

## Planning Sub-Committee

Meeting held on Thursday, 9 March 2023 at 7.00 pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

### MINUTES

**Present:** Councillor Michael Neal (Chair);  
Councillor Leila Ben-Hassel (Vice-Chair);  
Councillors Ian Parker, Clive Fraser, and Appu Srinivasan

**Apologies:** Councillor Sean Fitzsimons, Joseph Lee and Ellily Ponnuthurai

### PART A

1/23 **Minutes of the previous meeting**

**RESOLVED** that the minutes of the meetings held on 17 November, 1 December, and 15 December 2022, and 26 January and 9 February 2023 be signed as correct records.

2/23 **Disclosure of Interest**

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

3/23 **Urgent Business (if any)**

There was none.

4/23 **21/04094/FUL - 27 Orchard Rise, Croydon, CR0 7QZ**

Ward: Shirley North

Ross Gentry, Team Leader, Development Management (Planning and Sustainable Regeneration), presented the report to members and in response to questions explained that:

- A private contractor would be used to manage refuse collection from the site; and that,
- Fire emergency vehicles would be able to access the property within 35 metres, which was compliant with fire safety requirements.

The sub-committee heard two representations against the scheme and one in favour. The representatives made the following points for the sub-committee to consider:

- That the design was more suitable to urban development;
- That the local infrastructure could not support this scheme;
- That the access road was not capable of withstanding HGVs nor would the properties be accessible by emergency vehicles;
- That it was not in keeping with the area and contributed to overdevelopment of the area;
- That there would not be any overlooking via windows onto neighbouring properties;
- That the properties would not be visible from the public road and therefore would not be harmful to the character or appearance of the area; and,
- That the scheme would be providing extra family homes.

Following the representations, officers clarified that the condition and nature of the access road was a private matter and could not be considered a material objection to the scheme.

After consideration of the officer's report, Councillor Clive Fraser proposed and Councillor Appu Srinivasan seconded the officer's recommendation, and the Committee voted 2 in favour, 3 against, and one abstention, so this motion thereby fell.

A second motion for **REFUSAL**, on the grounds of the heights of the development, particularly of the two inner houses of the scheme, and the visual impact to adjoining occupiers as a result of the height, was proposed by the Chair, seconded by Councillor Ian Parker, and **RESOLVED**, with 4 votes in favour, one against and one abstention, to refuse Planning permission at 27 Orchard Rise.

5/23      **22/03921/FUL - Kickers House, 172A Selsdon Road, South Croydon, CR2 6PJ**

This application was withdrawn and was not heard by the sub-committee at this meeting.

The meeting ended at 9.20 pm

**Signed:**

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**Date:**

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