

Merton Council
Planning Applications Committee
14 July 2016
Supplementary agenda

14 Modifications Sheet

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Planning Applications Committee 14th July 2016 **Supplementary Agenda (Modifications Sheet)**

Item 5. Brook House, 1A Cricket Green, Mitcham CR4 (16/P0080)(Cricket Green ward).

Recommendation (page 25)

Condition 10 amended:

No part of the development hereby approved shall commence until full details of a landscaping and planting scheme to screen the new substation has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved before the commencement of the use or the occupation of any building hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Item 6. 32 Daybrook Road, Merton Park SW19 (16/P1061)(Merton Park ward).

No modifications.

Item 7. 12 Hartfield Road Wimbledon SW19 (16/P1374)(Dundonald ward).

Drawings (page 37)

Amended drawing Nos. to read: 769-L01-P3, 769-GE01-P5, GE02-P6, GE03-P4, GE04-P4, GE05-P3, GS01-P5, GS02-P5, GS03-P4, GS04-P4, GAB1-P4, GA00-P4, GA01-P4, GA02-P4, GA03-P4, GA04-P4, GA05-P6, GA06-P6 & GARF-P4

Consultation (page 40)

Add paragraph after paragraph 6.1 to read:

Following amendments to the proposal a further re-consultation was undertaken. In response a further seven objections including an objection from the Wimbledon Society and Wimbledon E Hillside Residents' Association (WEHRA) were received. The objections reiterate a number of concerns raised in previous objections including the rationale behind building another hotel when a Premier Inn is proposed nearby, excessive height, out of scale with surrounding residential streets, impact on nearby 'heritage buildings', dangerous precedent, noise, pollution and disruption to local residents. It also does not make sense given its proximity to Crossrail 2.

Item 8. Southey Bowls Club, 559 Kingston Road SW20 (16/P4083)(Dundonald ward).

Current Proposal (page 63)

Paragraph 3.1 amended to read:

The current proposal is to construct a new clubhouse building at the eastern end of the site adjacent to the existing bowling green. The clubhouse building in the western part of the site will be demolished to allow for nine new dwellings to be constructed, comprising 3 x 2-bed dwellings & 6 x 4-bed dwellings.

Consultation (page 65)

Paragraph 5.3 amended to read:

Re-consultation was undertaken following submission of revised plans with receipt of forty-four representations. In addition to the comments above, objectors raised the following additional concerns:

- Location of clubhouse bin store will affect neighbour amenity due to odours, noise during collection and the visual impact from the store walls;
- Amended access to Kingston Road unsafe for pedestrians and should be a separate vehicle and pedestrian access way provided
- Will disrupt residents' right to quiet enjoyment of their property.
- Scale and height of amended proposal still too large and overbearing
- Clubhouse will still reduce sunlight in evenings of adjoining properties
- Lower Downs Road access too narrow causing safety concerns, particularly for increased functions proposed;
- Parking survey did not account for other new builds going up in the area, and incoming CPZ, and undertaken when parking was at its lowest. The club will place parking stress on surrounding streets, particularly on weekends and weekday nights;
- Currently noise from functions can be heard and proposal will increase noise impacts;
- Proposal would increase flooding and drainage issues. Green and surrounding gardens were recently flooded. Flood risk assessment should be carried out;
- Negative impact on bats nesting in the area. Bat survey should be conducted;
- Inadequate tree survey and evaluation provided;
- Lack of consultation by developers/bowls club to discuss amended plans with residents;
- Overshadowing studies are insufficient to demonstrate impacts during winter, and early morning and late evening;
- Planning conditions should be applied for soundproofing of clubhouse, restricting hours of use, no live music, and sound levels kept in line with background noise and details for lighting to be submitted to mitigate against light pollution;
- Concerns with accuracy of the drawings;
- The reason for the use of s106 agreement is unclear and lacks transparency;
- Survey of pedestrian footpath movements should be undertaken.

Planning considerations (page 67)

Trees and biodiversity.

Paragraph 7.31 amended to include:

LBM Trees Officer has advised that there are no aboricultural issues with the proposal subject to landscaping/planting scheme and tree protection conditions.

Insert after paragraph 7.31.

Officers acknowledge the more recent concerns raised by residents as to the possible presence of bats in the locality. The Council has no record of the site being significant in terms of biodiversity or the presence of protected species. Nevertheless, planning authorities have a legal obligation to consider whether bats are likely to be affected by a proposed development. The applicant is amenable to conducting a bat survey and the recommendation is drafted in such a manner as to enable consideration of the application by Committee to proceed and subject to the survey's findings for any decision to be amended accordingly in accordance with good practice via a vis bats and their protection.

Transport and parking

Para 7.35 amended to insert the following at the end of the sentence 'The access will incorporate the existing pedestrian/bicycle path that the applicants have advised is 'unregistered'..:

It is noted that two doors face on to the pedestrian pathway from Kingston Road that provide access to no. 561 Lower Downs Road. The swept path analysis provided by the applicant demonstrated that movements from the largest anticipated service vehicle would be contained within the section of shared accessway where the existing extension at 557 is located. Officers are satisfied that with additional design measures such as the use of bollards parallel to the side of the dwelling to be secured by condition, the conversion of the path to a shared vehicle/pedestrian zone can be undertaken without compromising pedestrian safety or the safety of residents entering/exiting 561 Lower Downs Road.

Para 7.37 amended to read:

The clubhouse will be provided with 19 standard parking bays and 14 overflow bays, inclusive of 4 disabled bays. There are no minimum parking standards for leisure facilities. In response to concerns raised by residents and LBM Transport and Highways, the applicants supplied two parking surveys undertaken at 16:00 hrs and 19:30 hours to demonstrate that the level of parking provision would be sufficient.

Recommendation (page 75)

Amend recommendation to read:

Upon receipt of a further report from the applicant's bat consultant confirming that no bat roost exists at the site, grant planning permission subject to the completion of a S106 agreement covering the following heads of terms (then as per the report on the agenda other than the reference to affordable housing contributions).

Conditions

Replace Condition F04 Tree survey approved with Condition F02 Landscaping (Implementation)

Remove Condition H03 Redundant Crossovers

Replace H09 Construction Vehicles with H13 Construction Logistics Plan to be submitted

Item 9. 17 Ridge Road Mitcham CR4 (16/P1918)(Graveney ward)

No modifications.

Item 10. Unit 18 Mitcham Industrial Estate, Streatham Road, Mitcham CR4 (16/P0517)(Graveney ward).

Consultation (page 94):

Councillor Agatha Akyigyina: Objects to the proposal on the basis of detrimental noise impacts on surrounding residents. The go-karting facility should be located in an area where there are no residents nearby.

Councillor Geraldine Stanford: Requests that the application be referred to planning committee.

Current Proposal (page92):

Para 3.8 amended to read: The existing vehicular accesses to the industrial estate roads will be retained and the existing parking areas, accommodating 46 cars in marked spaces.

Recommendation (page 101)

Condition 10 amended to read:

The use hereby permitted shall not commence until the sound insulation/attenuation measures have been installed in full accordance with the approved 'Noise Assessment' & 'Noise Report Addendum dated 11/04/2016' prepared by Hann Tucker Associates, and shall be permanently retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Item 11. Planning Appeals

No modifications

Item 12. Planning Enforcement

No modifications

Item 13. Viability briefing and associated LBM protocol.

No modifications