

Planning Committee

Meeting of held on Thursday, 5 October 2017 at 6.50 pm in Council Chamber, Town Hall,
Katherine Street, Croydon CR0 1NX

MINUTES

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

Also Present: Councillor Stuart King

Apologies: Councillor Wayne Trakas-Lawlor

PART A

153/17 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 21 September 2017 be signed as a correct record.

154/17 **Disclosure of Interest**

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

155/17 **Urgent Business (if any)**

There was none.

156/17 **Development presentations**

157/17 **5.1 17/02952/PRE 17-21 Dingwall Road, Croydon CR0 2NA**

Residential-led redevelopment of site to provide approx 172 units in two blocks ranging in height from 8 to 21 storeys above ground level, with commercial use at ground and first floor level fronting onto Dingwall Road
Ward: Fairfield

Jeff Brooks (Architect) and James Cook (GL Hearn) attended to give a presentation and respond to Members' questions and issues raised for further consideration prior to submission of a planning application.

The main issues raised at this meeting were as follows:

- Affordable housing - GLA perspective to be considered
- Increasing/improving viability
- Potential for a taller building, bearing in mind deliverability
- Pedestrian link through the site is important
- Potential for having part-time public access
- Architectural expression needs more detail to create more interest
- How people living within the space will manifest itself
- Car club space
- Cycle storage provision - multi-use to avoid wasted unused space
- More office/commercial use
- Active frontages are key

(N.B. Councillor Humayun Kabir entered the Chamber at 7:30pm.)

158/17 **Planning applications for decision**

(N.B. Item 6.3 (Tavistock Road) was withdrawn, as below)

159/17 **6.1 17/02795/FUL 29 Russell Hill, Purley CR8 2JB**

Alterations, erection of single/two storey rear extension, dormer extensions in front and rear elevations and conversion to form 5 two bedroom and 4 one bedroom flats. Provision of associated parking, cycle and refuse stores
Ward: Purley

Members asked for clarification about the current use of the building. The Planning officer explained that it is a small medical centre, with one treatment room and a small family dwelling.

Ms Laura Stringer spoke in objection, on behalf of neighbouring residents and raised the following issues:

- Russell Hill is very narrow causing parking and congestion concerns;
- Safeguarding issues with regard to patients at the medical centre

After consideration of the officer's report, Councillor Luke Clancy proposed and Councillor Sue Winborn seconded **REFUSAL**, on the grounds of inadequate parking likely to cause stress on-street, and the Committee voted 4 in favour, 5 against, so this motion thereby fell.

The Committee then voted on a second motion for **APPROVAL**, supporting the officer's recommendation, proposed by Councillor Paul Scott proposed and Councillor and seconded by Councillor Bernadette Khan, 5 in favour and 4 against, so planning permission was **GRANTED/REFUSED** for development at 29 Russell Hill, Purley CR8 2JB.

160/17 **6.2 17/03241/FUL 60 Outram Road, Croydon CR0 6XE**

Demolition of existing dwelling: erection of a two storey building with accommodation in roof level and basement comprising 4 two bedroom and 2 one bedroom flats: formation of associated access, 3 parking spaces, integrated cycle storage and refuse store.

Ward: Addiscombe

Members were concerned about the quality of the building and the Planning officer stressed the importance of quality within the conservation area. Members also pointed out that the previously unused block of 4 garages, opposite the site, had been redeveloped and this had improved the conservation area.

Mr Yussuf Mwana (MSA Planning) spoke as the agent, on behalf of the applicant and addressed the quality concerns as follows:

- Proposal has been redesigned, using high quality materials;
- Planting on site has been increased by 66%;
- Design is preserving and enhancing the conservation area.

After consideration of the officer's report, Councillor Chris Wright proposed and Councillor Humayun Kabir seconded the officer's recommendation and the Committee voted unanimously in favour (9), so planning permission was **GRANTED** for development at 60 Outram Road, Croydon CR0 6XE.

161/17 **6.3 17/02998/FUL 23 Tavistock Road, Croydon CR0 2AL**

Erection of four storey building at rear to provide 8 two bedroom and 1 one bedroom flats

Ward: Fairfield

The referring ward Member, Councillor Vidhi Mohan advised that residents were now happy with the changes made to the proposal, so he withdrew his referral.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA FOR DECISION UNDER DELEGATED AUTHORITY.

162/17 **6.4 17/04278/FUL 13 Tindale Close, South Croydon CR2 0RT**

Erection of single/two storey front/side/rear extensions and alterations for subdivision into a pair of 4 bedroom semi-detached dwellings

Ward: Sanderstead

THIS ITEM WAS WITHDRAWN FROM THIS AGENDA AND WAS CONSIDERED AT PLANNING SUB-COMMITTEE (which preceded this Committee).

(N.B. Councillor Jason Perry left the Chamber at 8:25pm)

163/17 Items referred by Planning Sub-Committee

There were none.

164/17 Other planning matters

8.1 Lombard House, 2 Purley Way, Croydon, CR0 3JP

Deed of Variation to the affordable housing provision in the s106 agreement attached to permission 15/01236/P for Demolition of existing buildings; redevelopment of site to provide new buildings ranging from three to six storeys in height comprising 32 one bedroom, 48 two bedroom, 13 three bedroom and 3 four bedroom residential units and 2,296sqm of commercial floorspace (within class B1a & B1c) provision of associated parking, open space and landscaping

Ward: West Thornton

The Deed of Variation was to reduce the affordable housing on site to 19 units instead of 31 (25% instead of 36%, with 60/40 split between rented and shared ownership)

The Planning officer explained that since planning permission had been granted, a further viability assessment had shown the scheme was not viable. Unless the developer decided to start again and submit a new application, the only action available was to come back to the Council with a Deed of Variation.

The assessment had shown that it was not even viable to build at all but the developer still wants to go ahead delivering the lower level of affordable housing.

Members queried why the developer would want to continue if the scheme was completely unviable. The Planning officer explained that the viability assessment assumes a certain profit margin but it is up to the developer to decide, from a business perspective, whether it is worth delivering based on future potential rise in value.

Members were keen to ensure that a review mechanism is in place which will allow the Council to have more affordable homes delivered on site if it was feasible in the future. The Planning officer suggested that, if not possible to be on site, then the Council could receive cash in lieu or hold some units in abeyance to change from private to affordable.

The Chair suggested the mechanism should be looking at 30% with a fall-back position of 25% if not possible.

Diana Thomson (Savills) spoke as the agent, on behalf of the developer, stressing that the change in the economic situation since 2015 had affected viability of the scheme.

Cllr Stuart King, ward Member for West Thornton argued that the site had been purchased in the full realisation of the potential challenges and that 30% affordable housing was acutely necessary here.

The Director of Strategic Planning & Transport highlighted to the Committee that, if this Deed of Variation was not agreed, the developer could submit a new application which may have an even lower offer.

(N.B. Councillor Bernadette Khan left the Chamber at 8:52pm and returned at 8:54pm, so she excused herself from voting on the decision)

Having carefully considered the officer's report and addendum, Councillor Paul Scott proposed and Councillor Humayun Kabir seconded and the Committee voted 6 in favour, with 1 abstention, so the Deed of Variation was **GRANTED** for Lombard House, 2 Purley Way, Croydon, CR0 3JP, with the condition that 30% habitable rooms provision is safeguarded, subject to review at a later date, to secure more affordable housing on the site if at all possible.

165/17 **Addendum covering items 6.3 and 8.1**

The meeting ended at 9.14 pm

Signed:

Date:

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