

Planning Sub-Committee

Meeting held on Thursday, 9 November 2023 at 6.30 pm in Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Michael Neal (Chair);
Councillor Clive Fraser (Vice-Chair);
Councillors Simon Brew, Ian Parker, Sean Fitzsimons and Humayun Kabir

Also Present: Councillor Alasdair Stewart

Apologies: Councillor Lara Fish

PART A

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

RESOLVED that the minutes of the meeting held Thursday, 28 September 2023 be signed as a correct record.

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 **Planning applications for decision**

5/23 **23/00010/FUL - 30 Riddlesdown Avenue, Purley, CR8 1JG**

Demolition of existing garage and shed fronting Riddlesdown Road, alterations to land levels, erection of dwellinghouse (over two floors) and associated parking, cycle storage and refuse storage.

Ward: Purley Oaks and Riddlesdown

The officer presented details of the planning application and in response to members' questions explained that:

- The neighbouring property was the most similar property to the proposed development at the site in terms of size, design and width along Riddlesdown Avenue.
- Several of the properties along Riddlesdown Avenue were considered contemporary, due to the materials used to finish off the design of the development.
- The changes in the level of the land were being used to achieve the two-storey design.
- The highways team had been consulted and considered £10,000 was a reasonable level of contribution for the work to be carried out along the road. The work would include resurfacing potholes and improvements to the street lighting.
- This single development was proposing £10,000 to be added to the fund whilst previous developments had contributed £10,000 per unit.
- The window-to-window distance of the upper floors is 18m which was policy compliant.
- The boundary fence would prevent overlooking from the ground floor.
- Policy DM10 had a requirement of a minimum length of 10m not to be (directly) overlooked and no less than half of the previous garden length had to be maintained, which the proposed development was compliant with.
- The layout of the existing property included a garage and a parking space. An access path would be maintained down the side of the property as there was a parking space for the existing property and one for the proposed development.
- The highways team had undertaken viability studies on what was achievable. With the money that had been pooled from the other developments on the street, the highways team consider they should have accumulated enough funds to fix the potholes in the road, the lighting on the street and the implementation of a one-way road.
- The highways team needed to liaise with residents regarding the conversion of the access road to a one-way street.
- The £10,000 contribution had been negotiated and this was considered appropriate for the scale of development being proposed.
- The refuse collection for the proposed development would be undertaken at the front of the site, whilst the existing property had its own collection arrangements.

The Riddlesdown Residents' Association submitted a written statement in objection to the application which was read out by the clerk and Councillor Stewart addressed the Committee with his views on the application. After the speakers had finished, the sub-committee began the deliberation, during which they raised the following points:

- The precedent for gentle densification had already been set with previous developments.
- Passing vehicles had damaged grass areas along the road.
- The provision of two parking spaces on the site was appreciated.
- The design was in keeping with the area.

- The greater transport contribution was appreciated.
- The contemporary nature of the development was not liked by some Members; however, it was accepted that it was in keeping with the other properties on that side of the road.
- The application would provide an additional home to the area.
- The scope for biodiversity would need to be investigated further.

The substantive motion to GRANT the application based on the officer's recommendation was proposed by Councillor Kabir. This was seconded by Councillor Fraser.

The motion to grant the application was taken to a vote and carried with six Members voting in favour.

The Committee RESOLVED to GRANT the application for the development at 30 Riddlesdown Avenue, Purley, CR8 1JG.

6/23 **Other planning matters**

1 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 7.10 pm

Signed:

Date:

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