

# **Merton Council**

## **Planning Applications Committee**

**13 August 2015**

### **Supplementary agenda**

11 Supplementary Agenda - Modifications

1 - 12

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## **Planning Applications Committee 13<sup>th</sup> August 2015**

### **Supplementary Agenda (Modifications Sheet)**

#### **Item 5 - Rapid Ready Mix Alpha Place, Morden, SM4 4LT (15/P0767) (Lower Morden Ward)**

##### Page 13

Add following to drawing numbers

“Southdowns Noise Report dated 15 June 2015 reference 1915W-SEC-00001-05”

##### Page 19

Add the following paragraphs

7.5 A site visit was undertaken at 7am on Tuesday 11 August 2015 to the nearby residential property at 219a Lynmouth Avenue. The site visit was attended by Councillors Bowcott and Jones and a Council environmental health officer. The purpose of the visit was to assess the noise impact of lorries leaving the application site and as a worst case scenario the noise from six lorries was witnessed from this neighbouring property.

7.6 It was found that whilst the noise from the lorries was audible from the nearby property, it was perceived as distant traffic noise and would not be considered to represent a nuisance to adjoining residents. It is considered that this level of noise is what would be expected from an industrial area or a road and could also be generated by other uses within this industrial area.

7.7 The Council environmental health officer has said that the site visit reinforces the views expressed in the officer’s report. It is considered that the site visit also supports the conclusions reached in the officer’s report and the recommendation to grant planning permission

##### Page 23

Remove plan from the agenda

#### **Item 6 – 46 Barham Road, West Wimbledon, SW20 0EY (15/P1729) (Raynes Park Ward)**

No modifications

**Item 7 - 8A The Drive, West Wimbledon, SW20 8TG (15/P1750) (Raynes Park Ward)**

Page 57

Amend drawing numbers to include site location plan as drawing '00925 S10 Rev PL02'

Page 63

Add the following as paragraph 5.10.1

Following consultation on the revised plans four letters have been received restating previous objections (including one letter emailed directly to members by the writer in relation to 5 Hampton Close) and raising the following further issues:

- Re-consultation was undertaken as a process with little concern about the views expressed;
- There has been insufficient time (14 days) to consider the amendments.
- A decision should be deferred to allow further public consultation;
- The revised plans do not remove previously started objections in relation to loss of privacy, overlooking and visual intrusion;
- The development would impact upon daylight and sunlight to the rear garden of 5 Hampton Close and Regency Place with no assessment of this impact in the daylight and sunlight report.
- The submitted daylight and sunlight report was submitted late and does not relate to the amended scheme.
- The development is contrary to Council policies and guidance.
- There is too much cycle parking provided.

Page 63

Add the following as paragraph 5.10.2

Following consultation on the revised plans one letter has been received in support of the development from the South Ridgway Residents Association (copy emailed directly to members by the writer). The letter makes the following points:

- The proposal for residential accommodation to fund the school relocation is very much supported and welcomed.
- The development being proposed has been the subject of a thorough and well considered process which has fully involved local residents.
- This is a high quality scheme that will complement the established residential area, add significant value to its character and protect neighbour amenity.
- It is considered that the scheme will add significant value to the locality.
- The development will provide much needed large-sized family accommodation to the area.

- The officer recommendation to grant planning permission is fully supported.

### Page 63

Add the following paragraphs in response to comments made above following the second consultation with adjoining residents:

### **Public Consultation**

5.10.3 The public consultation on this development has been above what is normally provided and considered necessary.

5.10.4 Whilst there is no obligation to do so, the applicant carried out pre-application consultation with residents with a consultation event held at the school. Following submission of the planning application, formal consultation was carried out with adjacent residents with letters sent out on the 20 May. Whilst a consultation period of 25 days was given for responses to be received the Council have continued to accept comments on the application past this normal consultation period.

5.10.5 Following responses to consultation, the applicant was asked by officers to make changes to the proposal to try and address the concerns of adjoining residents. It is highlighted that the original proposal was considered acceptable by officers and that these changes were purely requested in response to the concerns expressed by residents. In seeking to understand the concerns of residents the applicant met with again residents in both Regency Place and Hampton Close on the 14 July

5.10.6 As the changes were in direct response to comments and suggestions from adjoining residents and reduced (rather than increased) potential impact, there was no statutory requirement for further public consultation. This consultation was however carried out in the interests of transparency and to keep residents informed.

5.10.7 As part of this second round of consultation, letters were sent out on the 24 July with comments requested within the standard period given by the council for a second consultation of 19 days. The planning agent acting for residents in Hampton Close and Regency Place was also emailed the revised plans on the 24 July. It is understood that the applicant offered adjoining residents a further meeting following the submission of these revised plans.

5.10.8 The further public consultation that has been carried out does not remove the original comments from neighbours and these comments and the further comments that have been received have been assessed by officers. In this context it is considered that there has been adequate public consultation, that all comments have been fully considered and that there are no grounds to defer a decision on this application.

### **Daylight, sunlight, privacy, overlooking and visual intrusion;**

5.10.9 The development would impact upon daylight and sunlight to the rear garden of 5 Hampton Close and Regency Place with no assessment of this impact in the daylight and sunlight report. The submitted daylight and sunlight report was submitted late and does not relate to the amended scheme.

5.10.10 As set out in the main report after considering the orientation of the proposed buildings, and the separation distances between existing and proposed buildings the proposal was found to be acceptable and in accordance with the Council's guidance and policies. After an assessment by officers, the development is also considered acceptable in terms of daylight and sunlight provision to adjoining gardens.

5.10.11 The submitted daylight and sunlight report has been available to view on the Council's website for a period of 6 weeks and it is considered that this is a sufficient period for its contents to be considered by residents. The assessment was carried out prior to amendments that lowered the height of buildings and moved buildings further away from the site boundaries. The assessment found the development acceptable in terms of the impact on daylight and sunlight.

5.10.12 In terms of assessing potential visual intrusion the amended development is considered fully in the officer's report. The comments made as a result of the second consultation do not alter the conclusions that have been outlined in the main report.

5.10.13 The planning application has been fully considered in terms of all consultation responses and matters of daylight, sunlight, privacy, overlooking and visual intrusion and was found to be acceptable.

#### **Cycle parking**

5.10.14 The London Plan requires a minimum of 2 cycle parking spaces for all dwellings providing 2 or more bedrooms (table 6.2). A planning condition is recommended (condition 21) that will seek this minimum provision. If the applicant chooses to provide cycle parking above this standard this will be encouraged to support sustainable travel choices by future residents.

#### **Page 76**

Paragraph 7.61

Remove last sentence.

#### **Page 82**

Condition 1

Add drawing 00925 S10 Rev PL02

#### **Page 84**

Condition 9

Amend requirement of 3.11/s to requirement of 3.11/s

Page 85

Condition 13

Add reason why information is required prior to commencement “any works on the site could potentially impact upon the existing trees on the site”.

Page 86

Condition 14 remove ‘or commercial floorspace’ from the second line of the condition.

Page 87

Remove condition 19 as this condition is considered unnecessary after further consideration of the relationship of proposed buildings to adjoining properties and their gardens.

Page 102

Replace the plan on the agenda with the plan attached to the modifications sheet. The amended plan clarifies the height relationship between 4 Hampton Close and the application site.

Additional images:

Two computer generated images are attached to illustrate the proposal.

**Item 8 - Pinnacle House, 17-25 Hartfield Road, Wimbledon, SW19 3SE (15/P1798)  
(Dundonald Ward)**

Page 108

**Amend paragraph 6.2 to read:**

Following amendments to the proposal a further 10-day re-consultation was undertaken. Two further objections and a letter of support have been received. The objections are on the following grounds:

- Insufficient number of parking spaces;
- New loading/unloading area on Beulah Road will result in the loss of two on-street parking spaces located opposite application site. This will have an unacceptable impact on the timber merchants located behind the site as customers will no longer be able to collect bulky materials and products;
- Loss of the two on-street parking spaces will put further pressure on available parking spaces in the area;
- Access to the timber merchants could be blocked if more than one delivery vehicle arrives at one time;

- Does not comply with policies DM E1 and DM E2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) as it would have significant impact on neighbouring businesses.
- Effect on air quality.

The letter of support is from Unibet, which supports the application on the grounds that there is a significant shortage of Grade A office floorspace in Wimbledon town centre, and no available space of the scale required, which meets the requirements of Unibet. If scheme does not go ahead or if there are significant delays then Unibet will have to move operations outside Wimbledon.

Page 116

**Amend paragraph 7.53 to read:**

The proposal for 60 cycle parking spaces, shower and changing facilities, is all in accordance with London plan policies and is welcomed by TfL. In response to TfL's request for a plan identifying a segregated cycle route to the basement parking, the applicant has submitted details showing a separate access point from Beulah Road for cyclists with cycle channel. To cover the eventuality of cyclists using the car ramp from Hartfield Crescent instead, signage will be installed to the vehicular ramp warning that cyclists may be using the ramp. TfL have since confirmed that this is acceptable. TfL also requested further additional information on short stay/visitor cycle parking provision and how this can be accessed - the council's transport planning section advise that given the proximity of the application site to the main town centre, where there is plenty of cycle parking, in this instance it is considered that short stay parking provision is not required.

Page 116

**Amend paragraph 7.54 to read:**

Policy CS.20 of the Core Planning Strategy states that the Council will require developers to demonstrate that their development will not adversely affect pedestrian and cycle movements, safety, the convenience of local residents or the quality of bus movement and/or facilities; on-street parking and traffic management. Developments should also incorporate adequate facilities for servicing to ensure loading and unloading activities do not have an adverse impact on the public highway. The applicants originally submitted a Delivery and Servicing Management Plan proposing loading and unloading deliveries from Beulah Road. However, this would require at least one of two on-street parking bays on the opposite side of Beulah Road to be suspended because the road would otherwise become blocked. This would be subject to a consultation process and could potentially receive objections which cannot be overturned. The current arrangement is for loading and unloading to take place on Hartfield Crescent and the applicant has since submitted a revised Delivery and Servicing Management Plan, which proposes to continue with this arrangement. Although this is lawful at off-peak times, the Council's Highways team have raised concerns regarding inconsiderate parking on the highway and have suggested that a better solution would be to create an inset loading bay on Hartfield Road by cutting into the footway in front of Pinnacle House, which is currently being investigated. Their initial view is that there should be



sufficient retained pavement width to allow for this although further survey work is required. A condition will be attached requiring the approval of a delivery and servicing plan, which shall include details of loading and unloading arrangements prior to commencement of the development, and for any necessary works to the highway to be carried out prior to first use of the extended building. This is also in accordance with the TfL response which recommended that the Delivery and Servicing Management Plan and Construction Logistics Plan are secured by condition.

Page 118

**Under recommendation section amend No.1 to read:**

Carbon emissions offset contribution (sum to be agreed with Future Merton)

Page 119

**Amend condition 11 to read:**

Development shall not commence until a Delivery and Servicing Plan (the Plan) has been submitted in writing for approval to the Local Planning Authority. The Plan shall include details of loading and unloading arrangements, and for any necessary works to the highway to be carried out prior to occupation of the extended building. The approved measures shall be maintained, in accordance with the Plan, for the duration of the use, unless the prior written approval of the Local Planning Authority is first obtained.

Page 119

**Amend condition 15 to read:**

No development, other than any demolition works shall be carried out until details of the proposed green/brown roofs (including: species, planting density, substrate, a section drawing at scale 1:20 demonstrating the adequate depth availability for a viable green/brown; and a maintenance plan) shall be submitted to an approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details and be permanently retained as such.

Page 120

**Add condition 16:**

No development, other than any demolition works, shall take place until detailed drawings at 1:20 scale of all external windows and doors including materials, set back within the opening, finishes and method of opening have been submitted to and approved by the local planning authority. Only the approved details shall be used in the development hereby permitted.

**Item 09. Planning Appeal decisions.**

No modifications.

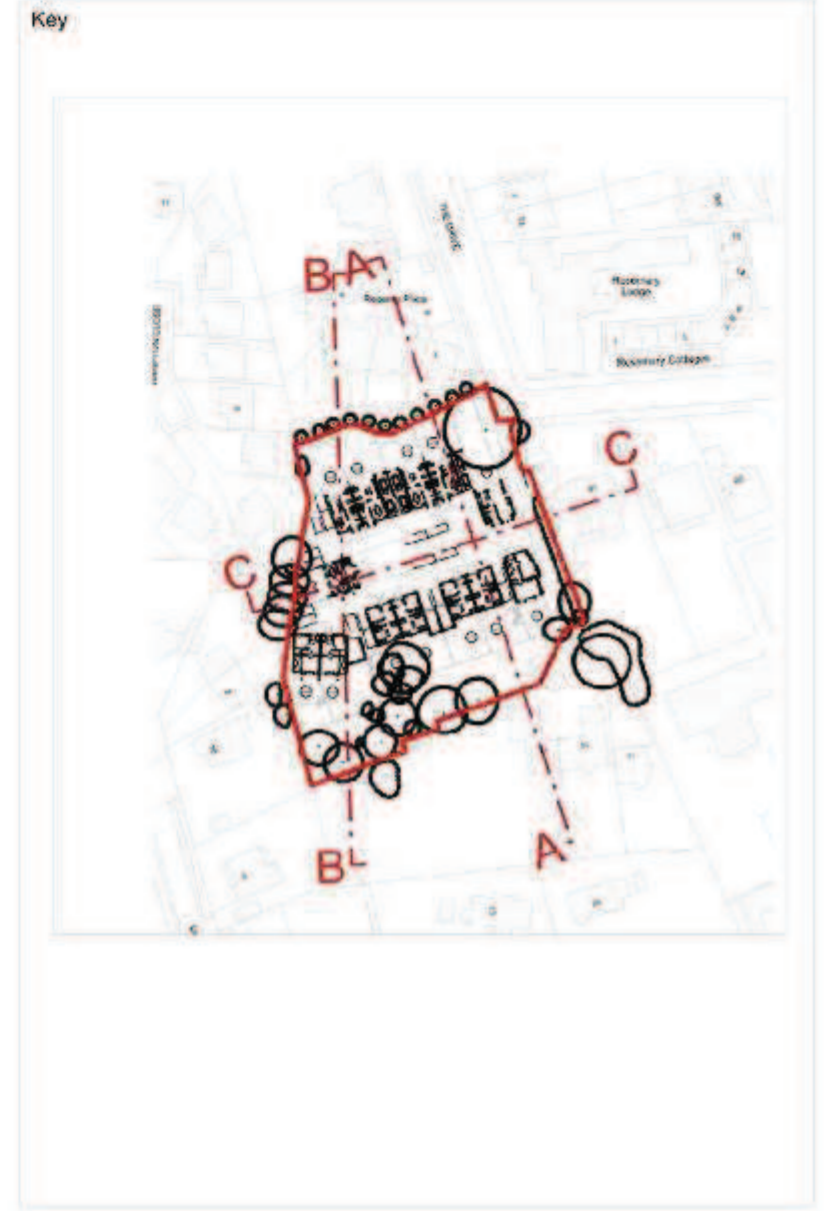
**Item 10. Planning Enforcement.**

No modifications.

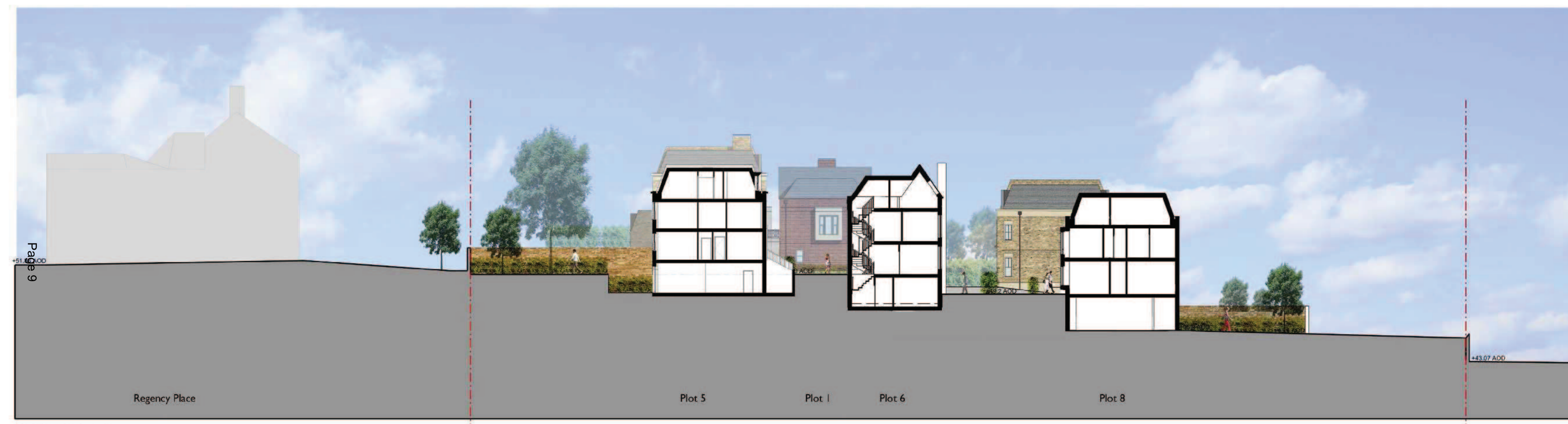
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# ITEM 07 - replacement for PAGE 102

Notes:  
 Do not scale from this drawing.  
 All contractors must visit the site and be responsible for taking and checking Dimensions.  
 All construction information should be taken from figure dimensions only.  
 Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.  
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Section A - A



Section B - B



Section C - C

Rev	Date	Description	Drawn	Chkd
PL02	13.08.15	Extra levels added	PH	LS
PL02	23.07.15	Revisions to planning submission drawings	PH	LS
PL01	07.05.15	Planning layout	PH	LS

Drawing Status: **Planning**

Client: **Blossom House School**



Project: **Blossom House School**

Drawing Title: **Proposed Site Sections**

Scale @ A1 1:1500 Job Ref: 00925  
 Drawing No: 00925\_X\_02 Revision: PL03  
 Scale Bar: 0 5 10 15 20 25m

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# ITEM 07



# ITEM 07

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