Planning Committee

Meeting of held on Thursday, 8 February 2018 at 6.30 pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Paul Scott (Chair);
Councillor Humayun Kabir (Vice-Chair);
Councillors Simon Brew, Sherwan Chowdhury, Steve Hollands, Bernadette Khan, Maggie Mansell and Joy Prince

Also Present: Councillors Maria Gatland, Donald Speakman and Tim Pollard

Apologies: Councillors Audsley, Clancy, Winborn and Wright.

PART A

25/18 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on 28 January 2018 be signed as a correct record.

26/18 **Disclosure of Interest**

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

27/18 **Urgent Business (if any)**

There was none.

28/18 **Development presentations**

There were none.

29/18 **Planning applications for decision**

30/18 **17/02696/FUL 28 - 30 Fairfield Road**

After the officer's presentation, questions of clarification were asked on the footpath and refuse vehicle access to the site. Officers responded that following the Place Review Panel there were conditions attached which

required work on the footpath. There was no refuse vehicle access to the site however the process was explained as to how refuse would be collected.

At 18.36pm Councillor Chowdhury entered the meeting and did not take part in the item.

At 18.39pm Councillor Brew entered the meeting and did not take part in the item.

Tom Webber, speaking in favour of the application, made the following points:

- The development would provide highly sustainable homes in a central location.
- The development provided for family units and affordable homes, and was designed to keep within the character of the area.

Councillor Scott proposed, and Councillor Khan seconded, a motion for approval.

The motion was put to the vote and was carried with five Members voting in favour and one Member voting against.

The Committee therefore **RESOLVED** to grant permission for development at 28 - 30 Fairfield Road.

31/18 **17/05863/FUL 21A Green Lane, Purley CR8 3PP**

After the officer's presentation there were no questions of clarification.

At 18:54pm Councillor Kabir entered the meeting and did not take part in the item

Robert Kremis, speaking against the application, made the following points:

- The development would affect the privacy of many neighbouring properties, and would have site lines into bedrooms, bathrooms and a private swimming pool.
- The design was out of character with the area, which was exclusively individual dwelling houses, not blocks of flats.

Jemima Dean, speaking in favour of the application, made the following points:

- There were detailed pre-application discussions held with officers, particularly around the design of the development.
- The development was an increase in footprint but was more set back within the plot.
- Overlooking issues had been addressed by high windows and glazing.
- There was amenity space for ground floor apartments and communal gardens for the other units.

Councillor Speakman, speaking against the application, made the following points:

- The design did not respect the area as there were no flats within the vicinity.
- The Committee should take the residents' views into consideration and reject the application.

Officers present responded with the following points:

- The government and Mayor of London had placed a lot of weight on the delivery of new homes.
- The development had been well designed to look like a single dwelling property.
- Overlooking issues had been addressed within the design of windows and the property had been brought further within the plot which would create less of an impact on neighbours.

Councillor Perry moved a motion for refusal on the grounds of overdevelopment of the site. Councillor Hollands seconded the motion.

Councillor Khan moved a motion for approval. Councillor Scott seconded the motion.

The first motion for refusal was put to the vote and fell, with two Members voting in favour and five voting against.

The second motion for approval was put to the vote and was carried with five Members voting in favour and two voting against,

The Committee therefore **RESOLVED** to grant permission to development at 21A Green Lane, Purley CR8 3PP.

32/18 **17/05830/FUL Coombe Lodge Playing Fields, Melville Avenue, South Croydon, CR2 7HY**

After the officer's presentation, there were questions of clarification regarding the parking arrangements for the site. Officers confirmed that there would be onsite parking for staff and visitors only, with pupil collection and drop off to take place at the nearby Lloyd Park car park. It was confirmed that ten members of staff would be located on the site and the models officers used indicated that six parking spaces was sufficient.

Jeremy Gill, speaking against the application, made the following points:

- Residents were not satisfied with the consultation process that had taken place.
- Making Melville Avenue would move traffic to nearby roads, some of which were necessary for pupils to cross to get to the site.

- Residents had provided a number of alternative arrangements to the traffic management which had been ignored. The proposals would make the area more dangerous.
- There were concerns regarding car access to the site from Melville Avenue.

Jonathan Wilden, speaking in favour of the application, made the following points:

- There was an urgent need for school places in Croydon and the Coombe Lodge was the only appropriate one available for the temporary school; a site which was expected to be approved in the Local Plan for a permanent school.
- Safety of pupils was the number one priority, and the proposals were approved by a safety audit and the Council's highway officers.
- The vast majority of pupils lived within one kilometre of the site and the school would provide a minibus service to reduce the impact on surrounding roads.

Councillor Gatland, speaking against the application, made the following points:

- Residents felt as if they had been excluded from the process when in fact local people could have contributed a lot of local knowledge to support the scheme. It was a missed opportunity to engage with the people who knew the area best.
- The travel plan had not been fully developed and alternatives had not been considered such as moving the site entrance further up Coombe Lane.
- It was proposed that the decision be deferred so as to allow for further consideration on the possible options to ensure pupil safety was delivered to the highest level.

Officers present responded with the following points:

- There was an urgency to the application so as to fit within the scheduling for offering places for the 2018/19 academic year.
- A stage 1 audit had been undertaken, and the highways team had been working with the applicants, and there was confidence that a safe travel plan would be in place in time for the temporary school to open.

Councillor Perry moved a motion for deferral of decision so as to provide for more time to consider the impact on the highway and pupil safety in travelling to the site. Councillor Hollands seconded the motion.

Councillor Scott moved a motion for approval and Councillor Kabir seconded the motion.

The first motion to defer the decision was put to the vote and fell, with three Members voting in favour and six voting against.

The second motion for approval was put to the vote and was carried with six Members voting in favour and three abstaining.

The Committee therefore **RESOLVED** to grant development at Coombe Lodge Playing Fields, Melville Avenue, South Croydon, CR2 7HY.

33/18 **17/01929/FUL Walcot Court, 1B Ashburton Road**

After the officer's presentation there were questions of clarification related to vehicular access to the site and damp issues. Officers responded that the site provided for exit of the site in a forward gear and that damp-proofing the site would be a requirements under the building regulations. Questions were also asked around the definition of an "acceptable" amount of light in a property and this was clarified by officers present.

Robert Porter, speaking in objection, made the following points:

- There would be a visual impact to the area due to the proposed car parking area which had not been properly considered.
- The site would lose a significant amount of soft landscape with only a minimal replacement proposed.

Officers present responded that the two main trees on the site would remain and there were conditions attached to the application which would ensure soft landscaping on the site would be undertaken.

Councillor Kabir moved a motion of approval, and Councillor Scott seconded the motion.

The motion was put to the vote and was carried, with eight Members voting in favour and one voting against.

The Committee therefore **RESOLVED** to grant the application at Walcot Court, 1B Ashburton Road.

34/18 **Items referred by Planning Sub-Committee**

There were none.

35/18 **Other planning matters**

There were none.

The meeting ended at 8.32 pm

Signed: .....

Date: .....