

Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 12 September 2019 at 6:30 pm in Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX

This meeting was Webcast – and is available to view via the Council's Web Site

MINUTES

Present: Councillor Toni Letts (Chair);

Councillors Muhammad Ali, Sherwan Chowdhury, Joy Prince, Jason Perry, Ian Parker, Gareth Streeter, Clive Fraser (In place of Paul Scott), Niroshan Sirisena (In place of Chris Clark) and Helen Redfern (In place of Scott Roche)

Also Present: Councillor Sean Fitzsimons

PART A

203/19 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 29 August 2019 be signed as a correct record.

204/19 **Disclosure of Interest**

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

205/19 **Urgent Business (if any)**

There was none.

206/19 **Development presentations**

207/19 **18/05433/PRE Land Rear of 13 to 73 Stafford Road, Duppas Hill Road, Croydon**

Erection of three buildings comprising 126 residential dwellings, ranging from two to five storeys together with associated access, car parking, cycle parking, landscaping and associated infrastructure works.

Ward: Waddon

Steve Wallis from DRMM, Ash Griffiths and Jason Houslander from London Strategic Land and Catherine Bruce from Savills attended to give a presentation and respond to Members' questions and issues raised for further consideration prior to submission of a planning application.

The main issues raised at this meeting were as follows:

Access

- The importance of a pedestrian and cycle route to the western side through the school element was raised
- Pedestrian and cycle access could work on a short term basis until the school is brought forward with a permanent solution
- Cycle routes should tie into proposed new cycle networks on Fiveways and Epsom Road
- Low PTAL for the site - would it be improved with access via Stafford Road?
- Questioned whether the Stafford Road access should be provided now with a vehicular and pedestrian route to Waddon Station
- Preferred option of only providing a gate to public footpath in park seems limited.
- Questioned how the developer would maintain the existing public footpath if it is to be used as a route

Transport

- Questioned the potential transport impact on Old School Place from the residential component
- Difficult and convoluted route into Old School Place
- Pedestrian access from Stafford Road needed
- Vehicular access from Duppas Hill needed
- Has car park stacking been explored?

School

- Questioned the need for the school and when, particularly bearing in mind St Andrews
- Challenged separation of the school and residential sites - difficult to look at in isolation
- More work on school needs to be done

Residential

- Challenged whether more than 127 units could be provided
- Could potentially go higher in built form - southern block in particular
- Questioned whether more affordable housing could come forward
- Questioned the level of social housing and family housing which is an absolute priority
- Concern was raised about the relationship with the nursery and whether the construction period would compromise its viability
- Questioned the refuse collection arrangements and children's playspace
- Results in a cut off and isolated cul-de-sac

Ward Member Councillors Robert Canning shared his comment on the application. His views were as follows:

- Welcome engagement from the developer
- Access to Old School Place is challenging
- Nursery impact from dust, noise pollution to children - would it remain a viable business?
- Housing contribution positive
- Concern that if Fiveways is sorted would a new access onto Duppas Hill cause similar issues

The Chair thanked the applicants for their presentation, and looked forward to their application returning to the Committee at a later stage.

208/19 **Planning applications for decision**

209/19 **18/05930/FUL 2 Vincent Road, Croydon, CR0 6ED**

Demolition of existing dwelling. Erection of 3 storey building comprising 2 x one bed, 4 x two bed and 1 x three bed units (7 in total) with associated amenity spaces, refuse and cycle storage and 1 parking space.

Ward: Addiscombe West

The officers presented details of the planning application and officers responded to questions for clarification.

Dr Jagdish Sharma and Mr Michael Wheeler spoke against the application.

Mr Paul Jacob spoke in support of the application.

Referring Ward Member Councillor Sean Fitzsimons spoke against the application.

Councillor Parker proposed a motion for **REFUSAL** of the application on the grounds of over development, poor design and visual appearance, and out of keeping with the surrounding area. Councillor Perry seconded the motion.

Councillor Ali proposed a motion for **DEFER** the application to revisit the design and provide better visuals of the scheme. Councillor Sirisena seconded the motion.

The motion to refuse was put forward to the vote and fell with five Members voting in favour and five Members voting against. The Chair used her casting vote and voted against the motion to refuse the application.

The motion to defer was put forward to the vote and carried with five Members voting in favour, four Members voting against and 1 Member abstaining their vote.

The Committee therefore **RESOLVED** to **DEFER** the application for the development of 2 Vincent Road, Croydon, CR0 6ED.

210/19 **Items referred by Planning Sub-Committee**

There were none.

211/19 **Other planning matters**

212/19 **Weekly Planning Decisions**

The report was received for information

213/19 **Planning Appeal Decisions (August 2019)**

The report was received for information

The meeting ended at 8.27 pm

Signed:

Date:

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