

Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 16 January 2020 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);

Councillors Muhammad Ali, Sherwan Chowdhury, Chris Clark, Jason Perry, Scott Roche, Ian Parker, Gareth Streeter, Clive Fraser (In place of Paul Scott) and Leila Ben-Hassel (In place of Joy Prince)

PART A

1/20 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 19 December 2019 be signed as a correct record.

2/20 **Disclosure of Interest**

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

3/20 **Urgent Business (if any)**

There was none.

4/20 **Development presentations**

There were none.

5/20 **Planning applications for decision**

6/20 **19/00412/FUL 56 Welcomes Road, Kenley, CR8 5HD**

Demolition of existing bungalow and erection of a three storey building (including accommodation in the roof) to provide 9 units including associated landscaping, parking, access and cycle/refuse stores.

Ward: Kenley

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

Mr Ken Greenwood and Mrs Janice Greenwood spoke against the application.

Councillor Roche proposed a motion to **REFUSE** the application on the grounds of the scheme being too dominant in the area, a change in the character and it is not in compliance with DM10.1. Councillor Parker seconded the motion.

Councillor Clark proposed a motion to **APPROVE** the application based on the officer's recommendation. Councillor Ali seconded the motion.

The motion to refuse the application was put forward to the vote and fell with four Members voting in favour, five Members voting against and one Member abstained their vote.

The motion to approve the application was put forward to the vote and carried with five Members voting in favour, four Members voting against and one Member abstained their vote.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 56 Welcomes Road, Kenley, CR8 5HD.

7/20 **Items referred by Planning Sub-Committee**

There were none.

8/20 **Other planning matters**

9/20 **Article 4 Direction**

Confirmation of Article 4 Direction (Houses in Multiple Occupation) – Removal of Permitted Development Rights to Change Use From a Dwelling House (C3) to a Small House in Multiple Occupation – HMO (C4).

In summary, officers informed that a former resolution was made by the Director of Planning and Strategic Transport on the 11th January 2019 to approve the making of the non-immediate Article 4 direction to remove permitted development rights to change of use from a dwelling house (Class C3) to a small house in multiple occupation (Class C4).

This was a result of the loss of family dwelling homes to housing in multiple occupation across the borough, which was coupled with a strategic housing marketing assessment that supports the local plan review, showing a need for

3-bedroom homes within the borough. Though HMOs was deemed cheaper, retaining the family homes is essential to the borough.

For clarification, a HMO (under used Class C4) is defined having 3 to 6 unrelated individuals residing in a dwelling sharing only the kitchen and/or bathroom. Class C3 is a family home where all the household members related to each other or a home used by a one or two people.

The introduction of Article 4 considered resisting the loss of family homes within the borough, and this would come to effect on 28 January 2020 should Article 4 be approved by the Committee.

Members of the Committee welcomed Article 4 as a progressive change and highlighted that the limited policy for HMO in the Croydon Local Plan needed to be more effective.

Councillor Fraser proposed a motion to **APPROVE** Article 4 based on the officer's recommendation. Councillor Perry seconded the motion.

This motion was unanimously approved with all ten Members voting in favour.

10/20 **Weekly Planning Decisions**

The report was received for information.

11/20 **Planning Appeal Decisions (December 2019)**

The report was received for information.

The meeting ended at 7.33pm

Signed:

Date:

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