

Planning Committee

Meeting of Croydon Council's Planning Committee held virtually on Thursday, 23 April 2020 at 6.00 pm via Microsoft Teams

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

MINUTES

Present: Councillor Toni Letts (Chair);
Councillor Paul Scott (Vice-Chair);
Councillors Chris Clark, Jason Perry and Scott Roche

Also Present: Councillor Stuart King

PART A

Councillor Letts tendered her resignation as Chair of the Planning Committee.

In accordance with Part 4.F of the Constitution, the election of a Chair for the remainder of this municipal year had taken place.

Vice Chair, Councillor Scott nominated Councillor Clark for the position of Chair of the Planning Committee for the remainder of this year. Councillor Letts seconded the nomination.

The election of Chair was put forward to a vote and was carried with four Members voting in favour and one Member abstained their vote.

The Committee **RESOLVED** to appoint Councillor Chris Clark as Chair for the remainder of the Municipal Year 2019-2020.

Councillor Toni Letts was commended for service in her role as Chair of the Planning Committee over the last sixteen months.

62/20 Apologies for absence

Apologies were received from Councillors Muhammed Ali, Sherwan Chowdhury, Ian Parker, Joy Prince and Gareth Streeter.

63/20 Minutes of Previous Meeting

RESOLVED that the minutes of the meeting held on Thursday 12 March 2020 be signed as a correct record.

64/20 **Disclosure of Interest**

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

65/20 **Urgent Business (if any)**

The Director of Law & Governance and Deputy Monitoring Officer introduced the report which provided the Protocol in respect of the conduct of Remote Planning Committee meetings including Planning Sub-Committee meetings.

The protocol is in addition to the existing roles and procedures for the planning committee meetings and the planning code of good practice. This equally applies to any future meetings of the Planning Sub-Committee

This protocol allows the following:

- For public speakers to submit written statements of 450 words (3 minutes) and 750 words (5 minutes).
- Referring Ward Members would be expected to attend the meeting remotely, but may submit a written statement in absence due to sickness.
- Members are to identify themselves by name when addressing the committee.
- Voting – once matter has been fully deliberated, the Chair would ask for a proposer and a seconder for the substantive motion addressed in the report. Only if that motion is not approved will the Chair seek contrary motions.
- The Chair will invite each Member in turn alphabetically by name how they choose to vote.

The new protocol was taken to a vote, with the Chair inviting alphabetically each Member in turn to cast their vote, and was carried with all five Members unanimously voting in favour.

66/20 **Development presentations**

67/20 **18/05280/PRE 103 to 111 High Street, Croydon, CR0 1QG**

Erection of 29 storey building, to provide 121 residential units, with commercial units at ground and mezzanine floor level which can be used as retail (A1)/ restaurant (A3)/B1(office) and with office (B1) at first and second floor levels.

Ward: Fairfield

Mia Scaggiante from Savills Planning representing the applicant and Daniel Wellham Director of Four-Four-Six-Six Architects attended the virtual meeting

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:

The principle of a tall building in this location:

- There was general consensus that the site could take a tall building due to the neighbouring taller elements.
- There were comments around the current pandemic and how people live in tall buildings, including congregating in communal and private amenity space; and it would be welcomed if developments look into the health and wellbeing factors of high density living.

Heritage assets:

- There was mixed views on the heritage assets – although there was a broad recognition that Croydon Town Centre was changing. It was also acknowledged that the benefits of the scheme would need to be suitably identified to ensure that they suitably outweigh the less than substantial harm caused to the various heritage assets.

Affordable housing:

- To ensure that affordable housing is suitably maximised especially within a single core – with the expectation that a policy complaint scheme can be achieved in line with current expectations – which would represent a benefit to the scheme

Neighbouring living conditions:

- Debate around the quality of the accommodation and amenity spaces, whether it would be private or communal; who has access to the spaces including access for those with disabilities (including wheelchair users). There was also comment around the public realm and the extent to which the scheme engaged with the ground floor (highway/footway) to great a welcoming, engaging and safe/high quality street environment.
- Members discussed the living conditions issue around neighbouring impact, and future immediate neighbouring relationships which would have an impact to the building.

Design:

- There was a general consensus that the design of the building has come a long way, though Members debated on the view of whether the podium should be distinctive to the other building to reflect the street scene. There was also comments that focused on the built form (above podium level) and the choice of brick colours.

Other matters:

- Public Realm – Members discussed that the need for a comprehensive scheme that the street is enhanced as well as the building, tree planting within the development and whether there is options for this.

- The daylight and sunlight aspect to be reviewed.

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

68/20 **19/05345/PRE Former Hospital Car Park, Land Adjacent to 93 Bensham Lane, Thornton Heath, CR7 7EU**

Redevelopment of car park site and relocation of electricity substation. Erection of a number of buildings ranging from 2 to 6 stories to create 114 units of temporary accommodation.

Ward: West Thornton

Rhea Shephard from HTA Architects, Simon Toplis from HTA Design and Tom Sweetman from DP9 attended the virtual meeting 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:

Principle of proposed development:

- There was general support from Members for the type of development and accommodation proposed, though there were discussions around the use class and whether the accommodation should be C3 or sui-generis use.
- Members welcomed the development being part of the community and was keen for it to integrate well into the community.

Function, nature, mix, quality and management of accommodation:

- Members supported the type of unit accommodation which was considered to be of a better standard of accommodation than currently provided in the Borough for this type of accommodation, and additionally raised concerns around the length of time residence would occupy in the accommodation, which raised questions around the type of units.

Townscape and design:

- There were positive comments from Members relating to the designs and the way it was evolving.
- Members debated on whether the design should form a two or three-story building next door to the properties on Woodcroft Road was appropriate.
- There was a lot of debate from Members around the car parking, though it was acknowledged that the balance of parking versus homes needed to be correct, reviewing other facilities within the borough to support this was

recommended. Members also requested for the developer to provide pragmatic provision for cycle parking.

- Further, Members would like to see that the development provided sufficient space for deliveries and waste storage.

Impacts on amenities of adjoining occupiers:

- There were discussions around whether the developer would allow social distancing or wider areas within the communal spaces.
- Members commented on the need for the community area and café to be opened to the wider area and questioned whether the area provided work space which should be sufficient for the number of occupants.
- Members wanted to see access for the disabled, where people with disability had access to all parts of the building including exits.

Other considerations:

- In light of the pandemic and the future, Members requested for technology to be introduced into the building within the public areas for residents to remain in touch with their loved ones.
- Members would like to see the replacement of trees and urban greening and ecology provisions on the site to be provided within the development.

At 8:00pm the Planning Committee adjourned for a short break.

At 8:05pm the Planning Committee resumed the meeting.

Ward Member Councillor Stuart King was invited to share his local viewpoint on the development presentation.

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

69/20 **Planning applications for decision**

70/20 **19/04516/FUL Land to the South East of Croydon College, College Road, Croydon, CR9 1DX**

Erection of five buildings ranging in height from 7 to 29 storeys to provide 421 residential flats (Use Class C3), flexible commercial space at ground floor of Building A (Use Class A1/A2/A3) and Buildings C and E (A1/A2/A3 and/or B1/D1 or D2) together with associated cycle parking, public realm and landscaping, basement car parking, refuse storage, servicing and access arrangements.

Ward: Fairfield

The officers presented details of the planning application.

At 8:50pm the Planning Committee adjourned the meeting due to technical difficulties.

At 9:51pm the Planning Committee resumed the meeting.

The Planning Committee resumed the meeting with officers presenting the presentation of the planning application. Officers responded to questions for clarification.

Mr Craig Tomlin provided a written statement in objection to the application. This was read out by the committee clerk.

Ms Jennifer Turner, the applicant's agent, provided a written statement in support of the application. This was read out by the committee clerk.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **APPROVE** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Toni Letts. This was seconded by Councillor Paul Scott.

The substantive motion was carried with three Members voting in favour and two Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Land to the South East of Croydon College, College Road, Croydon, CR9 1DX.

71/20 **Items referred by Planning Sub-Committee**

There were none.

72/20 **Other planning matters**

73/20 **Weekly Planning Decisions**

The report was received for information.

74/20 **Planning Appeal Decisions (March 2020)**

The report was received for information.

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The meeting ended at 11.20pm

Signed:

Date:

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