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Planning Committee

Meeting of held on Thursday, 9 March 2023 at 6.30 pm in Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Michael Neal (Chair);
Councillor Leila Ben-Hassel (Vice-Chair);
Councillors Ian Parker, Clive Fraser, Mark Johnson, Humayun Kabir,
Joseph Lee, Ellily Ponnuthurai and Holly Ramsey

Apologies: Councillor Sean Fitzsimons

PART A

10/23 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on 17 November and 1 December 2022, and 26 January and 9 February 2023 be signed as correct records.

11/23 **Disclosure of Interest**

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

12/23 **Urgent Business (if any)**

There was none.

13/23 **Development presentations**

There were none.

14/23 **Planning applications for decision**

The application under consideration was 22/02285/FUL – 2 Welcomes Road, Kenley, CR8 5HD.

15/23 **22/02285/FUL - 2 Welcomes Road, Kenley, CR8 5HD**

Ward: Kenley

This application was for the Demolition of existing bungalow and outbuildings and erection of a three-storey building containing 6 x 2-bedroom flats and 2 x 4-bedroom semi-detached houses (total 8 dwellings), with associated parking and landscaping.

Officers presented the application and in response to questions from members, explained that:

- There was a space of 19.9 metres between the two buildings in the proposed development;
- The height of the existing building on the land was 6.2 metres, and if the application were approved the new building would be 11.3 metres high;
- There would be one access point rather than the two that currently existed, and that this would be a four metre wide path for cars, 1.2 metres of which would be paved with different material for pedestrians to walk on;
- Landscaping could be dealt with under conditions; and,
- The obscure-glazed windows were all placed in secondary use rooms, and that window openings were also restricted.

Members heard two representations against the application and one from the applicant. The objectors raised the following points:

- That the proposal was to put too many buildings on one site;
- That the design was dull and dominating over the road and not in keeping with the area;
- That they felt it was excessive and over-developed; and,
- That car parking issues would arise because there was not enough provided for by the application.

Following the presentations, officers clarified that regarding cumulative impact of developing land in this way, it would be contrary to the opinion of the Planning Inspector to reject on this basis, and the council would need to defend the decision not to follow the Planning Inspector's guidance. Officers also clarified that the parking provision was above that allocated by the London Plan.

After consideration of the officer's report, Councillor Elily Ponnuthurai MOVED the recommendations as contained in the report. This was SECONDED by

Councillor Humayun Kabir and put to the vote. The committee **RESOLVED**, with 5 votes in favour and 5 votes against, with the Chair using their casting vote against, and so the motion fell.

A second motion for **REFUSAL**, on the grounds of the development being out of character, and poor quality, design and appearance, and that the footprint and layout of the buildings was too large, was proposed by Councillor Ian Parker, seconded by the Chair, and the committee **RESOLVED**, with 5 votes in favour, five votes against, and the Chair using their casting vote to refuse development at 2 Welcomes Road.

16/23 **Items referred by Planning Sub-Committee**

There were none.

17/23 **Other planning matters**

There were none.

The meeting ended at 8.10 pm

Signed:

Date:

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