

Planning Committee

Meeting of held on Thursday, 22 March 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 Jamie Audsley, Jeet Bains, Sherwan Chowdhury,
Bernadette Khan, Jason Perry, Joy Prince, Sue Winborn and Chris Wright

Apologies: Councillor Luke Clancy

PART A

55/18 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on 8 March 2018 be signed as a correct record.

56/18 **Disclosure of Interest**

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

57/18 **Urgent Business (if any)**

There was none.

58/18 **Development presentations**

There were none.

59/18 **Planning applications for decision // 6.0 Application Details - Items 6.1, 6.2, 6.3 and 6.4**

60/18 **6.1 17/06297/FUL Land at Lion Green Road Car Park, Coulsdon, CR5 2NL**

Redevelopment of site to provide 5 x five, six and seven storey buildings providing 157 units (96 one bedroom, 42 two bedroom and 19 three bedroom flats): provision of vehicular access, residential and town centre car parking

spaces, hard and soft landscaping works and new private and public amenity space.

Ward: Coulsdon West

Details of the planning application was presented by the officers and officers responded to questions and points of clarification.

Peter Morgan and Ray Wookey spoke against the application.

Peter Jarvis (Chipstead Residents Association) spoke against the application.

Charles King and Maureen Levy (East Coulsdon Residents Association) spoke in favour of the application.

Colm Lacy, (Brick by Brick) and Chris Gascoigne, (DP9 Planning Consultant) spoke in favour of the application.

Councillor Creatura, Ward Councillor spoke against the application.

Councillor Chowdhury moved a motion of approval

Councillor Khan seconded the motion.

Councillor Wright moved a motion for refusal on the grounds of insufficient parking provision, an over-intensification of the site and impacts on heritage.

Councillor Bains seconded the motion.

The first motion, for approval, was put to the vote and was carried with six votes in favour and four against. The second motion therefore fell.

The Committee therefore **RESOLVED** to **GRANT** permission for development at Lion Green Road Car Park, Coulsdon, CR5 2NL subject to the following additional conditions:

- Get the appropriate split between visitor and resident cycle storage facilities onsite
- Ensure the landscaping condition includes seating, children's play area and a pond if possible
- Ensure the Construction Logistics Plan maintains public car parking during construction and access to the scouts hall
- Ensure the travel plan includes introduction of the car club early in the delivery of the residential units
- Cycle and pedestrian environment enhancements must be secured through the legal agreement.

Demolition of outbuilding and erection of three storey building of 1,436sqm for non-residential institution (Use Class D1) together with a new access from Woodcote Grove Road.

Ward: Coulsdon West

Details of the planning application was presented by the officers and officers responded to questions and points of clarification.

Peter Morgan spoke against the application.

Colm Lacey – Brick by Brick (applicant) and Luke Tozer – Pitman Tozer (architect) all spoke in favour of the application.

Councillor Scott moved a motion to APPROVE the application with an added informative that the final detailed application be brought back to the Committee for consideration of reserved matters.

Councillor Khan seconded the motion.

The motion was put to the vote and carried unanimously.

The Committee therefore **RESOLVED** to **GRANT** permission for development at Land West Of 41 Malcolm Road, Coulsdon, CR5 2DB with an added informative that the final detailed application be brought back to the Committee for consideration of reserved matters.

Members also requested that within the future reserved matters:

- 1) The existing vehicular access to Chipstead Valley Road be made a pedestrian route
- 2) The level of parking should be reviewed with the potential for an increase from the 2 approved
- 3) A drop off should be provided on site

At 20.29 the meeting adjourned and reconvened at 20.36.

62/18 **6.3 17/06217/FUL Former Croydon Adult Learning and Training (CALAT) Coulsdon Centre, 41 Malcolm Road, Coulsdon, CR5 2DB**

Partial demolition and reconfiguration of the existing building, including the erection of a new multi-purpose function hall together with car parking, landscaping and other associated works.

Ward: Coulsdon West

Details of the planning application was presented by the officers and officers responded to questions and points of clarification.

Peter Morgan spoke against the application.

Charles King and Maureen Levy (East Coulsdon Residents Association) spoke in favour of the application.

Colm Lacey – Brick by Brick and Luke Tozer – Pitman Tozer spoke in favour of the application.

Councillor Audsley moved a motion of approval.

Councillor Khan seconded the motion.

Councillor Bains moved a motion of refusal but the motion was not seconded.

The motion for approval was put to the vote and was carried with nine votes in favour and one vote against.

The Committee therefore **RESOLVED** to **GRANT** permission for development at the former Croydon Adult Learning and Training (CALAT) Coulsdon Centre, 41 Malcolm Road, Coulsdon, CR5 2DB.

63/18 **6.4 17/06216/FUL Coulsdon Community Centre (CCC), Barrie Close, Coulsdon, CR5 3BE**

Demolition of existing community centre and erection of 33 residential units comprising 4X1 bedroom flats, 12x2 bedroom flats and 17x3 bedroom houses, together with provision of car parking, landscaping and other associated works.

Ward: Coulsdon West

Details of the planning application was presented by the officers and officers responded to questions and points of clarification.

Peter Morgan spoke against the application.

Charles King and Maureen Levy (East Coulsdon Residents Association) spoke in favour of the application.

Colm Lacey – Brick by Brick (applicant), Luke Tozer – Pitman Tozer (architect) and Jennifer Islip – Carter Jonas (planning agent) all spoke in favour of the application.

Councillor Creatura, Ward Councillor spoke against the application.

Councillor Scott moved a motion of approval.

Councillor Audsley seconded the motion.

Councillor Bains moved a motion of refusal but the motion was not seconded.

The motion for approval was put to the vote and was carried with six votes in favour and four vote against.

The Committee therefore **RESOLVED** to **GRANT** permission for development at the Coulsdon Community Centre (CCC), Barrie Close, Coulsdon, CR5 3BE.

64/18 **6.5 17/05189/FUL 23 Park Road, Kenley, CR8 5AS**

Demolition of the existing buildings, erection of a two storey replacement building to provide 7 self-contained (C3) residential flats with associated car parking, cycle parking, bin store and landscaping.

Ward: Kenley

THIS ITEM WAS WITHDRAWN FROM THE AGENDA FOR DECISION UNDER DELEGATED AUTHORITY.

65/18 **6.6 17/06360/FUL Garages and Forecourt North Of Avenue Road, South Norwood, London**

Demolition of garages and erection of a three storey building to provide 12 flats together with a disabled car parking space, landscaping and other associated works.

Ward: South Norwood

Details of the planning application was presented by the officers and officers responded to questions and points of clarification.

Alex Toogood and Diana James spoke against the applicant.

Colm Lacey – Brick by Brick and Alex Barretta – Common Ground Architecture and spoke in favour of the application.

Councillor Perry moved a motion of refusal on the grounds of over-intensification of the local area, design out of character with the local area and negative effect on the amenity of local properties.

Councillor Audsley moved a motion for deferral but the motion was not seconded.

Councillor Scott proposed a motion of approval.

Councillor Kabir seconded the motion.

The first motion, to refuse the application, was put to the vote and fell with four voting in favour and six against.

The second motion, to approve the application, was put to the vote and was carried with five voting in favour, four against and one abstaining.

The Committee therefore **RESOLVED** to **GRANT** permission for development at the Garages and Forecourt North Of Avenue Road, South Norwood.

At 22.09 the meeting adjourned and reconvened at 22.12pm

At 22.09 Councillors Prince, Bains and Khan left the meeting.

66/18 **5.1 17/02884/PRE 40-60 Cherry Orchard Road, Croydon**

Demolition of existing buildings and construction of residential building comprising 94 units with associated parking and landscaping.

Ward: Addiscombe

Representatives of the applicant attended to give a presentation to the Members. Questions and issues were raised for discussion with further consideration prior to their submission of a planning application.

The main issues raised during the meeting were as follows:

- Developers encouraged to add additional stories to the proposals and removal of basement so long as higher percentage of affordable delivered.
- The affordable housing offer should be at least 30%.
- Design of the façade could be more bold and innovative. Possible inclusion of reference to use of stain glass used locally.
- There was a discussion around materials and the desire to move beyond the 'Croydon vernacular'
- Balcony screening should be occupier friendly.
- Parking provision should be kept to a minimum. Explore use of shared parking space (e.g. as landscaping/footpath).
- Remove passive parking provision.
- Explore duplex to ground floor units.

Useful to have more views from Oval Road to understand impact.

67/18 **Items referred by Planning Sub-Committee**

There were none.

68/18 **Other planning matters**

There were none.

The meeting ended at 10.49 pm

Signed:

Date:

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