

**Planning Application 17/06387/FUL: Sanderstead Carpark, Sanderstead Road South Croydon  
CR2 0PA**

Erection of a three-storey building comprising of 14 residential units (7 x 1-bed and 7 x 2-bed flats); associated car parking and cycle parking spaces; hard and soft landscaping; alterations to ground levels space

This development is being promoted by the organisation Brick-by-Brick which was formed by Croydon Council as an initiative to use council land and building and some public borrowing to build homes around the borough. The supposedly arm's length private company has Croydon Council employee Colm Lacey who is Croydon Council's Director of Development, responsible for development activity throughout the borough as its managing director and as a non-executive director, Lisa Taylor, Croydon Council's head of finance.

No elected councillors to represent the broader public interests of the council or the borough's residents are on the Board.

*Using around £250million of public property, half of the properties to be built by Brick by Brick will immediately go for private sale. No where is there any announcement of who it was to oversee the handling of Croydon taxpayers' property and finances, or the process under which they were appointed.*

Alison Butler is the Council's cabinet member responsible for delivering housing policy, and Paul Scott, Butler's husband, is the chair of the council planning committee which is ruling on those housing applications. In reply to Chris Philp Conservative MP for Croydon South, who had questioned the appropriateness of the council's arrangements with Brick by Brick, J. Negrini Croydon CEO replied that she was satisfied that the mere fact that Councillor Butler is the lead cabinet member [for housing] would not constitute a conflict of interest."

The current Town & Country Planning legislation requires that where an authority has a duty under these Regulations, they must perform that duty in an objective manner and so as not to find themselves in a situation giving rise to a conflict of interest and that where an authority is bringing forward a proposal for development and that authority will also be responsible for determining its own proposal, it must make appropriate administrative arrangements to ensure that there is a functional separation between the persons bringing forward a proposal for development and the persons responsible for determining that proposal.

Sanderstead Residents' Association believes that the Croydon Council/Brick-by-Brick arrangement is a conflict as planning proposals are developed, applied for and agreed by organisations which are not sufficiently separate due to the make-up of the management and the fact that Brick-by-Brick is located in Bernard Weatherill House.

The Association objects, particularly to the proposal for the Sanderstead Road car park re-development on the following grounds:

1] Not in Keeping - The design has no architectural merit and gives the an impression of being a square box structure not in keeping with surrounding buildings.

2] Over Development - Properties in surrounding area have been redeveloped for multi- occupancy over previous 2/3 years and area is now at a limit for reasonable recreational, local services and transport.

3] The buildings in the station approach are due to be redeveloped as shop[s] which will generate additional parking requirements.

4] Highways - surrounding roads are currently safety hazard for pedestrians due to density of parked cars. Further loss of off-street parking will exacerbate the problem and is untenable and unsafe.

5] Development Process - a local authority must make appropriate arrangements when performing any duty under the Town & Country Planning legislation and associated Regulations to ensure that there is a functional separation between the persons bringing forward a proposal for development and the persons responsible for determining that proposal. Brick-by-Brick is not sufficiently divorced from Croydon Council and therefore does not meet the requirements of the relevant T&C Planning legislation.

It should be remembered that a residents association or similar objection is counted as **one** objection and not on behalf of any or all of its members. SRA members are requested to make their views known via the Council's on-line planning register -

[https://webmail.tiscali.co.uk/cp/ps/Mail/ExternalURLProxy?  
d=tiscali.co.uk&u=jgibbons8&url=http://publicaccess2.croydon.gov.uk/online-  
applications/applicationDetails.do::cp::2915::cp::activeTab::cp::61::cp::summary::  
cp::38::cp::amp;keyVal::cp::61::cp::P1EY20JL0BK00&urlHash=1.89590576150209  
2E263](https://webmail.tiscali.co.uk/cp/ps/Mail/ExternalURLProxy?d=tiscali.co.uk&u=jgibbons8&url=http://publicaccess2.croydon.gov.uk/online-applications/applicationDetails.do::cp::2915::cp::activeTab::cp::61::cp::summary::cp::38::cp::amp;keyVal::cp::61::cp::P1EY20JL0BK00&urlHash=1.895905761502092E263)