

Merton Council

Planning Applications Committee

15 September 2016

Supplementary agenda

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Committee: Planning Applications Committee

Date: 15th September 2016

Wards: All

Subject: PLANNING ENFORCEMENT - SUMMARY OF CURRENT CASES

Lead officer: HEAD OF SUSTAINABLE COMMUNITIES

Lead member: COUNCILLOR LINDA KIRBY, CHAIR, PLANNING APPLICATIONS COMMITTEE

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Recommendation:

That Members note the contents of the report.

1. Purpose of report and executive summary

This report details a summary of case work being dealt with by the Planning Enforcement Team and contains figures of the number of different types of cases being progressed, with brief summaries of all new enforcement notices and the progress of all enforcement appeals.

Current Enforcement Cases:	562	¹ (573)	New Appeals:	0	(0)
New Complaints	46	(30)	Instructions to Legal	3	
Cases Closed	57	(33)	Existing Appeals	5	(4)
No Breach:	34		<hr/>		
Breach Ceased:	23		TREE ISSUES		
NFA ² (see below):	-		Tree Applications Received	-	(42)
Total	57	(33)	% Determined within time limits:	90%	
New Enforcement Notices Issued			High Hedges Complaint	-	(0)
Breach of Condition Notice:	0		New Tree Preservation Orders (TPO)	-(1)	
New Enforcement Notice issued	4		Tree Replacement Notice	-	
S.215: ³	1		Tree/High Hedge Appeal	-	
Others (PCN, TSN)	0				
Total	5	(1)			
Prosecutions: (instructed)	0	(0)			

Note (*figures are for the period (2nd August – 5th September 2016)*). The figure for current enforcement cases was taken directly from M3 crystal report.

¹ Totals in brackets are previous month's figures

² confirmed breach but not expedient to take further action.

³ S215 Notice: Land Adversely Affecting Amenity of Neighbourhood.

2.00 New Enforcement Actions

- 2.01 34 St Barnabas Road, Mitcham** On 30th August 2016, the council issued an enforcement notice against the unauthorised increase in depth of the single storey rear extension from 5 to 8.4 metre. The notice would take effect on 18/10/16 unless an appeal is made prior to that date and the compliance date is three months.
- 2.02 21 Merton Hall Road, Morden** The Council issued an enforcement notice on 9/8/16 against the unauthorised erection of a wooden bike shelter. The notice would have come into effect on 15th September 2016 but the Council has been notified of an appeal. The requirement is to remove the shed within a month.

- 2.03 55-61 Manor Road, Mitcham** An enforcement notice was issued an enforcement notice on 3rd August 2016 against the unauthorised change of use of the land from a builder's yard to use as a scrap yard and for the storage of waste and scrap metals, scrap motor vehicles and waste transfer. The notice came into effect on 2/9/16 as no notification of an appeal has been received. The requirement is to cease the unauthorised use and remove any waste and scrap materials including scrap and non-scrap vehicles from the site by 8/10/16.
- 2.04 170 Elm Walk Raynes Park** The council issued a S215 notice on 4th August 2016 to require the owner to repair and paint or replace windows and doors to the property as well as clear the weeds and cut back on overgrown bushes in the front and rear gardens. The notice came into effect on 1/9/16 as there was no appeal and the compliance period is one month.
- 2.05 Wyke Road, Raynes Park SW20** The Council issued an enforcement notice on 4th July 2016 against the unauthorised material change in the use of the land for car parking. The notice would have come into effect on 10/08/16 but an appeal has been submitted.

Some Recent Enforcement Actions

- 2.06 Land, at 93 Rowan Crescent Streatham, SW16 5JA** The council issued a S215 notice on 29th July 2016 to require the following steps to trim and cut back overgrown bushes from the front and rear gardens, tidy the site, clean, repair and paint the front windows and repaint the front of the proper. The notice comes into effect in 28 days unless there is an appeal to the Magistrate Court. The works should be completed within 28 days.
- 2.07 31 Manship Road, Mitcham CR4 2AZ** On 15th April 2016, the council issued an enforcement notice against the unauthorised erection of three wooden garden sheds in the rear garden, The notice came into effect on 25th May 2016 as there was no appeal prior to that date and the requirement would be to cease the use of the sheds for residential purposes and demolish/remove them from the garden within 3 months.
- 2.08 117 Haydons Road South Wimbledon SW19.** The Council served a replacement notice on 9th February 2016 against the unauthorised conversion of the former public house into eight self-contained flats. The notice came into effect on 18th March 2016 as there was no appeal prior to that date and the requirement would be to cease using the building as eight self-contained flats within 6 months.
- 2.09 Burn Bullock, 315 London Road, Mitcham CR4.** A Listed Buildings Repair Notice (LBRN) was issued on 27th August 2014 to require a schedule of works to be carried out for the preservation of the Building which is listed.
- Listed Building Consent was granted on 3rd March 2015 to cover the required works which include the roof and rainwater goods, masonry, chimney and render repairs and woodwork, and glazing. An inspection of the building on Friday 29th April 2016 concluded that the required works have mostly been carried out to an acceptable standard.

The owner has advised Officers that the archaeological survey of the Tudor part of the building has now been carried out. Officers are waiting for the report with recommendations in order to consider the next steps.

3.0 New Enforcement Appeals

160 Bennetts Close Mitcham CR4 1NS. An enforcement notice was issued on 20th April 2016 against the unauthorised erection of a fence exceeding 3 metres high. The notice came into effect on 1/6/16 as there was no appeal prior to that date and the requirement would be to demolish the fence and remove the resulting debris all within 3 months.

3.1 Existing enforcement appeals

- **Swinburn Court, 32 The Downs SW19** The Council served an enforcement notice on 15th March 2016 against the erection of a single storey outbuilding (garden shed) in the front/side garden of the block of flats. The requirement is to demolish the structure within three months of the effective date of 30/4/16 but for the appeal which was registered with a start date 29/6/16 and is by written representation. **Final comments have been submitted and now awaiting inspector site visit date.**
- **39 Borough Road Mitcham CR4 3DX** The Council served an enforcement notice on 15th April 2016 against the erection of a boundary timber fence with a requirement to demolish the structure within three months of the effective date. The appeal is by written representation and is proceeding on ground 'A' – that planning permission should be granted for the development.
- **32 Cedars Avenue, Mitcham CR4 1EA** The Council issued an enforcement notice on 25th April 2016 against the unauthorised erection of a front garden wall, pillars and gates. An appeal by written representation is proceeding on ground 'A' – that planning permission should be granted for the development. Council's statement has been submitted.
- **3 Aberconway Road Morden SM4** - The Council served an enforcement notice on 4th February 2016 against the erection of a single storey side extension to the property following a refusal of retrospective planning permission to retain the structure. The owner is required to remove the extension and associated debris within one month of the effective date. An appeal has been registered to proceed under ground 'A' only – that planning permission should be granted for the development. **Final statements have been submitted. We are now awaiting an inspector site visit date.**

3.2 Appeals determined –

- None

Prosecution case.

None

3.4 Requested update from PAC

None

4. Consultation undertaken or proposed

None required for the purposes of this report

5 Timetable

N/A

6. Financial, resource and property implications

N/A

7. Legal and statutory implications

N/A

8. Human rights, equalities and community cohesion implications

N/A

9. Crime and disorder implications

N/A

10. Risk Management and Health and Safety implications.

N/A

11. Appendices – the following documents are to be published with this report and form part of the report Background Papers

N/A

12. Background Papers

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Planning Applications Committee 15th September 2016
Supplementary Agenda (Modifications Sheet)

Item 5. 101 Arthur Road, Wimbledon SW19 (16/P1905)(Wimbledon Park Ward)

Wimbledon Park Ward not Village

Item 6. 247 The Broadway, Wimbledon SW19 (16/P1623)(Abbey ward)

Withdrawn from the agenda.

Item 7. Garage rear of 4 Cavendish Road, Colliers Wood SW19
(16/P0219)(Colliers Wood ward)

No modifications.

Item 8. 443-447 Commonside East, Mitcham CR4 (16/P1210)(Pollards Hill ward)
Site and surroundings (page 56)

Amend paragraph 2.3. "This two storey building currently accommodates 3 one bedroom and 1 two bedroom flats and a small managers office.

Current proposals (page 56)

Paragraph 3.1 Amend to include "Residential density 215 habitable rooms per hectare".

Insert paragraph 3.3

The applicant's indicate in their supporting documents that "the existing building is beyond economic use, does not comply with modern standards of accommodation, and cannot be made to comply economically". The applicant asserts that the building is not suitable for retention and that "In addition the one bedroom format for supported living in this area is difficult to let given that it is not well served by transport, and is more suited to bigger homes where occupants are less isolated".

Planning considerations (page 63)

Amend paragraph 7.24. "While the flats share a grassed area to the rear of the building this is not sub-divided so as to provide private space for individual flats".

Recommendation (page 67).

Amend condition 11. Amend text to restrict occupation of dwellings until such time as the approved details for upgrading the accessway have been completed.

Amend reason for condition to include safe and secure environment and take account crime prevention and referencing policy DM.D2.

Item 9. 17 Elm Grove, Wimbledon SW19 (16/P0451)(Hillside ward)

No modifications.

Item 10. Haig Housing Estate, Green Lane, Morden SM4 (16/P1696)(St Helier ward)

Affordable Housing

Amend table below paragraph 7.7

	Other Units		Affordable Units (All Social Rent)		TOTAL	
	Units	Habitable Rooms	Units	Habitable Rooms	Units	Habitable Rooms
1 bed flat (2 hr)	19	38	4 (4 wheelchair)	8	23	46
2 bed flat (3 hr)	19	57	3 (3 wheelchair)	9	22	66
3 bed flat (4 hr)	4	16	1	4	5	20
3 bed house (5 hr)	5	25	8	40	13	65
4 bed house (6 hr)	0	0	5	30	5	30
TOTAL	47	136	21	91	68	227
%	69	60	31	40	100%	100%

*'Other Units' comprise those homes to be delivered under the terms of the Haig Homes covenant and which would not be secured by s106 agreement

Item 11. 150-152 Hartfield Road, Wimbledon SW19 (16/P1677)(Dundonald ward)

Current proposals (page 122)

Amend paragraph 3.2 to read:

Private amenity space would be provided for the ground floor and second floor flats. Cycle parking and bin storage are also proposed and built in storage space. There is currently enough space to park two cars at the front of the site and this will likely be reduced to one to allow for enough space for the cycle parking and bin storage.

Planning considerations (Page 127)

Amend paragraph 7.5.2 to read:

The front of the building is hard surfaced and this currently provides enough space to park two cars. The scheme currently proposes additional cycle parking and bin storage on this hard surfaced area and as a result it is likely that the number of cars which will be able to park on the hard surfaced area would be reduced to one. Given parking standards are to be applied as a maximum there is no objection to this in principle. The level of parking provision is therefore in accordance with London Plan policy. Given the application site is located in a controlled parking zone (Zone W4) and has excellent access to public transport it will be required that the two, one (2 person) bedroom flats are permit free so that it does not create any additional parking stress in the area. It should be noted that the five current flats have a total number of approx. 18 bed spaces do not have parking permit restrictions whilst the proposal would have 19 bed spaces in total so in this instance it would be unreasonable to require any more than the two net additional flats (a total of 4 bed spaces) to be permit free.

Item 12. 32 Mount Road, Wimbledon, SW19 (16/P1714)(Wimbledon Park ward).

In list of drawing no's, 120B replaces 120 (copy attached)

Planning considerations (page 137).

Paragraph 7.8 After '...front curtilage of the site'. add ' for the new house. The hardstanding remaining within the curtilage of no. 32 would be marginally extended to retain a parking space for the existing house.'

Item 13. Pollards Hill Estate, Mitcham (15/P4305)(Pollards Hill ward).

Checklist information (page 141)

Amend PTAL level to 2-1B

Current proposals.(page 143).

Insert as introductory paragraphs to current proposals.

The context within which this application is brought forward for consideration is set out in the applicants planning statement. The statement explains that Moat, a registered provider, intends to invest some £20.3m into improving part of the Pollards Hill Estate that comprises some 14.06ha of land and 846 Wimpey non-traditional construction residential properties, and an existing public open space (Donnelly Green). The applicant asserts that the Estate has been deteriorating for some time and a combination of poor quality design and a lack of investment in the built fabric and the public realm has given rise to a number of social, economic and environmental problems.

The applicant recognises that there is a need for urgent intervention in order to halt the decline and tackle the social, economic and environmental problems experienced by the Estate. At the same time, however the sources of funding available to intervene and deliver change at Pollards Hill are limited. Estate regeneration projects do not attract grant funding. In addition the significant levels of privately owned housing on the Estate, negates the opportunity to generate potential funding through a tenure shift from social to private tenures. Landownership and planning policy constraints also limit the amount of additional land that could be released in the vicinity of the site for income generating new housing.

Physical and environmental regeneration can only be delivered through direct funding and Moat will meet the majority of the costs of delivering the proposed works, including investing in freeholder homes for which they have no direct responsibility.

Then as per report.

Consultation (page 147-148)

Insert at end of Transport Planning Comments.

Following negotiation regarding the highways layout Highways officers are happy with the proposed basic highways layout, and that the final design and construction plans are to be agreed with LBM engineers and conditioned prior to construction.

Insert at paragraph 5.7

Housing Strategy Team. Moat's investment in the built fabric and the public realm will reduce a number of social, economic and environmental problems of the estate.

The proposed mix of dwellings is responsive to the needs of the area. It will deliver not only high quality and much needed affordable homes to address homelessness and reduce fuel poverty, but also home ownership options for households in middle and low income.

Consultation (page 149)

Insert at end of paragraph 5.11.

Need for daytime bat survey to be undertaken as a minimum before decision is issued and for mitigation measures for any impact on habits to be conditioned where necessary.

Insert at end of paragraph 5.13.

Officer comments:

With regards to relocating tree numbers 125 and 128, it is possible to relocate them but the applicant's advisor has flagged up costs and time to conduct the process.

The usual method to relocate trees, especially of this size, requires root pruning and this is usually carried out anywhere up to three years before the tree is moved. If this is not possible then a great deal of attention is required into the aftercare of these trees.

Tree number 128, English oak, is a good specimen and should be able to withstand the relocation process.

Tree number 125, Horse chestnut, at the time of the survey only exhibited minor deadwood. This tree will need to be re surveyed as horse chestnuts are prone to Bleeding canker or leaf minor this might reduce the chances of survival or its viability for relocating.

Adjustment to the landscaping condition so as to factor in potential for relocation of these trees is recommended.

Planning considerations (page 162)

Insert after 7.41

The applicant's report highlights that "roosting bats are a notable consideration in relation to the proposed development. There is potential for foraging/commuting bats to be directly and indirectly impacted by the proposed development. Direct impact includes loss of suitable habitat, and indirect impacts include habitat fragmentation as a result of lighting. A daytime bat survey should be undertaken on the mature and semi-mature oak trees located around the playing field on the northern boundary of the site if these trees will be impacted by the proposed development works. Daytime bat surveys can be completed at any time of the year. Depending on the results of the daytime survey, nocturnal emergence and dawn re-entry surveys could be required during the peak bat survey period which occurs between mid-May and mid-August.

The biodiversity officer highlights that it is not good practice to attach planning conditions regarding the future determination of the presence of protected species and possible mitigation measures, which might have a material impact on the proposals. The biodiversity officer recommends that the ecological consultants carry

out a daytime survey and report on their findings prior to any decision on this application.

Officers acknowledge the possible presence of bats in the locality. The Council has no record of the site or surroundings 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.

Officers consider that the recommendation may be suitably caveated in order to enable determination of the application by Committee.

Insert at end of paragraph 7.59

Transport Planning officers are looking to create a number of dedicated on-street bays for use by car club vehicles. The financial contribution would cover consultation, advertising and Traffic order costs. Residents across the estate would then be able to access the vehicles in an area with a relatively poor ptal score.

Recommendation (page 163-170)

Upon receipt of the findings of a daytime bat survey from the applicant's bat consultant advising the Local Planning Authority of the presence or otherwise of bat roosts on or around the perimeter of the site, and receipt and agreement of a draft scheme of mitigation measures to safeguard bats in the event that this is necessary (then as per report).

Amendments to conditions.

Insert new condition after 2.

No new development shall take place until a phasing plan for the new development is submitted. The development shall be implemented in accordance with the phasing plan.

Insert new condition, subject to the findings of a daytime bat survey, requiring measures to safeguard bat habitats, if such habitats are identified, and for these measures to be implemented in association with the implementation of the development (including any demolition).

- Officers note that the following amendments primarily reflect “fine tuning” of the conditions so as to enable the timely implementation of each phase and avoid delay to the refurbishment of existing units.

Amend Condition 3.

No development shall take place in relation to the new dwellings in each phase of the approved development above ground for the relevant phase of the development shall take place until (then as per report).

Insert new condition.

The facing materials to be used for the refurbishment of existing dwellings shall be those specified in the Design and Access Statement dated November 2015 unless otherwise agreed in writing by the Local Planning Authority.

Amend condition 5.

No development shall take place in relation to the new build dwellings, other than demolition and site preparation shall take place until (then as per report).

Amend condition 7.

No development above ground works associated with the new build development shall commence until (then as per report).

Amend condition 8.

Prior to the occupation of the new build development hereby permitted, a Travel Plan shall be submitted (then as per report).

Amend condition 9.

No development (excluding the refurbishment works to existing dwellings) shall commence until a Parking Management Strategy (then as per report).

Amend condition 10.

Development shall not commence in a relevant phase until a working method statement has been submitted (then as per report).

Amend condition 11.

No development approved by this permission, apart from the refurbishment works to existing dwellings (then as per report).

Amend condition 13.

No new build development [including demolition] pursuant to this consent shall (then as per report).

Amend condition 14.

No part of the relevant phase of the new build development hereby approved shall be occupied until (then as per report).

Amend condition 16.

No new build development shall take place until full details of a landscaping (then as per report).

Amend condition 20.

Before the development commences (excluding the refurbishment works associated with existing dwellings) the applicant shall enter into such agreements (then as per report).

Amend condition 21.

Before the new build development commences, and notwithstanding any details shown (then as per report).

Amend condition 22.

Details of upgrading the junction of the development access road and South Lodge Avenue shall be submitted to and approved by the local planning Authority before the new development commences. Such details as are approved shall be completed before the new dwellings are development is occupied.

Amend condition 23.

Before development of each relevant phase commences the applicant shall have submitted to and had approved by the local planning authority a construction logistics plan (then as per report).

The drawings list is attached to the supplementary agenda as an appendix.

Item 14. 64-70 Ravensbury Grove Mitcham CR4 (16/P1968)(Ravensbury ward)

Consultation (page 180)

Section 5.2 – Environment Agency (EA) response

Replacement of this section related to the Environment Agency consultation response with a more detailed section as outlined below:

An initial objection to the scheme by the EA is summarised as follows:

The FRA submitted with this application does not comply with the requirements set out in the National Planning Policy Framework. The submitted FRA does not therefore; provide a suitable basis for assessment to be made of the flood risks arising from the proposed development. In particular, the submitted FRA fails to demonstrate that there is no increase in flood risk elsewhere.

We accept the use of the 1 in 1000 year levels to allow for the new climate change predictions.

However there is insufficient information to demonstrate that the proposal will not result in a loss of flood storage. There are only a few sentences accompanied by one drawing showing the footprint. We require calculations to demonstrate that level for level compensation can be achieved on site. The volume created by the compensation scheme should be equal or larger than that lost to the proposed development. The equal volume must apply at all levels between the lowest point on the site and the design flood level. We also would expect the slice thickness for the level for level calculation to be 0.1m. Raising the ground floor of the most northern mews house may reduce the impact on flood routes, but this is not a compensation measure but a mitigation measure. Therefore, we would expect this to be excluded in the calculation. Furthermore, the applicant should demonstrate that the proposed compensation scheme (re-profiling the land) is feasible on site, taking into account any site constraints.

Further advice in regards to overcoming the objection, proximity to the River Wandle and strong recommendations in regards to the proposed development being used as an opportunity to restore the watercourse to a natural channel.

Following this objection further work was undertaken by the applicant which involved:

Updating the FRA and Flood Compensation Layout

Undertaking of a level for level calculation comparing the existing ground profile with the proposed layout providing floodplain compensation.

EA response to further information supplied

No objection to the proposed development subject to the imposition of conditions relating to:

The development being in accordance with the Flood Risk Assessment (FRA) compiled by Tully De'Ath June 2016.

Development shall not be commenced until a details scheme to compensate flood storage has been approved by the LPA.

Informatives in regards to

Permit may be required for works proposed within 8m of the River Wandle.

recommendations in regards to the proposed development being used as an opportunity to restore the watercourse to a natural channel

Advice notes in regards to:

Flood resilient materials

Safe Access/egress and emergency plan.

Officer response:

The recommended conditions were included and refined via further discussions with Merton's Flood Risk Engineer and the EA to ensure that these was no unnecessary overlapping/repetition of conditions.

Recommendation (page 196).

Condition 3 to be amended as follows:

B1: No development above ground shall take place until details of particulars and samples of the materials to be used on all external faces of the development hereby permitted, including window frames and doors (notwithstanding any materials specified in the application form and/or the approved drawings), have been submitted to and approved in writing by the Local Planning Authority ~~for approval~~. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

Condition 5 to be amended as follows:

B4 No development, other than demolition and site preparation shall take place until details of the surfacing of all those parts of the site not covered by buildings or soft

landscaping, including any parking, service areas, roads and footpaths have been submitted in writing for written approval by the Local Planning Authority. No works that are the subject of this condition shall be carried out until the details are approved, and the development shall not be occupied until the details have been approved and works to which this condition relates have been carried out in accordance with the approved details.

Reason: To ensure a satisfactory standard of development in accordance with the following Development Plan policies for Merton: policies 7.5 and 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Policies Plan 2014.

Condition 8 (travel plan) to be amended as follows:

Amended H8: The development hereby approved will be in compliance with the submitted Travel Plan "Framework Residential Travel Plan undertaken by WYG, ref: A089000-1 Rev 3 dated 6 May 2016" and additional letter (dated 08 September 2016) confirming the investigation of car club membership as part of this travel plan.

Reason: To promote sustainable travel measures and comply with the following Development Plan policies for Merton: policy 6.3 of the London Plan 2015, policies CS18, CS19 and CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

It is noted that the committee report has two conditions 7 and 8. To avoid future confusion the second condition 7 is to be re-labelled number 8A. The second condition 8 will be labelled 8B. The sequence of conditions will then read 7 (details of cycle parking facilities), 8 (travel plan), 8A (details of provision to accommodate site workers, visitors, and construction vehicles...), 8B (parking management strategy), 9 (working method statement).

Item 15. Land at Ravensbury Grove, Mitcham CR4 (16/P2345)(Ravensbury ward).

Recommendation (page 215)

Condition 5 to be amended to include the phrase the implementation of as follows:

Following completion of any approved development/regeneration works at Ravensbury Estate the areas hereby approved for temporary parking will be reinstated (made good) in full to an acceptable landscaped standard that is in keeping with the surrounding area unless otherwise agreed in writing by the Local Planning Authority. This will be undertaken in a timeframe not exceeding 24 months of the date of the implementation of this permission or within 6 months of completion of any approved development/regeneration works (whichever is later) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain/enhance the appearance of the development in the interest of the amenities of the area and to comply with the following Development Plan policies for Merton: policies 5.1, 7.5 and 7.21 of the London Plan 2011, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, F2 and O2 of Merton's Sites and Policies Plan 2014.

Condition 6 to be amended to include the phrase the implementation of as follows:

The crossovers and dropped kerbs as shown in the approved drawings (and subject to highways approval) will be reinstated in full following the completion of any development/regeneration works approved at Ravensbury Estate in a timeframe not exceeding 24 months of the date of the implementation of this permission or within 6 months of the completion of such development/regeneration works (whichever is later) unless otherwise agreed in writing by the Local Planning Authority. The reinstatement of the footway shall be in accordance with the requirements of the Local Planning Authority.

Reason: In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies CS18 and CS20 of Merton's Core Planning Strategy 2011 and policies DM T2, T3, T4 and T5 of Merton's Sites and Policies Plan 2014.

Item 16. Volante, 46-76 Summerstown, Tooting SW17 (15/P4798)(Wimbledon Park ward).

Recommendation (page 250).

Condition/S106 agreement

Following advice from the Council's Climate Officer and the GLA, an additional planning condition or S106 agreement (to be agreed) is considered necessary that requires a detailed technical and financial study to be carried out that demonstrates the feasibility of connecting the combined heat & power systems between the two sites (Volante & Wimbledon Stadium).

Drawing numbers

Substitute drawing numbers on front page of report with the following (all correct drawings attached to modification sheet).

1216_SK102 Rev J, 2110-00-DR- 0020 Rev P02, 0021 Rev P02, 0050 Rev P02, 0051 Rev P02, 0052 Rev P02, 0053 Rev P02, 0054 Rev P02, 0058 Rev P02, 0059 Rev P02, 0060 Rev P02, 0100 Rev P05, 0101 Rev P05, 0102 Rev P06, 0103 Rev P03, 0104 Rev P02, 0108 Rev P03, 0109 Rev P03, 0110 Rev P02, 0111 Rev P04, 0400 Rev P02, 0401 Rev P02, 0402 Rev P04, 0420 Rev P03, 0600 Rev P03, 0601 Rev P04, 0602 Rev P02 & 0603 Rev P04.

Item 17. Wimbledon Stadium – Information item.

No modifications.

Item 18. Planning Enforcement – Summary of current cases.

Attached to the supplementary agenda.

2.7 Existing Building, Access & Linkages

The existing building is accessed via a shared private road. This unpaved road provides the primary pedestrian and vehicular access to the site. A number of adjoining properties have rear garden garages which are also served via this link road.

A separate smaller gate provides pedestrian access to the communal entrance of the building.

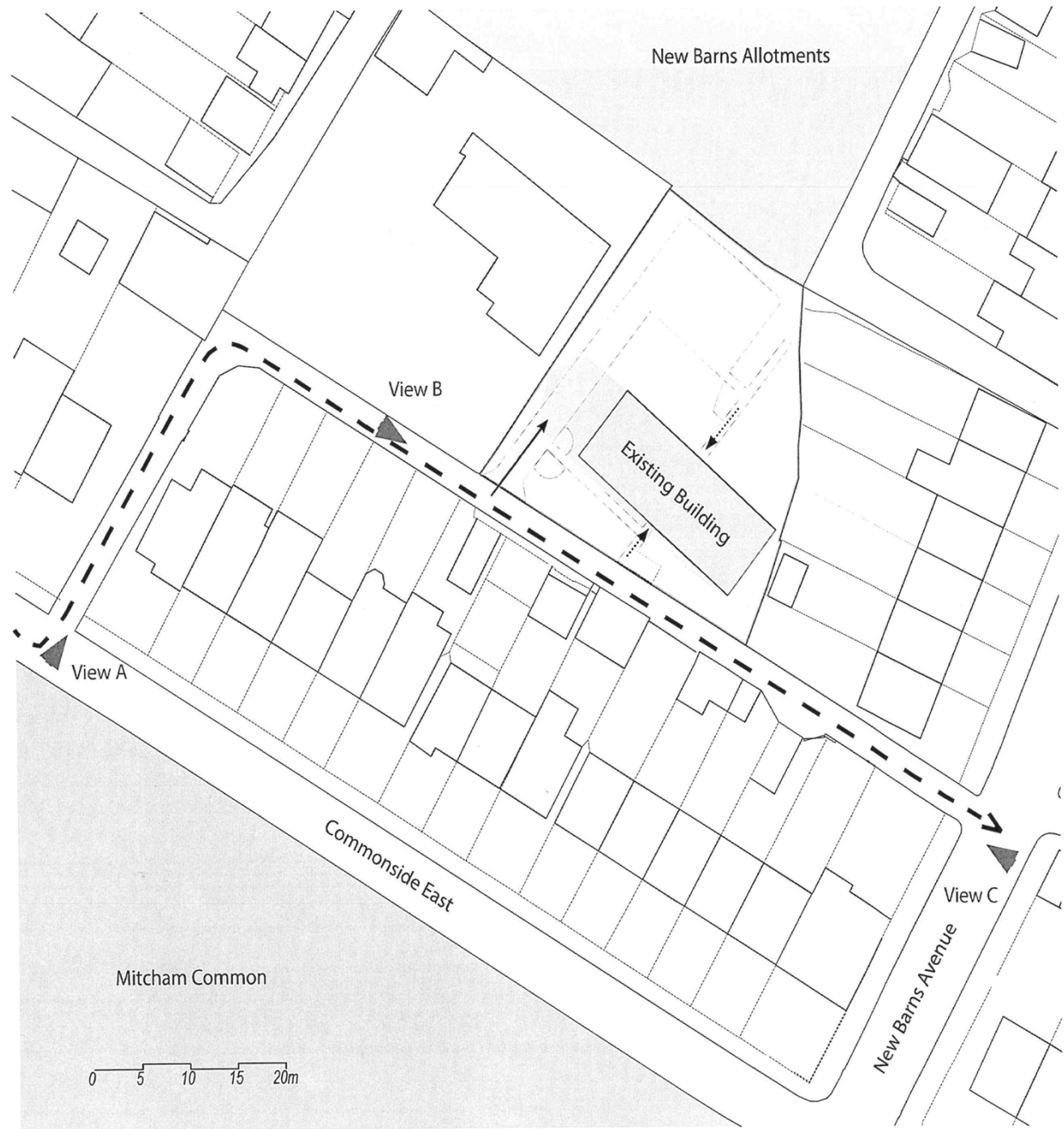
The images below highlight existing pedestrian and vehicular access to the site.



View A - From Commonside East Road (public highway)



View B - From internal Commonside East Road



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NOTES

NOT FOR CONSTRUCTION

Do not scale from this drawing

All dimensions to be taken from site

Inaccuracies should be reported to the designer


A - 07/09/16 - Cars added for information
B - 07/09/16 - 32 Mount Rd hardstanding widened

CLIENT

Mr K Islam

SCALE SCALE BAR

1:50 @ A1
1:100 @ A3



DWG NO. 15.009.120B	DRAWN: SH	DATE: Sep 15
CHECKED:..		



PROPOSED LANDSCAPE PLAN

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APPENDIX FOR ITEM 13

Pollards Hill (Approved drawing list) (Tibbalds 12092016)

Highways:

JN1596-LDN-CIV- 1001 P1; 1002 P1; 1003 P3; 1004 P13; 1005 P2; 1006 P1; 1007 P1; 1008P1; 1009 P1; 1010 P1; 1011 P1

JN1596-LON-SK-016A; 019; 020

JN 1596-NA-E01-P3

Architectural drawings

APE001	Existing Site Layout
APE002	Demolition Plan
APL001	Proposed Site Layout
APL002	Proposed Landscape Masterplan
AEL001	Proposed Elevations
APL010	Proposed Build Plan Site 7-8 – Ground Floor
APL011	Proposed Build Plan Site 7-8 - First Floor
APL012	Proposed Build Plan Site 7-8 - Second Floor
APL013	Proposed Build Plan Site 7-8 – Third Floor
APL014	Proposed Build Plan Site 7-8 – Roof Level
APL020	Proposed Build Plan Site 4-6 - Ground Floor
APL021	Proposed Build Plan Site 4-6 – First Floor
APL022	Proposed Build Plan Site 4-6 – Second Floor
APL023	Proposed Build Plan Site 4-6 – Third Floor
APL024	Proposed Build Plan Site 4-6 - Roof Level

APL030	Proposed Build Plan Site 1-3 - Ground Floor
APL031	Proposed Build Plan Site 1-3 – First Floor
APL032	Proposed Build Plan Site 1-3 – Second Floor
APL033	Proposed Build Plan Site 1-3 – Third Floor
APL034	Proposed Build Plan Site 1-3 – Roof Level
APL040	Dwelling Plan Type - Typical House
APL041	Dwelling Plan Type – Wheel Chair House
APL042	Dwelling Plan Type – 2 and 3 Bedroom Flats
APL043	Dwelling Plan Type - Site 8 House
APL044	Dwelling Plan Type – 1-bedroom WCH Dwelling
APL050	Proposed Elevations Site 1
APL051	Proposed Elevations Site 2
APL052	Proposed Elevations Site 3
APL053	Proposed Elevations Site 4
APL054	Proposed Elevations Site 5 + 7
APL055	Proposed Elevations Site 6 + 8
APL056	Proposed Elevations Site 7
APL057	Existing and Proposed Refurbishment Flat Type 1
APL058	Existing and Proposed Refurbishment Flat Type 2
APL059	Existing and Proposed Refurbishment House

APL070	Refuse Store Locations
APL071	Refuse Store Types A-B-C

APPENDIX FOR ITEM 13

APL072	Refuse Store Types D-E-F
APL075	Additional Private open Space
APL076	Patio Types 1 to 4
8481-01B	Existing Site Plan
8481-02B	Existing Elevations 1-1 to 11-11
8481-03	Existing Elevations 12-12 to 21-21
8481-04	Existing Elevations 22-22 to 31-31
8481-05	Existing Elevations 32-32 to 41-41
8481-06A	Existing Elevations 42-42 to 51-51
8481-07	Existing Elevations 52-52 to 61-61
8481-08	Existing Elevations 62-62 to 71-71
8481-09	Existing Elevations 72-72 to 81-81
8481-10	Existing Elevations 82-82 to 91-91
8481-11	Existing Elevations 92-92 to 101-101
8481-12	Existing Elevations 102-102 to 111-111
8481-13	Existing Elevations 112-112 to 119-1119
8481-14	Existing Example Property Plans
8481-15	Existing Roof Plan

SCH 01 Proposed Accommodation
SCH02 Existing Accommodation
SCH03 Proposed Gross External Areas
SCH 04 Refuse Bin Schedule
SCH05 Patio Schedule

SK01 Phasing Drawing 01
SK02 Phasing Drawing 02
SK03 Cladding to Existing Buildings

Landscape drawings:

L TM161-L01 A
L TM161-L02 A
L TM161-L03 A
L TM161-L04 A
L TM161-L05 A
L TM161-L06 A
L TM161-L07 A
L TM161-L08 A

Documents:

SD1 Design and Access Statement
SD2 Landscape Design Statement
SD3 Transport Statement
SD5 Flood Risk Assessment
SD6 Energy and Sustainability Statement
SD7 Statement of Community Involvement
SD8 Preliminary Ecology Assessment
SD9 Arboricultural Impact Assessment
SD10 Utilities Infrastructure Assessment
SD11 Daylight, Sunlight Assessment
SD12 Planning Statement