

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Thursday, 25th September, 1980 at 6.45p.m.

WRITTEN MINUTES - PART A

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

Absent: Councillors Bourne, Noad, G.A. Smith,
Mrs. Stelling, P.J. Walker, Mrs. Watson
and Wesson.

Apologies for absence were received from Councillors
Bourne, Noad, G.A. Smith and Wesson.

Also

Present: Councillors A.W. Elliott and Perry.

A46/80 MINUTES

RESOLVED that the Minutes of the meeting held on
10th July, 1980 be signed as a correct record, subject to
amendments indicated at the meeting

A47/80 PLANS SUB-COMMITTEE

(i) Minutes of the Sub-Committee

The Minutes of the Sub-Committee meetings held
on 18th July, 1st, 15th and 29th August and 12th
September, 1980 were submitted and the Committee

RESOLVED that the Minutes be received.

(ii) Applications which have been objected to by
Members of the Council and which came to the Committee
for decision and are not subject to direction by other
authorities

Upon consideration of the following applications
the Committee

RESOLVED that the decisions indicated be made,
subject to the receipt of any requisition under Standing
Order 58 Schedule 1 (Development Control Committee 1(b))
in which case the relevant decision will appear as a
recommendation to the next meeting of the Council)

Applic-ationNumber(DateRec'd)ApplicantDescriptionSituation(Ward)Decision

80/20/1189 (19.5.80)	Robert Dunkley, 23/23A Union Road, West Croydon.	Use of premises for the packing and distribution of toiletries and fancy goods with ancillary showroom, offices, and company vehicle maintenance workshop	23/23A Union Road, West Croydon. (Whitehorse Manor)	Permission granted subject to:- (a) S.C.25 Class III; (b) S.C.12; (c) S.C.13; (d) the maintenance activities being restricted to company vehicles only; and (e) S.C.34.
80/20/1270 (27.5.80)	London Borough of Croydon, (Estates Surveyor and Valuer)	Use of land as car park	Land r/o 55-67A Wellesley Road, West Croydon (Fairfield)	Permission granted subject to:- (a) a surface water drainage system incorporating petrol/oil interceptors being installed in accordance with details to be approved by the Council; (b) the existing wall along the eastern boundary of the site being retained, and augmented where necessary by a new wall of a minimum height of 2m, in accordance with details to be approved by the Council; (c) the existing trees along the eastern boundary being retained in accordance with a scheme to be approved by the Council before the development is begun; (d) no work on the site being commenced until chestnut pale fencing or other means of protection to be approved by the Council has been erected around the above trees, such fencing to be maintained during the course of development to the satisfaction of the Council; and (e) S.C.34
80/20/1089 (30.4.80)	Distributile Ltd., Union Road, Croydon	Use of derelict cottage as retail shop and offices, erection of new shopfront, security gates and two storey rear extension, demolition of derelict garage, store and sub-station and formation of parking spaces.	45 Whitehorse Road, West Croydon. (Whitehorse Manor)	Permission granted subject to:- S.C.34.

Applic-
ation
Number
(Date
Rec'd)

Applicant

Description

Situation
(Ward)

Decision

80/20/569
(3.3.80)

Microwave
Ovens Ltd.,
3 Bridle
Parade,
Shirley.

Demolition of
two garages
and erection
of single
storey
workshop and
store

3 Bridle
Parade,
Bridle Road
Shirley.
(Spring
Park)

Permission
granted subject
to:-
(a) the proposed
extension
shall be used
only in
connection
with the

- use of No. 3 Bridle Parade for retail purposes
as described in the application;
(b) no windows, or other openings, being positioned
on the north west elevation of the proposed
building;
(c) S.C.51; and
(d) S.C.34

80/20/955
(14.4.80)

B.Rayner
4a Croydon
Road, Keston

Erection of
detached
house with
integral
garage fronting
Gwynne Avenue

55 Gladeside
Shirley.
(Monks
Orchard)

Approved (in
accordance with
Outline
Application No.
79/20/945 subject
to:-
(a) 1.5m x1.5m
visibility

- splays are to be provided behind the back of
the footway both sides of the vehicular access
and maintained with no obstructions above the
height of 1.050m;
(b) the facing bricks to be used on the external
walls being approved by the Council before
the development is begun;
(c) the windows on the north-eastern and south-
western elevations being glazed and maintained
in obscure glass; and
(d) the floor-levels of the proposed house being
approved by the Council.

80/20/815
(3.4.80)

Morgan
Grenfell
Property
Services Ltd.
23 Great
Winchester Street
London
EC2P 2AX

Erection of
five storey
office block.

Land fronting
Dingwall Road
at rear of
Nos.12-14
Sydenham Road
between
church and
30 Dingwall
Road, Croydon
(Fairfield)

Permission
granted subject
to:-
(a) S.C.1(b)(d);
(b) S.C.5;
(c) S.C.41;
(d) the gross
floor area of
the building
herein
approved shall

- not exceed 10,300 sq.ft;
(e) S.C.35;
(f) S.C.32; and
(g) S.C.33.

Applic-ationNumber(DateRec'd)

80/20/938

(9.4.80)

Applicant

Compass
Securities
Ltd.
Royal
Exchange
EC3V 3LS

Description

Erection of
multi-storey
office
building

Situation
(Ward)

3, 3a & 3b
Bedford Park
Croydon
(Fairfield)

Decision

Permission
granted subject
to:-
(a) S.C.1(a)(b)
(c)(d);
(b) S.C.41;
(c) car parking

- accommodation being provided within the curtilage of the site in accordance with the Council's current standards for office development and the space so provided shall be reserved for the sole use of persons employed in, and visitors to, the building;
- (d) the gross floor area of the building herein approved shall not exceed 50,000 sq.ft;
- (e) S.C.35;
- (f) facilities for the storage and disposal of refuse shall be provided within the curtilage of the site to the satisfaction of the Council;
- (g) details of hard landscaping and planting shall be submitted to the Council for approval at the same time as those matters required under (a) above and the planting carried out to the Council's satisfaction during the first planting season after the completion of the development;
- (h) the development hereby permitted shall only be carried out on the whole of the land forming the subject of the application and edged blue on plan reference BP.SK.Q. submitted therewith;
- (i) S.C.32; and
- (j) S.C.33.

(iii) Applications referred to the Committee for decision

The Committee considered the under-mentioned planning applications which are contrary to the Development Plan and which, if approved by the Committee must be referred to the Council for approval, and which are subject to any directions which may be issued by the Greater London Council and/or The Secretary of State for the Environment and they

RECOMMEND that the decisions indicated should be made:-

Applic-
ation
Number
(Date
Rec'd)

80/20/170
(23.1.80)

Applicant

London
Borough of
Croydon
(Estates
Surveyor and
Valuer)

Description

Redevelopment
of site to
include super-
market, shops,
multi-storey car
park, Salvation
Army Citadel,
public house,
restaurant and
disco, community
hall, flats,
offices and
public
conveniences.

Situation
(Ward)

16 & 17
Haynes Lane
46-70 Westow
St., and the
adjoining
upper and
lower level
car park,
Upper Norwood
S.E.19
(Upper
Norwood)

Recommendation

Permission
granted subject
to:-
(a) S.C.1(a)(b)
(c)(d);
(b) S.C.2;
(c) S.C.4;
(d) buildings
being erected
only on the
area hatched
and cross-
hatched on
the submitted
plan;
(e) the existing
building line along Westow Street being
maintained for a distance of 75m from the
southern edge of the existing carriageway in
Haynes Lane;
(f) small scale uses being located on the northern
part of the development fronting Westow Street;
(g) the supermarket shall abut the proposed
landscaped area adjacent to Westow Street;
(h) in the areas cross-hatched on the submitted
plan, no buildings being erected greater than
3m in height above footway level in Bedwardine
Road, nor greater than 5m in height abutting
Haynes Lane, respectively;
(i) the public buildings being located only in
that part of the site shown on the submitted
plan and the public conveniences being sited
at or about Westow Street level with adequate
access for the disabled;
(j) no building being greater than 12m in height
nor less than 5m in height in relation to the
adjacent ground level in Westow Street with
the exception of the focal points located
as follows:-
(1) at the corner of the development
approximately opposite 47 Westow Street
(2) on the area of the building development
allocated for public facilities;
(k) the development matching the existing scale
and character of the buildings in Westow Street
(l) the development shall comply with the daylight
standards as set out in "Planning for Sunlight
and Daylight" issued by the Department of the
Environment;
(m) the siting and design of the access points
being to the satisfaction of the Council;
(n) a minimum of one garage or parking space being
provided for each unit of residential
accommodation and maintained for the sole
benefit of the occupants of the new residential.

Applic-
ation
Number
(Date
Rec'd)

80/20/170
(con'd)

Applicant

Description

Situation
(Ward)

Recommendation

(n) contd

- accommodation
and maintained for the sole benefit of the
occupants of the new residential units to the
satisfaction of the Council;
- (o) S.C.13;
 - (p) ingress to the servicing area for the main
commercial premises being from Westow Street
at a point within 60m from the southern edge
of the existing carriageway in Haynes Lane;
 - (q) any egress from the servicing area to Haynes
Lane being at a point within 25m of the
western edge of the carriageway in Westow Street
 - (r) vehicular access to the car park being sited
approximately in the position shown on the
submitted plan;
 - (s) the siting and alignment of the car park
access road being such as to allow for the
possibility of the future servicing of land
at the rear of 74 to 78 Westow Street and
104 to 106 Church Road;
 - (t) a pedestrian route uninterrupted by vehicular
traffic being provided through the development
linking Westow Park and Westow Street
approximately in the position shown on the
submitted plan, and maintained to the
satisfaction of the Council;
 - (u) the community facilities and residential
accommodation being completed before the
supermarket is occupied;
 - (v) S.C.21;
 - (w) all servicing vehicles entering and leaving
the site in forward gear only;
 - (x) S.C.35;
 - (y) S.C.54;
 - (z) S.C.55;
 - (aa) S.C.56;
 - (bb) S.C.57;
 - (cc) S.C.58;
 - (dd) S.C.32; and
 - (ee) S.C.33

80/20/1195 Roy Wood
(19.5.80) (Crawley)
Co.Ltd.,
7 Cowdray
Close,
Pound Hill,
Crawley

Erection of
four houses

Land adj.
45 Sylvan
Road, S.E.19.
(Upper
Norwood)

Grant permission
subject to:-
(a) S.C.40;
(b) S.C.41;
(c) S.C.47 'flan
add 'and
these shall
be glazed

- in obscure glass';
- (d) S.C.54 (protected...);
 - (e) S.C.55;
 - (f) S.C.56;
 - (g) S.C.57;
 - (h) S.C.58;
 - (i) an uninterrupted sight line of 30 metres being
provided and maintained between any two points
above the height of 1.050 metres above the
centre line of the carriageway;

Applic-
ation

Number

(Date

Rec'd)

80/20/1195

(cont'd)

Applicant

Description

Situation

(Ward)

Recommendation

- (j) there shall be no vehicular access to Plot 4 other than that shown on the deposited plan;
(k) a 2m high boundary fence being erected along the western boundary of the site in accordance with details to be approved by the Council; and
(1) S.C.34

80/20/1331
(13.6.80)

Property
Services
Agency
St.Christopher
House, London
SE1 OTE

Change of use
of land and
erection of
Court
buildings.

Land bounded
by Altyre,
Hazeldean
and Fairfield
Roads,
Croydon.
(Fairfield)

No objection
subject to:-
(a) S.C.1(a)(b)
(c)(d);
(b) car parking
accommodation
being
provided to

- the satisfaction of the Council within the curtilage of the site;
(c) land is to be reserved on the Fairfield Road frontage and the adjacent corner of Altyre Road for possible road improvements.
(d) there shall be no vehicular access to the site from Fairfield Road;
(e) sight lines at the adjacent road junctions are to be agreed by the Council;
(f) the positions, sizes and sight lines for vehicular and pedestrian accesses are to be agreed by the Council; and
(g) the development shall generally comply with the daylighting indicators as regards the boundaries of the site.

A48/80

CATEGORIES OF PRINCIPAL ROADS FOR PLANNING MATTERS-
SECTIONS 29 AND 30 OF THE TRANSPORT(LONDON)ACT 1969

Principal Roads, i.e. roads for which the Greater London Council is the Highway Authority, are divided into two categories, A & B, in connection with planning procedures. Broadly speaking, the lengths of roads in category 'A' are those where major improvement works can be expected in the foreseeable future and which could affect development proposals. Category 'B' includes all other lengths of principal road. In practice, applications for planning permission for certain developments on land adjoining a category 'A' Principal Road are automatically referred to the Greater London Council for direction. Applications in respect of category 'B' Principal Roads are considered jointly by officers of the Greater London Council and this Council at regular meetings and G.L.C. directions are only sought in a minority of cases. For most category 'B' applications this results in a significant saving in processing time.

The lengths of roads falling into these categories were last revised in 1973. The Greater London Council have now put forward suggestions for amending the schedules of principal roads in the London area to which the categories apply.

Officer level discussions have been held on the proposals and it is suggested that the revised Greater London Council Category 'A' list should be amended by the inclusion of those lengths of principal roads in the vicinity of the junctions identified in Policy T3 of the Council's Draft District Plan as being locations where major traffic problems exist and where improvement proposals will need to be investigated which could possibly affect adjacent developments. Officers of the Greater London Council have indicated that they would not oppose these lengths of highway (which were indicated on a displayed plan at the meeting) being category 'A' but point out that such a category does not automatically mean that improvement schemes will immediately be developed.

The Committee noted that the Highways and Works Committee at their meeting on 23rd September agreed to the amendments referred to above and have referred them formally to the G.L.C. for approval. They

RESOLVED that the position be noted.

A49/80

STANDING ORDER 54(3)

RESOLVED that the Minutes be immediately released to the Press and Public.

PART B - NONE

The meeting terminated at 8.06p.m.

Signed *P. B. Coakman*

Chairman of the meeting of the

DEVELOPMENT CONTROL

.....Committee, this 30th day of

OCTOBER 1980 being the
next ensuing meeting to that recorded
by the foregoing minutes.