

Planning Sub-Committee

Meeting held on Thursday, 26 January 2023 at 7.15 pm in Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Michael Neal (Chair);
Councillor Leila Ben-Hassel (Vice-Chair);
Councillors Sean Fitzsimons and Joseph Lee and Holly Ramsey

Also Present: Councillor Callton Young

Apologies: Councillor Ian Parker and Ellily Ponnuthurai

PART A

7/23 **Minutes of the previous meeting**

RESOLVED that the minutes of the meetings held on Thursday 20 October and Thursday 10 November 2022 as accurate records.

8/23 **Disclosure of Interest**

Councillor Ben-Hassel stated that she lived in the neighbourhood in which the proposed development in the application which was up for consideration was located. Councillor Ben Hassel assured the Sub-Committee that she would consider the application with an open mind.

9/23 **Urgent Business (if any)**

There was none.

10/23 **Planning applications for decision**

11/23 **22/03353/FUL - Land Adjacent To 31 Heath Road, Thornton Heath, CR7 8NF**

Erection of two-storey three-bedroom detached dwelling.

Ward: Thornton Heath

Officers explained that the design was considered to have a harmful impact and was considered unsuitable because of its size, massing and footprint which represented an overdevelopment of the site. The proposed development would also be harmful impact on the residential amenities of the adjoining occupiers.

In response to members' questions officers explained that:

- Officer concerns were with the scale and massing of the proposed development and the impact that this would have on the local area.
- The site originally formed part of the garden of the neighbouring property.
- There had been two previous pre-applications on the site, in 2019 and 2021. These pre-applications were considered prior to the previous refusal for development on the site and there had been no further communication between officers and the applicant regarding development at the site ahead of the current application.

Ms Anita Dowman spoke in support of the application, a written statement submitted by Martin Kaufnan was read out by the committee clerk and the Ward Member Councillor Young addressed the Committee with his view on the application.

After the speakers had finished, the committee began the deliberation, during which they raised the following points:

- The design of the proposed development was not incongruous with the local area.
- The application presented an opportunity to develop a small site which had previously caused harm to the local area through a lack of development.
- The street scene of Heath Road consisted of a diverse mix of properties.
- The development had major massing and footprint issues which would negatively impact the local area.
- The proposed development would be in close proximity to the site boundaries.
- A basement conversion may have been a more suitable development for the site.
- The application was not unpopular as there had been 19 supporters and one objection.
- The proposed development could create an overbearing impact on the adjoining occupiers.
- If the application was refused, it would be unlikely that there would be any further development on the site, leaving the site vacant for many years to come.
- Boundary treatments with the adjoining properties could be a suitable compromise if the application was approved.

The substantive motion to REFUSE the application based on the officer's recommendation was proposed by Councillor Lee. This was seconded by Councillor Ramsey.

The motion to refuse the application was taken to a vote and carried with three Members voting in favour and three Members voting against. The Chair used his casting vote to refuse the application.

Committee **RESOLVED** to **REFUSE** the application for the development at the Land Adjacent To 31 Heath Road, Thornton Heath, CR7 8NF.

The meeting ended at 8.40 pm

Signed:

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Date:

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