

## Planning Committee

Meeting of held on Thursday, 18 November 2021 at 6.00 pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

### MINUTES

**Present:** Councillor Chris Clark (Chair);  
Councillor Leila Ben-Hassel (Vice-Chair);  
Councillors Clive Fraser, Humayun Kabir, Gareth Streeter, Scott Roche and Ian Parker, Jade Appleton (in place of Lynne Hale) & Bernadette Khan (in place of Joy Prince)

**Apologies:** Councillors Joy Prince, Lynne Hale & Jamie Audsley

### PART A

157/21 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meeting held on Thursday 4 November 2021 be signed as a correct record.

158/21 **Disclosure of Interest**

Cllr Fraser addressed the committee to advise that he had previously worked with Martin Scholar.

159/21 **Urgent Business (if any)**

There was none.

160/21 **Development presentations**

There were none.

161/21 **21/01997/PRE Citiscape, Drummond Road and Frith Road, Croydon, CR0 1TW**

Demolition of existing buildings; redevelopment of the site to deliver approximately 130 new homes across two residential buildings, landscaping, car parking and associated works.

Ward: Fairfield

Martin Scholar, James Mac Allister, Ben Ford and Dominique Oliver from Barratt London 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:

### **Residential redevelopment of site**

Members noted the history of the site and recognise the applicant's actions, the committee also welcomed the fact that there were proposals to redevelop the site.

### **Height**

There was a mixed response from Members on the height of the proposed development. Whilst some Members were concerned with the height of the building, other Members encouraged the applicant to build the development furthest away from the conservation area higher, this would help to increase the viability of providing a greater affordable housing offer.

The Committee expressed some concern regarding the character of the Drummond Road site as they felt as though the appearance was bland and they had a desire to make the site look more attractive. Members also suggested that more detailing would be required to enable the building to appear more interesting.

### **Design**

The Committee suggested that the balconies should be inset rather than overhang the highways and stated that they would prefer more distance between the tower and the smaller block.

### **Affordable housing provision**

Members felt that it was incorrect for the applicant to act as though the building should be considered as vacant rather than being unfit for purpose.

The Committee were not persuaded that the affordable housing should apply solely to the uplift. Members encouraged the applicant to provide a policy compliant with the Councils affordable housing proposal.

If there was a viability issue Members encouraged the applicant to build the development furthest away from the conservation area higher, which would increase the viability of providing a greater affordable housing offer.

### **Other**

The committee voiced their concerns regarding the impact of the development on the heritage assets, highlighting the fact that there was a similar sized tower located close by.

Members stated that when the application came before the committee they would like to see the cumulative impact of the development on heritage assets and would like to test any potential wind tumbling effects caused by the development.

Members welcomed the introduction of a green roof as part of the application and explained that they wanted to see more effort made in regards to sourcing materials, as well as an approach to construction that would

endeavour to reduce the carbon footprint of the development as much as possible.

162/21 **Planning applications for decision**

163/21 **21/03083/FUL - 16D Highfield Hill, Upper Norwood, SE19 3PS**

Demolition of the existing dwelling, erection of 6 three storey houses, provision of associated off-street parking.

Ward: Crystal Palace and Upper Norwood

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

Dr Pierre-antoine Bares spoke against the application.

Mr Andrew Ryley spoke on behalf of the applicant in support of the application.

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 **GRANT** the application based on the officer's recommendation was proposed by Councillor Humayun Kabir. This was seconded by Councillor Clive Fraser.

The motion to grant was taken to a vote with five Members voting in favour and four Members voting against.

The Committee **RESOLVED** to **GRANT** the application for the development at 16D Highfield Hill, Upper Norwood, SE19 3PS.

164/21 **21/02846/FUL - 41 Fairdene Road, Coulsdon, CR5 1RD**

Demolition of existing dwelling house and the construction of a three storey plus lower ground floor level building comprising 9 flats, with associated vehicle and cycle parking, refuse store, hard and soft landscaping.

Ward: Coulsdon Town

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

Ms Maureen Levy spoke against the application.

Mr Jan Slominski spoke on behalf of the applicant in support of the application.

Councillor Simon Brew spoke on behalf of the referring Ward Member Councillor Mario Creatura against the application.

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 **GRANT** the application based on the officer's recommendation was not supported.

The motion to **REFUSE** the application was proposed by Councillor Clive Fraser. This was seconded by Councillor Parker.

The motion to refuse was taken to a vote with eight Members voting in favour, no Members voting against and one Member abstained their vote.

The Committee **RESOLVED** to **REFUSE** the application for the development at 41 Fairdene Road, Coulsdon, CR5 1RD.

165/21 **21/01912/FUL - 25-27 Roke Road, Kenley, CR8 5DZ**

Demolition of two existing detached bungalows and replacement with 6 x3 storey townhouses and one 1.5 storey detached house with 7 car parking spaces.

Ward: Kenley

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

Mr Derek Ritchie spoke against the application.

Mr Ian Coomber spoke on behalf of the applicant in support of the application.

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 **GRANT** the application based on the officer's recommendation was proposed by Councillor Fraser. This was seconded by Councillor Kabir.

The motion to grant was taken to a vote with five Members voting in favour and four Members voting against.

The Committee **RESOLVED** to **GRANT** the application for the development at 25-27 Roke Road, Kenley, CR8 5DZ.

..... 166/21 **Items referred by Planning Sub-Committee**

There were none.

167/21 **Other planning matters**

There were none.

168/21 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 9:28pm

**Signed:**

**Date:**

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