

PLANS SUB-COMMITTEE

Meeting held on Friday, 20th June, 1980 at 10.45 a.m.

Present:- Councillor Peet (Chairman);
Councillor Carey (Vice-Chairman);
Councillors Bowen, Mrs. Campbell, Coatman,
Davies, Keeling, Mrs. Little, Miss Rodda,
Mrs. Stelling, Sutton and Mrs. Watson.

Absent:- None

Also Present:- Councillors Fowler and Mrs. Horden

A180/80 MINUTES

RESOLVED that the Minutes of the meeting held on 6th June, 1980 be signed as a correct record.

A181/80 DELEGATED BUSINESS

The Minutes of the Delegated Business meetings held since the previous meeting of the Sub-Committee were made available for the Sub-Committee's information.

A182/80 PLANNING APPLICATIONS

(a) Delegated Items which do not require the Committee's Confirmation

In accordance with the powers delegated to them by the Council the Sub-Committee

RESOLVED that

(i) the decisions indicated be made in respect of the applications shown in Appendix A excluding the following application which has been objected to by a Member of the Council:-

80/20/486 - Erection of single storey building for use as games room - Spurgeon's College, South Norwood Hill, SE25 (Thornton Heath)

(ii) if the objection to the application referred to in (i) above is withdrawn, the decision indicated in Appendix A be made.

(b) Items which require confirmation by the Committee
The Sub-Committee (subject to (a) (ii) above)

RECOMMEND that the decision shown in Appendix A should be made in respect of the objected application referred to in (a) above.

Appendix Note

Proposals for development which would conflict with primary zonings but which nevertheless are considered to be in accord with the Initial Development Plan and have been approved as shown thus +.

Applications in respect of which objections have been received from members of the Council and have been approved and marked thus /.

PLANNING APPLICATIONS FALLING UNDER PARAGRAPH 7 OF
SCHEDULE 3 TO THE TOWN AND COUNTRY PLANNING ACT 1971

The Sub-Committee considered several applications falling under Paragraph 7 of Schedule 3 to the Town and Country Planning Act 1971 which the Council may refuse if they think fit, but which must be referred to the Greater London Council for Direction if it is considered that planning permission should be granted.

(a) Delegated items which do not require the Committee's Confirmation
The Sub-Committee

RESOLVED that

(i) subject to any directions issued by the Greater London Council in respect of approved applications the decisions indicated in Appendix B be made excluding the following application which has been objected to by Members of the Council:-

80/20/324 - Erection of five and six storey office building with vehicular access from Cross Road - 37 and part 39 Cherry Orchard Road, Croydon (Addiscombe)

(ii) if the objections to the application referred to in (i) are withdrawn, the decision indicated in Appendix B be made, subject to any directions issued by the Greater London Council, and subject to the applicant first entering into an agreement under Section 52 of the Town and Country Planning Act 1971 to regulate the development of land owned by him.

(b) Items which require confirmation by the Committee
The Committee (subject to (a) (ii) above)

RECOMMEND that the decision shown in Appendix B should be made in respect of the objected application referred to in (a) above, subject to any directions issued by the Greater London Council, and subject to the conclusion of a Section 52 agreement as aforesaid.

APPLICATIONS BY LOCAL AND PUBLIC AUTHORITIES

The Sub-Committee considered an application by the Council shown in Appendix C and

RESOLVED that the decision indicated in Appendix C be made.

79/42/P - 67 THORNHILL ROAD, CROYDON (WHITEHORSE MANOR)

The above premises, comprising a semi-detached three storey house, is in multiple occupation in the form of seven units of accommodation without planning permission having been obtained.

It was reported that five of the units are below the Council's minimum floor space standard and the Sub-Committee consider that the present number of units is excessive for a conversion of this type of property; they

RESOLVED that the Town Clerk and Chief Executive be authorised to take all necessary action including service of an Enforcement Notice under Section 87 of the Town and Country Planning Act 1971 to secure the discontinuance of this unauthorised use and to take all necessary action to secure compliance with the Notice, including, in the event of non-compliance, the institution of proceedings under Section 89 of the Act.

A186/80 80/4/P - LAND REAR OF 30-42 EXETER ROAD, CROYDON (ADDISCOMBE)

It was reported that the above single storey building is being used for industrial purposes involving the manufacture of kitchen units, without planning permission having been obtained. Also two small additions have been erected without permission.

The building is situated on a small area of land at the rear of residential properties, and the Sub-Committee consider that its present use is inappropriate and seriously detrimental to the amenities of the locality. Complaints have been received from nearby residents.

The Sub-Committee

RESOLVED that the Town Clerk and Chief Executive be authorised to take all necessary action including the service of Enforcement Notices under Section 87 of the Town and Country Planning Act 1971 to secure discontinuance of the unauthorised use and removal of the unauthorised buildings and to take all necessary action to secure compliance with the Notices, including, in the event of non-compliance, the institution of proceedings under Section 89 of the Act.

A187/80 80/65/P - QUEENSWAY WAREHOUSE, THORNTON ROAD INDUSTRIAL
ESTATE, CROYDON (WEST THORNTON)

It was reported that an excessive amount of advertising matter is being displayed at the above mentioned premises without consent having been obtained. The Sub-Committee consider that the present situation is having an adverse affect on the visual amenities of the locality particularly those signs displayed on the forecourts and the temporary signs on the buildings. The Sub-Committee

RESOLVED that the Town Clerk and Chief Executive be authorised to take all necessary action to secure removal of all the signs displayed on the forecourts and the temporary signs on the building.

A188/80 80/59/P - 5 WOODSIDE AVENUE, SE25 (WOODSIDE)

The ground floor of the above two storey property is being used as offices in connection with an adjoining contractor's yard without planning permission having been obtained.

The present use has resulted in the loss of residential accommodation and the Sub-Committee consider it to be inappropriate in this locality. They

RESOLVED that the Town Clerk and Chief Executive be authorised to take all necessary action including the service of an Enforcement Notice under Section 87 of the Town and Country Planning Act 1971 to secure discontinuance of the unauthorised use of the premises and to take all necessary action to secure compliance with the Notice including, in the event of non-compliance, the institution of proceedings under Section 89 of the Act.

A189/80

79/55/P - 73 SELSDON ROAD, SOUTH CROYDON (CROHAM)

The above premises are in use as two units of accommodation without planning permission having been obtained.

The Sub-Committee consider that the premises are unsuitable for conversion into multiple occupation and would be better suited for occupation as a single family dwelling. They

RESOLVED that the Town Clerk and Chief Executive be authorised to take all necessary action including the service of an Enforcement Notice under Section 87 of the Town and Country Planning Act 1971 to secure reversion of these premises to a single family dwelling and to take all necessary action to secure compliance with the Notice, including, in the event of non-compliance, the institution of proceedings under Section 89 of the Act.

A190/80

78/20/2095 - SANDERSTEAD COURT GARAGE, 145 LIMPSFIELD ROAD, SANDERSTEAD (SANDERSTEAD)

The forecourts of the above petrol filling station and garage are being used for the display of cars for sale, without planning permission. An application to use part of the site for this purpose was refused permission in December 1978.

Complaints have been received from nearby residents and the Sub-Committee consider that the display of cars on this site is detrimental to the amenities of the area. They

RESOLVED that the Town Clerk and Chief Executive be authorised to take all necessary action including the service of an Enforcement Notice under Section 87 of the Town and Country Planning Act 1971 to secure discontinuance of the unauthorised use and to take all necessary action to secure compliance with the Notice, including, in the event of non-compliance, the institution of proceedings under Section 89 of the Act.

A191/80

79/20/2525 - 1 FURZE HILL, PURLEY (WOODCOTE AND COULSDON WEST)

In March 1980 planning permission was refused for the erection of a garage at the above site.

The applicant has now submitted plans indicating a revised garage siting and has requested the informal views of the Sub-Committee prior to submitting a formal application. The Sub-Committee

RESOLVED that the applicant be informed that the Sub-Committee are not in favour of the revised siting.

A192/80

78/20/480 - 3 TORRIDGE ROAD, THORNTON HEATH (BENSHAM MANOR)

In May 1978 planning permission was granted for the erection of a storage building at the above premises. A building has now been erected approximately 3 ft. higher than that shown on the approved plan and an amended plan has now been submitted showing the building as erected.

Representations have been received from local residents and an objection has been raised by a member of the Council. The Sub-Committee

RESOLVED that the amended plan be not approved.

A193/80

80/20/896 - CONVERSION TO FORM TWO FLATS - 4 FAIRLANDS AVENUE, THORNTON HEATH (WEST THORNTON)

In refusing the above-mentioned application (see Appendix A) the Sub-Committee were informed that the conversion had already taken place.

The Sub-Committee

RESOLVED that the Town Clerk and Chief Executive be authorised to take all necessary action including the service of an Enforcement Notice under Section 87 of the Town and Country Planning Act 1971 to secure a reversion of the property to a single family dwelling and to take all necessary action to secure compliance with the Notice, including, in the event of non-compliance, the institution of proceedings under Section 89 of the Act.

A194/80

80/20/170 - REDEVELOPMENT OF SITE TO INCLUDE SUPERMARKET, SHOPS, MULTI-STORY CAR PARKS, SALVATION ARMY CITIDEL, PUBLIC HOUSE, RESTAURANT AND DISCO, COMMUNITY HALL, FLATS, OFFICES & PUBLIC CONVENiences - 16 & 17 HAYNES LANE, 46-70 WESTOW STREET AND ADJOINING UPPER AND LOWER LEVEL CAR PARKS, UPPER NORWOOD, SE19 (UPPER NORWOOD)

In considering the above-mentioned application the Sub-Committee noted that a formal objection had been made by the London Borough of Bromley. Subject to certain reservations, they are minded to give favourable consideration to the proposal. However, in view of the objection made by Bromley they deferred the application and

RESOLVED that the London Borough of Bromley be asked if they wish to attend a Member-level meeting to discuss this application.

A195/80

LAND AT COPPIN CLOSE, CROYDON (FAIRFIELD)

The Sub-Committee

RESOLVED that a Tree Preservation Order be made on trees situated on the above land.

A196/80

80/20/810 - PURLEY WAY SWIMMING POOL - WADDON, CROYDON (WADDON)

On 6th June the Sub-Committee refused an application by the Estates Surveyor and Valuer to use the above-mentioned land as a garden centre.

Having further considered this matter the Sub-Committee

RESOLVED that the Estates Surveyor and Valuer be informed that consideration would be given to a fresh application.

A197/80

80/39/P - 2/4 CROYDON ROAD, BECKENHAM

At their meeting on 6th June, 1980 the Sub-Committee were informed that the London Borough of Bromley had received a planning application for permission to demolish the existing factory building on this site and to erect sixteen single storey industrial/warehouse units. The Sub-Committee decided that an objection should be raised to the grant of planning permission.

An amended proposal has now been submitted to the London Borough of Bromley who have asked for the Sub-Committee's views. The Sub-Committee noted that the Finance Sub-Committee are recommending to the Council that an agreement be entered into with the applicant, which will resolve the question of access on to Croydon Road and

RESOLVED that no objection be raised to the revised proposal subject to the road being constructed in the position shown on the amended plan, dated June 1980.

A198/80

LAND BOUNDED BY TAMWORTH ROAD, OLD TOWN, LOWER COOMBE STREET, HIGH STREET AND NORTH END

At their last meeting the Sub-Committee agreed (Minute A176/80 refers) that the Town Clerk and Chief Executive should be authorised to give various undertakings to the Secretary of State for the Environment.

The Town Clerk and Chief Executive now reported that following the giving of these undertakings the Secretary of State had cancelled the Article 10 direction.

A199/80

TOWN PLANNING APPEALS

(a) Requests for written representations

Appeals have been lodged against the Council's decisions on the following matters and the Secretary of State has asked whether the Council would agree to the use of the written procedure for dealing with the appeals:-

<u>Application No.</u>	<u>Description</u>	<u>Situation (Ward)</u>
80/20/495	Use of residential property as offices	14 Altyre Road Croydon (Fairfield)
79/20/2198	Erection of car port in front of existing garage	34 Caterham Drive Old Coulsdon (Coulsdon East)
80/20/483	Erection of detached garage	Rear of 33 The Crescent, Croydon (Whitehorse Manor)

The Sub-Committee

RESOLVED that

(i) no objection be raised to the use of the written procedure for dealing with the appeals

(ii) the views of the adjoining owners on the appeals be obtained and forwarded to the Secretary of State.

(b) Decisions

Notification has been received from the Secretary of State that the appeals relating to the following matters have been dismissed.

<u>Application No.</u>	<u>Description</u>	<u>Situation (Ward)</u>
79/20/49	Continuation on a permanent basis of previous temporary use of domestic garage as antique shop	111 Brighton Road Purley (Purley)
TPO. 30	Felling of turkey oak tree No. 26	13 Wattenden Road Kenley (Kenley)

(c) Local Inquiry

Notification has been received from the Secretary of State for the Environment of a rearranged Local Inquiry:-

<u>Application No.</u>	<u>Description</u>	<u>Situation (Ward)</u>	<u>Date & Time</u>
79/20/2266	Alterations and conversion from residential to office use on 1st floor	5 & 7 Selston Road South Croydon	Tuesday 19th Aug 1980 cancelled and re-arranged for Wednesday 20th Aug 1980 at 10.30 a.m.

A200/80 STANDING ORDER 54(3)

RESOLVED that these Minutes be immediately released to the Press and public.

PART B - NONE

The meeting terminated at 1.15 p.m.