

Planning Sub-Committee

Meeting held on Thursday, 25 January 2024 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 Ian Parker, Lara Fish, Sean Fitzsimons and Humayun Kabir

Also Present: Councillor Ria Patel

PART A

1/24 **Minutes of the previous meeting**

RESOLVED that the minutes of the meeting held Thursday, 9 November 2023 be signed as a correct record.

2/24 **Disclosure of Interest**

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

3/24 **Urgent Business (if any)**

There was none.

4/24 **Planning applications for decision**

5/24 **23/03797/OUT - Stoneham House, 17 Scarbrook Road, Croydon, CR0 1SQ**

Outline planning application for the erection of new part 3/part 4 storey purpose built block of flats comprising up to 4 flats. Reserved matters are access, appearance, landscaping and layout.

Ward: Fairfield

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

- The proposed development was car free, with exception of one disabled and one regular parking space, that were for residential units being created subject to separate planning permission for the roof extension that was currently being built. There were no planning requirements for the two previously approved prior approval applications developments to have car parking spaces, they were considered to be compliant with policy which encouraged car free developments in highly sustainable locations.
- The existing consent for the roof extension required two residential parking spaces to be provided, one of which needed to be disabled.
- In order to remove the proposed parking spaces on the application, the applicant would most likely have to vary their application for the roof extension.
- There were four reserve matters that the developer had to submit to officers if outline planning permission was granted, these matters could be submitted as part of one application or four separate applications.
- The four reserve matters were access, appearance, layout and landscaping.
- If members were concerned about any aspect of the reserve matters, then they could request that the application came back to Committee for their consideration, if officers were minded to approve those reserved matters.
- As the proposed development would be occupying a car park, there would be less traffic movement on the site. This was not considered to be a principle matter at this stage, and would be considered further once those details became available at reserved matters stage.

James Pyke and Councillor Ria Patel spoke in objection to the application. After the speakers had finished, the sub-committee began the deliberation, during which they raised the following points:

- There were concerns regarding the feasibility of finding a suitable layout at the mass and scale of the proposed development on the site.
- Many of the flats were already compromised as they did not currently meet space standards.
- The site was believed to be compromised.
- The applicant had made the proposed development smaller than the previous application.
- There was concern about the layout and the potential impact that this would have on residents' privacy.
- The site was deemed to be unsuitable for the proposed scale of the development.
- The overlooking of the neighbouring buildings was not appreciated.
- The proposal of 4 flats and 2 parking spaces on the site meant that the mass and scale of the development were unsuitable.

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

The motion to grant the application subject to the condition that all the reserve matters were brought back to the Sub Committee at a later date, was taken to a vote and carried with three Members voting in favour, three Members voting against and the Chair used his casting vote to vote in favour of the applications.

The Committee RESOLVED to GRANT the application for the development at Stoneham House, 17 Scarbrook Road, Croydon, CR0 1SQ , subject to the condition that all the reserve matters were brought back to the Sub Committee at a later date.

6/24

23/00579/FUL - 179 The Glade, Croydon, CR0 7UL

Part retrospective and part prospective planning permission for the change of use from a single residential dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4).

Ward: Shirley North

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

- The property was not currently a licensed house of multiple occupancy (HMO) as the property did not meet the required standards and the applicant had not applied for an HMO license.
- The Council had guidance on refuse, and officers would look to ensure that the waste provision complied with the Councils waste standards.

Sony Nair spoke in objection to the application and Councillor Chatterjee spoke as the ward Member, addressed the Committee with his view on the application. After the speakers had finished, the subcommittee began the deliberation, during which they raised the following points:

- The reasons for refusal in the previous application had been addressed.
- The proposed development was policy compliant.
- The area had a range of different types of properties, and the proposed development would not disrupt the street scene.
- The HMO licence would ensure that the scheme adhered to the necessary regulations.
- The scheme improved the current use of the property.
- The bicycle storage on site was appreciated.

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

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 179 The Glade, Croydon, CR0 7UL.

7/24 **Other planning matters**

8/24 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 8.23 pm

Signed:

Date:

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