

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)

	<u>Applicant</u>	<u>Description</u>	<u>Situation</u> (<u>Ward</u>)	<u>Decision</u>
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 company vehicles only; and (e)S.C.34.	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
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.

<u>Applic- ation Number (Date Rec'd)</u>	<u>Applicant</u>	<u>Description</u>	<u>Situation (Ward)</u>	<u>Decision</u>
80/20/569 (3.3.80)	Microwave Ovens Ltd., 3 Bridle Parade, Shirley.	Demolition of two garages and erection of single storey store workshop and	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 subjec- to:- (a) 1.5m x 1.5m 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 sha 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)ApplicantDescriptionSituation(Ward)Decision

Compass
Securities
Ltd.
Royal
Exchange
EC3V 3LS

Erection of
multi-storey
office
building

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

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:-

<u>Applic- ation</u>	<u>Applicant</u>	<u>Description</u>	<u>Situation (Ward)</u>	<u>Recommendation</u>	
<u>Number</u> <u>(Date</u> <u>Rec'd)</u>					
80/20/170 (23.1.80)	London Borough of Croydon (Estates Surveyor and Valuer)	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.	16 & 17 Haynes Lane 46-70 Westow St., and the upper and lower level car park, Upper Norwood S.E.19 (Upper Norwood)	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-ationNumber(DateRec'd)

80/20/170

(con'd)

ApplicantDescriptionSituationRecommendation

(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 housesLand 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-
ationNumberDateRec'd

80/20/1195

(cont'd)

ApplicantDescriptionSituation(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
				(l) S.C.34
80/20/1331	Property (13.6.80) 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. S. Calman*.....

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.