

Planning Sub-Committee

Meeting of held on Thursday, 22 February 2018 at 9:10 in Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Paul Scott (Chair);
Councillor Humayun Kabir (Vice-Chair);
Councillors Jamie Audsley, Jason Perry and Sue Winborn

Also Present: Councillor Richard Chatterjee and Vidhi Mohan

PART A

A16/18 **Minutes of the previous meeting**

The minutes of the meeting held on 8 February 2018 was deferred to the meeting on 8 March 2018.

A17/18 **Disclosure of Interest**

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

A18/18 **Urgent Business (if any)**

There was none.

A19/18 **Planning applications for decision**

A20/18 **5.1 17/01115/FUL 144 Portland Road, South Norwood, London, SE25 4PT**

This item was withdrawn.

A21/18 **5.2 17/05355/FUL 146 Addiscombe Road, Croydon, CR0 7LA**

Demolition of existing dwelling; erection of semi-detached property containing 2x4 bed houses.

Ward: Fairfield

Following the officer's presentation, the Committee Members asked for further clarification on the number of bedrooms in the proposed homes and the separation between the houses. The Committee was informed that the separation as proposed would be between 1 metre and 1.2 metres away would be a good separation to the boundary. Each home would be a four bedroom unit.

Mr McQuillan, speaking against the application, made the following points:

- There would be a detrimental difference in character with the look of houses on both sides of Addiscombe Road that was not identified well in the report.
- The site orientation, scale, mass and proportion does not reflect the properties described in the report.
- The development would be a loss of privacy to the neighbouring properties, with increase disturbance.
- Addiscombe Road would be over-developed and cramped.
- The application fails to comply with covenants.

Cllr Mohan, Ward Councillor, speaking against the application, made the following points:

- The key issue falls in the south side of the Addiscombe Road and northbound is two complete different areas. It is a unique area that should not be destroyed for one additional house.
- There was a duty to protect the character of the area.
- Wrong step to take for semi-detached properties.
- Other issues include the cramped and over-developed use of space.
- No privacy for neighbouring properties.
- One addition house would require more cars.
- Addiscombe Road is not an easy road to drive through, it was a safety hazard.
- This application would need to be looked into in terms of the Whitgift Foundation Estate.

The Head of Development Management responded with the following points:

- The character of a street needs to be looked at as a whole and public space. There would be variety of styles within the street, and therefore it would be inappropriate to make judgment to a street as character.
- The development meets housing targets which is to deliver 33,000 new homes. This would be a good opportunity to provide additional family units in the area and works well in terms of access.

Councillor Winborn moved a motion for refusal on the grounds of detrimental effect to the area. Councillor Brew seconded the motion.

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

The motion for approval to the planning permission was put forward to the vote and was carried with three in favour and two against. The second motion therefore fell.

The Committee thus **RESOLVED** to grant the application of 17/05355/FUL 146 Addiscombe Road, Croydon, CR0 7LA.

A22/18 **5.3 17/06391/FUL Land to R/O 151 Wickham Road, Croydon, CR0 8TE**

Demolition of existing shed and store and erection of a two storey, two bedroom, three person detached dwelling with associated landscaping, cycle and refuse storage.

Ward: Shirley

Following the officer's presentation, the Committee Members asked for further clarification on cladding and render. The Committee was informed that the homes is not render and would have a cream or off-white whip work, which would detail how it would present itself to the street.

Sony Nair, Chairman of Nora, speaking against the application, made the following points:

- The application is out of character to the other homes in the area.
- This application does not respect the pattern in the area.
- The plan was an over-development as it covered over 50% of garden land.
- Fast food rubbish would be found in the condensed alley way, and thus refuse storage should to be put forward in the application rather than a condition.
- Entry access is only a width which would block areas.
- No street parking
- Housing is not affordable, and would impact on property value on the road.

Alan Gunne-Jones, speaking in favour of the application, made the following points:

- Following a pre-application consultation, this application was in refinement.
- The proposal had looked closely at comments from third party and had taken the concerns into consideration.

- Character location of the site is rear to commercial zone. Retail use on ground floor with flat above.
- This is a residential two storey terraced detached building.
- The proposal will improve an unused commercial area which has previously been used for storing refuse.
- There would be white painted brick and fair faced white coloured brick homes.
- Solutions for refuse storage and collection may be to provide a lift house where it brings wheely-bin to street level and an alternative to relocate the refuse storage.

Cllr Chatterjee, Ward Councillor, speaking against the application, made the following points:

- The development is out of character.
- The kitchen and bathroom are positioned on the lower ground floor and may require waste water and sewage to be pumped to main waste services level.
- The bins store is not on the level ground. Even if proposal for street level, how would this be achieved; it would reduce the amenities area.
- There is a real problem in the dimness of natural light.

The Head of Development Management responded with the following points:

- There would be a way where the bin could be wheeled out to the stair case.
- There would still be a reasonable size garden to attract a small family.
- The applicant has approached a contemporary solution.

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

Councillor Brew moved a motion for refusal on the basis that the development does not look like a quality design. Councillor Winborn seconded the motion.

The motion for approval was put forward to the vote and was carried with three in favour and two against. The second motion therefore fell.

The Committee thus **RESOLVED** to grant the application of 17/06391/FUL Land to R/O 151 Wickham Road, Croydon, CR0 8TE.

The meeting ended at 9.56 pm

Signed:

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Date:

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