

PLANNING COMMITTEE

Meeting held on Thursday, 20 July 2006 at 6.30 pm

WRITTEN MINUTES - PART A

Present: Councillor David Osland (Chairman);
Councillor Chris Wright (Vice-Chair);
Councillors Luke Clancy, George Filbey (Reserve Member);
Maria Gatland, Timothy Godfrey, Bernadette Khan, Mike Mogul,
Paul Scott and Susan Winborn (Reserve Member)

Absent: Councillors Carole Bonner, Russell Jackson and Vidhi Mohan.

Also

Present: Councillors Susan Bennett, Brian Cakebread, Simon Hoare,
Yvette Hopley, Margaret Mead and Steve O'Connell.

Apologies for absence were received from Councillors Carole Bonner,
Russell Jackson and Vidhi Mohan.

A89/06 MINUTES – 6 JULY 2006

RESOLVED that the Minutes of the meeting held on 6 July be signed
as a correct record.

A90/06 DECLARATIONS OF INTEREST

Member's Name	Agenda Item No.	Type of Interest	Time of Declaration	Reason
Councillor Timothy Godfrey	6.3	Personal		'Member of Norwood Society'
Councillor Timothy Godfrey	6.5	Personal		'Member of Norwood Society and CNHSS'
Councillor Timothy Godfrey	6.9	Personal		'Member of Croydon Society'
Councillor Luke Clancy	6.3	Personal & Prejudicial		'Expressed prejudicial views in election campaign'
Councillor Paul Scott	6.5	Personal		'A member of the Croydon Society who are an objector on this

Councillor Paul Scott	6.9	Personal	item' 'A member of the Croydon Society who are an objector on this item' and ' a friend lives in a house opposite the site'. 'Owner or property is a personal friend'
Councillor Susan Winborn	6.9	Personal & Prejudicial	
Councillor David Osland	6.10	Personal	'I live in the same road as application site'

A91/06 URGENT BUSINESS (If any)

None.

A92/06 EXEMPT ITEMS

RESOLVED that the allocation of business between Part A and Part B of the Agenda be confirmed.

A93/06 PLANNING APPLICATIONS

Application(s) to which a member of the Council has made a referral:

(1) 05/05482/P 14-16 Foxley Lane, Purley

Decision: Application Withdrawn

The Head of Planning Control reported the following:

A letter has been received from the applicant / agent Withdrawing this application.

(2) 06/00702/P Hayseeds, Hook Hill, South Croydon

Decision: Grant Permission

The Head of Planning Control reported the following:

Last line of 3.2 of the report changed to 'Four Trees at the site are subject of a Tree Preservation Order'.

The Planning application referred to in paragraph 3.4 has been withdrawn.

In paragraph 6.6 the reference in the penultimate sentence to bedroom window should read two obscure glazed windows. The last sentence can be deleted.

A letter has been received objecting to the application for the following reasons:

1. Impact of the development on 4 East Hill not taken into account
2. the proposal would increase the levels of traffic along this un-adopted road which would be hazardous to children and their parents
3. the existing family home should be restored
4. house B should be replaced by a bungalow which would help to overcome some of the concerns over privacy
5. the proposal if approved would send out the wrong message to developers

The letter is accompanied by a petition signed by 20 people

A further three letters have been received objecting to the application for the following reasons:

1. impact on trees
2. inappropriate backland development
3. approval of the scheme would set a precedent
4. traffic along the proposed drive would constitute an unacceptable nuisance
5. the propose property would be visible from the surrounding houses as there is no screening
6. the siting of the development would be too close to numbers 4 and 6 East Hill, High Bank and 16a Hook Hill

(3) 06/00745/P 307, 309, 311, 313 Whitehorse Lane & 111 South Norwood Hill, SE25

Decision: Refuse Permission on the grounds of overdevelopment and inadequate parking

The Head of Planning Control reported the following:

3 further letters of objection have been received from neighbouring occupiers expressing concern about the proposal for the following reasons:

- (1) The site does nothing for those concerned about the environment
- (2) The character of the area would be severely compromised by the design and ruin the beauty of the environment.

- (3) It results in overdevelopment of the site and the density is excessive
- (4) Local services would be overstretched
- (5) It would result in an increase in traffic which would affect the safety of all users

(4) 06/01328/P Commercial House, Vicarage Works, Vicarage Road, Croydon

Decision: Refuse Permission

The Head of Planning Control reported the following:

Amend drawing numbers to: 001D, 002C, 003C, 004D, 005D

(5) 06/01570/P 15 Hall Grange, 17-37 & 39 The Wilderness, Shirley Church Road, Croydon

Decision: Refuse Permission

The Head of Planning Control reported the following:

1. Councillor Margaret Mead has referred the item to Committee for consideration with the following comment which was omitted from the committee report:

“If granted permission this proposed development would be a large construction of homes in two blocks, each of which would be three storeys high. If allowed the building would be totally out of character with the rest of the neighbourhood, which is wholly comprised of ground floor and ground floor and first floor homes. The proposed development would also result in a loss of visual amenity.”

2. Since the committee report was written the agent has forwarded comments from the Environment Agency who do not object to the proposal subject to conditions.
3. Alderman Dennis Perry has raised concerns regarding the timber framed construction of Hall Grange, which he considers to be highly dangerous.
4. Three further letters from members of the public have been received in support of the proposal.

5. A letter has been received from Spring Park Residents' Association in support of the proposal as the scheme would meet a local need, provide employment, the existing facility does not meet modern standards and would be an detrimental to the area and gardens if allowed to become derelict, and the proposal is preferable to any alternative housing scheme for the site.

(6) 06/01652/P The Homestead, Gibson's Hill, SW16

Decision: Decision deferred pending a site visit being arranged.

The Head of Planning Control reported the following:

Amend drawing numbers – D-01D, 02C, 03C, 09D

An additional letter of objection has been received. Objections are on the grounds of those outlined in the report.

Amend condition 1 to additionally insert:

- (7) window reveals

(7) 06/01933/P 5 Lovelock Close, Kenley

Decision: Grant Permission

The Head of Planning Control reported the following:

An additional letter of representation has been received reiterating previous concerns.

Other Applications:

(8) 06/01281/P 4 The Drive, Coulsdon

Decision: Refuse Permission

The Head of Planning Control reported the following:

Councillor Brian Cakebread has referred the application on the basis that it is an inappropriate overdevelopment, the nature and size of the development is not appropriate for the area, it is detrimental to and out of keeping with the existing environment for the adjoining amenities and potentially the street scene. In addition, the service access and car parking facilities appear to be insufficient and detrimental to the local environment, while also posing a potential hazard/safety question, there is a potential loss

of trees which are currently protected by Tree Preservation Orders, and the development adds to the existing overloading of Doctors and Health practises within the area bearing in mind the present high number of care homes that currently exist.

A further letter of representation has been received with objections raised over the size of the development and its adverse impact on the adjoining hall building.

(9) 06/01623/P 2-4 Mulgrave Road, Croydon

Decision: Refuse Permission

The Head of Planning Control reported the following:

The applicant has submitted an additional letter to support the application in response to the reasons for refusal as well as a copy of the feasibility and condition report. These items are to be circulated to the committee.

(10) 06/01830/P 36-38 Smitham Bottom Lane, Purley

Decision: Refuse Permission

A94/06 RECENT APPEAL DECISIONS

RESOLVED that the decision indicated as set out in the attached Appendix B in respect of items listed in pages 1-7 be noted.

A95/06 FORTHCOMING PLANNING INQUIRIES

RESOLVED that the forthcoming Planning Inquiries as set out in the attached Appendix C in respect of items set out in the report be noted.

A96/06 QUARTERLY PLANNING CONTROL STATISTICS

RESOLVED that the report be noted.

A97/06 AMENDMENT TO THE MEMBERS' REFERRAL PROCEDURE PROTOCOL

RESOLVED that the amendments to the Members' referral procedure protocol be adopted as detailed at paragraphs 3.2, 3.6.1 and 3.6.2 of the report and also those shown in the amended Appendix 1 be

approved.

AGENDA - PART B

None.

The meeting terminated at 10.20pm

05/05482/P 28/04/2006 Purley

Application for outline planning permission

Agent:
Architects Plus
71-75 High Street
Chislehurst
Kent
BR7 5AG

Applicant:
Green Acre Homes Ltd
Mansfield House
139 Shirley Road
Croydon Surrey
CRO 7LR

Location: 14-16 Foxley Lane, Purley, CR8 3ED

Description: Demolition of existing buildings; erection of three/four storey building comprising 22 two bedroom and 14 one bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 05387/PH/001, 05387/SK/001, 05387/SK/003, 05387/SK/004, 05387/SK/005, 05387/SK/008, 05387/SK/009, 05387/SK/010, 05387/SK/011, 05387/SK/012
05387/PD/01, 878A101

Decision: **Application Withdrawn**

06/00702/P 17/02/2006 Sanderstead

Application for full planning permission

Agent:
Trinder Architectural Limited
Glenavon House
39 Common Road
Claygate Surey
KT10 OHG

Applicant:
Mr L Holbrook
107 St Juliens Farm Road
West Norwood
London
SE27 ORP

Location: Hayseeds, Hook Hill, South Croydon, CR2 0LA

Description: Demolition of existing building; erection of 2 five bedroom detached houses with attached garages; formation of vehicular access and provision of associated parking

Drawing No(s): 467/103A, 104A, 106/B, 107A,113, 114A and 115

Decision: **Permission Granted**

Subject to the following condition(s) and reason(s) for condition(s) :-

1. No works on site shall commence until details of the external facing materials have been submitted to and approved by the Local Planning Authority in writing. The development shall only be implemented in accordance with such approved details.

Reason: To ensure that the appearance of the development is satisfactory

in accordance with Policies BE1 and BE13 of the Unitary Development Plan and Policy UD1 and UD3 of the Adopted Draft Replacement Unitary Development Plan for Croydon

2. Unless otherwise previously agreed by the Local Planning Authority in writing the following shall be provided as specified in the application before any part of the development is occupied and shall be retained for so long as the development remains in existence:-

- (1) parking arrangements
- (2) vehicular turning area

Reason: To ensure an acceptable standard of development having regard to the Policies of the Unitary Development Plan and of the Adopted Replacement Unitary Development Plan for Croydon

3. A landscaping scheme to include existing and proposed planting shall be submitted to the Local Planning Authority for approval before the development is begun; when approved, the planting shall be provided before any part of the development is occupied or within such longer period or periods as the Local Planning Authority may previously agree in writing and shall be maintained for a period of five years from the date of planting; any planting which dies or is severely damaged or becomes seriously diseased or is removed within that period shall be replaced by planting of similar size and species to that originally provided

Reason: To enhance the appearance of the development, protect the visual amenities of the locality, and to ensure that the new planting becomes established in accordance with Policy BE14 of the Unitary Development Plan and Policy UD14 of the Adopted Draft Replacement Unitary Development Plan for Croydon Plan

4. Prior to the commencement of works on site including those for demolition, drainage and foundations, a scheme shall be submitted for approval to the Local Planning Authority specifying the means by which those trees to be retained shall be protected during the works. The approved scheme shall be implemented on site prior to commencement and retained for the duration of the works.

Reason: To ensure the survival of the existing trees that contribute to the visual amenity of the area, in accordance with Policy BE14 of the Unitary Development Plan and Policy UD14 of the Adopted Draft Replacement Unitary Development Plan for Croydon

5. No structures, vehicles, plant, machinery, equipment, materials or spoil shall be positioned or stored within 5 metres of the trunk of any tree to be retained and no cement, oil or tar, bitumen or other similar material shall be stored within 10 metres thereof without the prior written approval of the Local Planning Authority

Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy BE14 of the Unitary Development Plan and Policy UD14 of the Adopted Draft Replacement Unitary Development Plan for Croydon

6. No service trench or pipeline shall be located within 5 metres of the trunk of

any tree to be retained without the prior written approval of the Local Planning Authority

Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy BE14 of the Unitary Development Plan and Policy UD14 of the Adopted Draft Replacement Unitary Development Plan for Croydon Plan

7. Details of visibility splays and security lighting to the car park and access shall be submitted to and agreed in writing by the Local Planning Authority before the access is brought into use and shall be retained for so long as the development remains in existence:-

Reason: To ensure an acceptable level of highway safety and security in accordance with Policy BE18 and T46 of the Unitary Development Plan and Policies UD6 and T11 of the Adopted Draft Replacement Unitary Development Plan for Croydon

8. The first floor windows to the north east elevation of building types A and B shall be shall be obscure glazed.

Reason: To protect the privacy of adjoining occupiers in accordance with Policy BE17 of the Unitary Development Plan and Policy UD8 of the Adopted Draft Replacement Unitary Development Plan for Croydon for Croydon

9. The development shall be begun within three years of the date of the permission.

Reason: To comply with the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

In granting permission the local planning authority had regard to the following policies:-

1. The relevant policies of the Unitary Development Plan are
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are

The development is considered to be satisfactory in relation to the following:-

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the relationship of the development to trees to be retained
- (h) the safety of pedestrians and motorists on the adjacent highway
- (i) the safety and security of buildings and the spaces around them
- (j) accessibility to buildings
- (k) the housing policies of the development plan
- (l) the transport policies of the development plan
- (m) the provision of satisfactory living accommodation for future residents of the flats

and having regard to all other matters raised.

06/00745/P 22/02/2006 South Norwood

Application for full planning permission

Agent:
 Stephen Shakeshaft
 MMM Architects
 The Banking Hall
 26 Maida Vale
 London
 W9 1RS

Applicant:
 Tower Homes & Berrylake Ltd
 22 Silver Lane
 Purley
 Surrey
 CR8 3HG

Location: 307, 309, 311, 313 Whitehorse Lane, and, 111 South Norwood Hill,
 South Norwood, London, SE25

Description: Demolition of existing buildings; erection of three/four/five storey
 building to include basement parking comprising 21 two bedroom and
 22 one bedroom flats; formation of vehicular access and provision of
 associated parking

Drawing No(s): Ex-01a,02a,03a, PA-01b,02b,03b,04b,05b,06b,07b,08b,09b,11b,12b

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The proposal would represent an over-development of the site, out of keeping with the character of the locality by reason of its overall size and scale and excessive density and would thereby conflict with Policies SP1, UD3, H2, H9 and H10 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

2. Inadequate provision is made for car parking within the site and would be likely to give rise to additional on-street parking and would thereby conflict with Policies T2 and T8 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

06/01281/P 24/05/2006 Coulsdon West

Application for full planning permission

Agent:
 Atelier Greenwich Architecture
 132 Mercian Way
 Cippenham
 Slough Berkshire
 SL1 5LE

Applicant:
 Feroz Ahmed Khan
 504 Wickham Road
 Shirley
 CR0 8DL

Location: 4 The Drive, Coulsdon, CR5 2BL

Description: Demolition of existing building; erection of three/four storey building
 with basement parking for use as a residential care home for the

elderly; alterations to vehicular access

Drawing No(s): 615/PL 01, 02, 03, 04, 05 ,06, 07 and 08

Decision: **Permission Refused**

Reason(s) for refusal:-

1. The proposed nature and size of the accommodation is inappropriate to the area given its poor accessibility to public transport links and the consequent impact that the development will have in encouraging the use of the private motor vehicle, and encouraging on-street parking to the detriment of the amenities of nearby occupiers and highway safety in the vicinity of the site. The proposal would therefore conflict with Policies T2 and H12 of the the Croydon Replacement Unitary Development Plan (the Croydon Plan)
 2. The proposal would result in an overdevelopment of the site out of keeping with the character of the area and detrimental to the appearance of the street scene. The proposal would therefore conflict with Policies UD2, UD3, UD14, H5 and H12 of the Croydon Replacement Unitary Development Plan (the Croydon Plan)
 3. The proposal by reason of its size, siting and design would be detrimental to the amenities of the occupiers of adjoining residential properties resulting in overlooking, loss of privacy, and visual intrusion thereby conflicting with Policies UD8 and H12 of the Croydon Replacement Unitary Development Plan (the Croydon Plan)
 4. The car parking, access and servicing arrangements would be insufficient for the development proposed and would not be attractive, safe, convenient and appropriate to the development. The development would therefore conflict with Policies UD2, UD7, UD13, UD15, T2 and T8 of the Croydon Replacement Unitary Development Plan (the Croydon Plan)
 5. The development would result in the loss of or the putting at risk trees which are the subject of a Tree Preservation Order and would thereby conflict with Policies UD2, UD14 and NC4 of the Croydon Replacement Unitary Development Plan (the Croydon Plan)
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06/01328/P

31/03/2006

Waddon

Application for full planning permission

Agent:

Burgess Mean Architects
Ivydell House
3 Cowper Road
London
SW19 1AA

Applicant:

Metropolitan Housing Trust
MHT House
Crescent Lane
London
SW4 9RS

Location: Commercial House, Vicarage Works, Vicarage Road, Croydon

Description: Demolition of existing building; erection of three/four storey building comprising 12 two bedroom, 13 one bedroom and 3 three bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 001D, 002C, 003C, 004D, 005D

Decision: **Permission Refused**

Reason(s) for refusal:-

1. The development would not provide a high standard of design and layout, nor would it respect the visual character of the area in which it is located and would thereby conflict with Policy BE1 of the Unitary Development Plan and Policy UD2 of the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan) and of the Croydon Replacement Unitary Development Plan (the Croydon Plan)
2. Inadequate provision is made for car parking within the site given the public transport availability and level of on-street parking in the area. The development is thereby contrary to Policy T2 of the Adoption Draft Replacement Unitary Development Plan and of the Croydon Replacement Unitary Development Plan (the Croydon Plan).
3. Inadequate provision is made for cycle parking within the site and the development would thereby conflict with Policy T23 of the Unitary Development Plan and T4 of the Adoption Draft Replacement Unitary Development Plan (The Croydon Plan) and of the Croydon Replacement Unitary Development Plan (the Croydon Plan)
5. It has not been demonstrated that the development would achieve Eco Homes Excellent rating and thus would be contrary to Policy UD3 of the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan) and of the Croydon Replacement Unitary Development Plan (the Croydon Plan)
6. The proximity of the front of the building to the adjacent footpath would be insufficient to secure reasonable privacy to future occupiers and would therefore be contrary to Policy BE17 of the Unitary Development Plan and Policy UD8 of the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan) and of the Croydon Replacement Unitary Development Plan

(the Croydon Plan)

Informative(s) :-

You are advised in relation to future applications that the Council may require a financial contribution towards education provision within the Borough. As required by the Council's Planning Guidance Note No.1.

06/01570/P

21/04/2006

Heathfield

Application for full planning permission

Agent:

Angela Schembri
RPS Planning
1st Floor (West)
Cottons Centre
Cottons Lane London
SE1 2QG

Applicant:

Methodist Homes for the aged
(MHA) Care Group

Location: 15, Hall Grange 17-37 and 39 The Wilderness, Shirley Church Road,
Croydon, CR0

Description: Demolition of existing buildings; erection of 2 two/three storey buildings for replacement 62-bedroom care home and 37 one/two-bedroom apartments for the elderly with ancillary staff accommodation and offices; provision of associated parking and landscaping scheme

Drawing No(s): 3545/DE/205P, 3545/DE/206O, 3545/DE/207O, 3545/DE/212G, 3545/DE/213B, 3545/DE/217D, 3545/DE/218E, 3545/DE/219, 5905/01, 5793/01, Landscaping and Planting Proposals 667.04D and 667.06D, Landscape and Ecological Management Plan, Landscape Design Statement, Tree Survey, Needs Assessment Report, Report on Transport Issues, Green Transport Plan, Hydrogeological Assessment, Ecological Assessment and Phase 1 Habitat Study, Environmental Performance Statement, Air Quality Assessment, Flood Risk Assessment, Planning Statement, Construction Method Statement, EcoHomes Assessment and Design Report.

Decision: **Permission Refused**

Reason(s) for refusal:-

1. The development would be out of keeping with the character of the locality and detrimental to the visual amenity of the street scene by reason of its size, bulk and prominent siting and would thereby conflict with Policies SP1, BE1, BE3, BE6, BE11, SP31 and H17 of the Unitary Development Plan and Policies UD2, UD13 and H12 of the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan) and of the Croydon Replacement Unitary Development Plan (the Croydon Plan).
2. The development would be detrimental to the amenities of the occupiers of

adjoining property by reason of its size and siting resulting in loss of privacy and visual intrusion and would thereby conflict with Policies SP1, BE3, BE17 and H17 of the Unitary Development Plan and Policies UD1, UD2, UD3 and H12 of the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan) and of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

3. The development would result in the loss of or the putting at risk trees which are the subject of a Tree Preservation Order to the detriment of public amenity and would thereby conflict with Policies SP11, NC4 and BE14 of the Unitary Development Plan and Policies SP8 and NC4 the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan) and of the Croydon Replacement Unitary Development Plan (the Croydon Plan).
4. The development would put at risk or result in loss of protected habitats and would be harmful to the Site of Metropolitan Importance for Nature Conservation and therefore conflicts with Policies SP10, NC1 and NC2 of the Unitary Development Plan, and Policies SP8, NC1, NC2 and NC3 of the Adoption Draft Replacement Unitary Development Plan (The Croydon Plan) and of the Croydon Replacement Unitary Development Plan (the Croydon Plan) and the Supplementary Planning Guidance No. 5 Nature Conservation.

06/01623/P

25/04/2006

Fairfield

Application for outline planning permission

Agent:

Julian Bohling
OSP Architecture
Rosemount House
Rosemount Avenue
West Byfleet Surrey
KT14 6LB

Applicant:

James Caldwell
South East Living
54-56 Mottingham Road
London
SE9 4QR

Location: 2-4 Mulgrave Road, Croydon, CRO 1BL

Description: Demolition of existing buildings; erection of three storey building with accommodation in roofspace to provide 6 one bedroom, 6 two bedroom and 1 three bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): P01, P02, P03

Decision: **Permission Refused**

Reason(s) for refusal:-

1. It has not been demonstrated that all reasonable attempts have been made to retain the buildings which are on the Council's Local List of Buildings of Special Architectural or Historic Interest. As such the proposal would be contrary to Policy UC11 of the Unitary Development Plan and Policy UC9 of the Adoption Draft Replacement Unitary Development Plan For Croydon (the Croydon Plan)

and of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

2. The proposed development, by reason of its depth, siting and height would be unduly prominent and detrimental to the visual character of the area and as such would be contrary to Policies BE1, BE3 and H2 of the Unitary Development Plan and Policies UD2, UD3 and H2 of the Adoption Draft Replacement Unitary Development Plan For Croydon (the Croydon Plan) and of the Croydon Replacement Unitary Development Plan (the Croydon Plan)
3. The development, by reason of its depth, size and siting would appear over bearing, over dominant and visually intrusive when viewed from the adjacent property to the detriment of the amenities of these occupiers. As such, the proposal is contrary to Policy BE17 of the Unitary Development Plan and Policy UD8 of the Adoption Draft Replacement Unitary Development Plan For Croydon (the Croydon Plan) and of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

Informative(s) :-

1. The applicant is advised that any future application that may be submitted should be accompanied by a site survey to establish the presence or otherwise of any protected or rare species, as requested by English Nature.

06/01652/P

25/04/2006

Norbury

Application for full planning permission

Agent:
ASP Southern Ltd
6 Bethnall Gardens
Kenley
Surrey
CR8 5EZ

Applicant:
Equity (Gibson's Hill) Ltd
1509 London Road
Norbury
London
SW16 4AE

Location: The Homestead, Gibson's Hill, Norbury, London, SW16

Description: Demolition of existing building; erection of two storey building with accommodation in roofspace comprising 11 two bedroom and 1 one bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 5054, D-01D, 02C, 03C, 04A, 05D, 07B, 08, 09D

Decision: **Application Deferred**

06/01830/P

09/05/2006

Coulsdon West

Application for full planning permission

Agent:

Mr Ugesh Naidoo RIBA
The Bell Slater Partnership
Cambridge House
180 Upper Richmond Road
Putney London
SW15 2SH

Applicant:

Woodlands Nursing Home
36-38 Smitham Bottom Lane
Purley
Surrey
CR8 3DA

Location: 36-38 Smitham Bottom Lane, Purley, CR8 3DA

Description: Demolition of No 36; Refurbishment of no 38 and the erection of two/three storey linked building with accommodation in roofspace to provide a 36 bedroom nursing home for the elderly with ancillary communal facilities; formation of vehicular access and provision of associated parking

Drawing No(s): 1753-11, 31, 720, 721, 722, 723, 724, 725, 726 and 727

Decision: **Permission Refused**

Reason(s) for refusal:-

1. The development would be out of keeping with the character of the locality and detrimental to the visual amenity of the street scene by reason of its form and appearance and would thereby conflict with Policies SP1, BE1, BE3, SP31 and H17 of the Unitary Development Plan and Policies UD3 and H12 of the Adoption Draft Replacement Unitary Development Plan for Croydon and of the Croydon Replacement Unitary Development Plan (the Croydon Plan)
2. The dominance of the parking area to the forecourt of the proposed building would be detrimental to the visual amenities of the street scene and would thereby conflict with Policies BE10 and BE11 of the Unitary Development Plan and Policy UD13 of the Adoption Draft Replacement Unitary Development Plan for Croydon and of the Croydon Replacement Unitary Development Plan (the Croydon Plan)
3. The development would result in the loss of or the putting at risk trees which are the subject of a Tree Preservation Order and would thereby conflict with Policies SP11 and NC4 of the Unitary Development Plan and Policies UD2, NC4 of the Adoption Draft Replacement Unitary Development for Croydon and of the Croydon Replacement Unitary Development Plan (the Croydon Plan)
4. The proposed development includes excess car parking provision and makes no provision for cycle storage thereby encouraging increased car borne traffic to and from the site. In addition the proposal fails to include visibility splays, sight lines and turning spaces contrary to Policies BE10, T23, T37 and T46 of the Unitary Development Plan and Policies UD13, T8, T4 and T11 of the Adoption Draft Replacement Unitary Development Plan for Croydon and of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

5. The development would be detrimental to the amenities of the occupiers of adjoining property by reason of loss of privacy and the siting of the access drive would thereby conflict with Policies BE11, BE17 and EP11 of the Unitary Development Plan and Policies EP1, UD8 of the Adoption Draft Replacement Unitary Development Plan for Croydon and of the Croydon Replacement Unitary Development Plan (the Croydon Plan)

6. The proposal is a major planning application but it does not incorporate an environmental performance statement that identifies how a minimum of 10% of energy requirements generated by the development would be achieved by renewable energy production methods or achieve an "Eco Homes Excellent Rating". It therefore conflicts with Policy BE23 of the Unitary Development Plan and Policies EP16 of the Adoption Draft Replacement Unitary Development Plan for Croydon and of the Croydon Replacement Unitary Development Plan (the Croydon Plan)

 06/01933/P

15/05/2006

Kenley

Application for full planning permission

Agent:
 Westleigh Design
 Chamois
 Woodside Green
 Lenham Kent
 ME17 2EU

Applicant:
 Mr B Albone
 110 Higher Drive
 Purley
 Surrey

Location: 5 Lovelock Close, Kenley, CR8 5HL

Description: Erection of dormer extensions in front/side and rear roof slopes

Drawing No(s): 140406 1/3 dated April 2006, 140406 2/3 dated April 2006 Rev B

Decision: **Permission Granted**

Subject to the following condition(s) and reason(s) for condition(s) :-

1. All new external work and work of making good shall be carried out in materials to match the existing.
 Reason: To ensure that the appearance of the development is satisfactory in accordance with Policies BE1 and BE13 of the Unitary Development Plan and Policy UD1 of the Croydon Replacement Unitary Development Plan (the Croydon Plan)

2. The development shall be begun within three years of the date of the permission.
 Reason: To comply with the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

In granting permission the local planning authority had regard to the following policies:-

1. The relevant policies of the Unitary Development Plan (the Croydon Plan) are

SP3, UD1, UD3, UD8 and Supplementary Planning Guidance No 2.

The development is considered to be satisfactory in relation to the following:-

- . (a) the appearance of the development in the street scene
 - (b) the relationship of the development to adjacent property
 - (c) the character of the development in the surrounding area
 - (d) the impact on the amenities of the occupiers of adjacent and nearby properties
 - (e) the privacy of occupiers of adjacent and nearby properties
- and having regard to all other matters raised.
