application on grounds of excessive density based on size and massing and loss of local amenities. 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 motion to refuse fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 32 Woodmere Avenue Croydon CR0 7PB.

136/19 **19/01761/FUL Pegasus, Fairhaven Avenue, Croydon, CR0 7RX**

Demolition of existing dwelling and erection of a 3-storey block, containing 3 x 3 bedroom houses and 6 x 2 bedroom apartments with associated access, 9 parking spaces, cycle storage and refuse store.

Ward: Shirley North

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

Mr Sony Nair (Monks Orchard Residents' Association) spoke against the application.

Mr Michael White, on behalf of the applicant, spoke in support of the application.

Councillor Sue Bennett spoke against the application on behalf of referring Ward Member, Councillor Richard Chatterjee.

Councillor Streeter proposed a motion to **REFUSE** the application on grounds of over intensification of the site based on size and massing, insufficient parking, potential lack of access for emergency vehicles and not in accordance with the draft London Plan. Councillor Roche seconded the motion.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendations. Councillor Mann seconded the motion.

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

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 Committee therefore **RESOLVED** to **GRANT** the application for the development of Pegasus, Fairhaven Avenue, Croydon, CR0 7RX.

137/19 **Items referred by Planning Sub-Committee**

There were no items referred by the Planning Sub-Committee.

138/19 **Other planning matters**

139/19 **Planning Performance and Weekly Planning Decisions**

The report was received for information.

140/19 **Planning Appeal Decisions**

The report was received for information.

The meeting ended at 10.50pm

Signed:

Date:

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