

Planning Committee

Meeting of held on Thursday, 6 July 2023 at 6.30 pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Michael Neal (Chair);
Councillor Clive Fraser (Vice-Chair);
Councillors Ian Parker, Sean Fitzsimons, Mohammed Islam, Mark Johnson and Appu Srinivasan

Apologies: Councillor Simon Brew, Lara Fish and Humayun Kabir

PART A

12/23 **Disclosure of Interest**

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

13/23 **Urgent Business (if any)**

There was none.

14/23 **Development presentations**

There were none.

15/23 **Planning applications for decision**

There were two planning applications under consideration at this meeting, the decisions of which are detailed below.

16/23 **22/05178/OUT - 20 Manor Way, Purley, CR8 3BH**

Hoa Vong, Principal Planner (Sustainable Communities, Regeneration and Economic Recovery), presented the report to members, highlighting that it was important to note that an outline application had been approved in 2018 for a very similar proposal, but that since then there had been improvements made to the plans. This included a 3-bedroom family unit, a lift and fire lobby

with accessibility to all floors, larger gardens, and a wheelchair accessible unit on the ground floor.

It was important to note that the 2018 plans could still be implemented but that the development then would not benefit from the improvements mentioned if the application put before the committee at this meeting were not approved.

In response to members' questions, officers clarified that:

- Landscaping matters would be approved after the application was decided upon;
- Flooding was not indicated as a significant risk but that as part of details submitted the applicant would need to demonstrate that any surface water drainage could be successfully handled on-site and that localised flooding risk would not be increased;
- The use of the £12,000 Community Infrastructure Levy (CIL) local transport contribution would not be determined in the conditions;
- The new gradient of the wheelchair ramp was 1/20;
- The site did not warrant an ecology survey to be carried out.

Members heard representations against the application regarding the following points:

- That the development took no consideration of damage to the character of the road by introducing flats;
- That the proposals constituted overdevelopment that would result in loss of privacy to neighbouring properties;
- That there had been a change in political leadership since the original development was approved;
- That the flats would suffer from inadequate amenity space.

In response to objections officers clarified that the change in political control of the council did not affect the decisions of the local planning authority, and also that 3-bedroom properties, even when they were flats, were considered family homes. The amenity space provided was either equal to or in excess of that required by the London Plan.

The committee then made its deliberations. Councillor Appu Srinivasan moved the recommendation to GRANT planning permission. This was seconded by Councillor Mohammed Islam, and:

RESOLVED, unanimously to:

- 2.1 That the Committee resolve to GRANT planning permission
- 2.2 That the Director of Planning Sustainable Regeneration is delegated authority to issue the planning permission subject to:

A. The prior completion of a legal agreement to secure the following planning obligations:

1. Sustainable transport contribution of £12,000
2. S.278 agreement to secure highways works
3. Monitoring fee
4. Payment of the Council's reasonable legal costs
5. Any other planning obligation(s) considered necessary by the Director of Planning and Sustainable Regeneration

2.3 That the Director of Planning and Sustainable Regeneration is delegated authority to negotiate the legal agreement indicated above.

2.4 That the Director of Planning and Sustainable Regeneration is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. Submission of reserved matters within 3 years development shall be begun not later than five years from the date of this permission or two years from the final approval of all of the reserved matters
2. Development to be carried out in accordance with the approved drawings and reports Pre-commencement
3. Submission of Construction Logistics Plan
4. Drainage and SUDS strategy
5. Full landscaping details including, boundary treatments, hard and soft landscaping, playspace, planting, trees (including replacement planting to the front) and biodiversity enhancements. There shall be no net loss of trees. Prior to above ground works
6. Submission of materials and design details including screening to balconies
7. Development (as far as practicable) in accordance with accessible homes requirements M4(3) and M4(2)
8. Submission of delivery and servicing plan and design of bin enclosures

9. Details of existing and proposed levels and details of the design of the proposed retaining walls Prior to occupation
10. Details of external energy plant Compliance
11. Obscure glazing on flank windows above ground floor level
12. Compliance with bike store layout
13. Installation of vehicle parking spaces and compliance with highways technical note
14. Installation of EVCPs at 20% active and 80% passive
15. Compliance with Arboricultural Assessment and Tree Protection Plan
16. Compliance with Fire Statement
17. Water use target of 110l/p/d
18. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

INFORMATIVES

1. Granted subject to a Section 106 Agreement
2. Community Infrastructure Levy
3. Code of practice for Construction Sites
4. Highways informative in relation to s278 works required
5. Compliance with Building/Fire Regulations
6. Construction Logistics Informative
7. Refuse and cycle storage Informative
8. Thames Water
9. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.5 That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

2.6 That, if by 3 months the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration is delegated authority to refuse planning permission.

17/23 **22/04337/FUL - 27 Woodfield Hill, Coulsdon, CR5 3ED**

Officers presented the application to members and responded to members' questions as follows:

- That a swept-path analysis had demonstrated that cars parked in the properties to the rear of the development would not have to reverse out of the carpark to exit it;
- That the access path to the properties could be delineated to provide a pedestrian area;
- That the distance between the properties and the neighbouring properties was policy-compliant at between 18-22 metres;
- That the proposal was design-led and comprised a number of large family houses.

The committee then heard representations from Richard Walker and Councillor Luke Shortland, who objected to the proposals for the following reasons:

- The site would be inaccessible as the proposal required the removal of a hedge that did not belong to the site;
- There would be damage to the biodiversity of the site;
- The development would cause overlooking of neighbouring properties and would be overbearing;
- That the buildings would cause loss of privacy to the neighbouring properties and that it was out of keeping with the character of the area.

In response to issues raised, officers responded that three ecology reports had been done and that the external specialists who were consulted had not raised any objections to the application based on loss of biodiversity. Officers also responded that there was no evidence to suggest that the boundaries had been incorrectly marked.

After deliberation Councillor Sean Fitzsimons moved the officers' recommendation to grant planning permission. This was seconded by Councillor Mohammed Islam, put to the vote and:

RESOLVED, unanimously:

- 2.1 That the Committee resolves to GRANT planning permissions
- 2.2 That the Director of Planning and Sustainable Regeneration is delighted authority to issue the planning permission subject to:
 - A. The prior completion of a legal agreement to secure the following planning obligations:
 1. Sustainable transport contribution of £9,000
 2. S.278 and/or S.38 agreement to secure highways works

3. Monitoring fee
 4. Payment of the Council's reasonable legal costs
 5. Any other planning obligation(s) considered necessary by the Director of Planning and Sustainable Regeneration
- 2.3 That the Director of Planning and Sustainable Regeneration is delegated authority to negotiate the legal agreement indicated above.
- 2.4 That the Director of Planning and Sustainable Regeneration is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. Commencement time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and Reports

Prior to above ground works

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3. Submission of materials and design details
4. Pre-occupation Wildlife sensitive lighting design scheme
5. Development in accordance with accessible home requirement M4(3) and M4(2)
6. Submission of external energy plant details including PV panels and air source heat pumps
7. Details of bin and bike store layout
8. Details of finished floor levels and retaining walls

Compliance

9. Obscure glazing on flank windows above ground floor level
10. Compliance with SUDS details
11. Compliance with Delivery and Servicing Details
12. Compliance with Arboricultural Assessment and Tree Protection Plan
13. Compliance with Ecological Appraisal recommendations, including measures to protect birds, bats, hedgehogs and slow worms
14. Compliance with Fire Statement
15. Compliance with Construction Logistics Plan
16. Implementation of car parking ass shown on plans with no boundary treatments above 0.6m in the sightlines
17. Installation of at least 20% EVCPs

18. Water use target of 110/p/d
19. Removal of Permitted Development Rights
20. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

INFORMATIVES

1. Granted subject to a Section 106 Agreement
 2. Community Infrastructure Levy
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 5. Compliance with Building/Fire Regulations
 6. Construction Logistics Informative
 7. Refuse and cycle storage Informative
 8. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport
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- 2.5 That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.
- 2.6 That, if by 3 months from the date of the committee meeting, the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration is delegate authority to refuse planning permission.

18/23 **Items referred by Planning Sub-Committee**

There were none.

19/23 **Other planning matters**

There were none.

20/23 **Weekly Planning Decisions**

These were noted by the committee.

The meeting ended at 8.09 pm

Signed:

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Date:

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