

Merton Council

Planning Applications Committee

16 January 2014

Supplementary agenda

15. Modifications Sheet (for various items)

1 - 8

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Modifications Sheet. Planning Applications Committee – 16 January 2014

Item 1. Declarations of interest

No modifications

Item 2. Apologies for absence

No modifications

Item 3. Minutes of the previous meeting

No modifications

Item 4. Town Planning Applications - Covering Report

No modifications

Item 5. Land adjacent to 30 Brenley Close, Mitcham, CR4 1HL (Ref. 12/P2922) (Figges Marsh Ward)

No modifications

Item 6. 26 Bushey Road, Raynes Park, SW20 8LW (Ref. 13/P3254) (Dundonald Ward)

Page 29: drawing numbers

amend drawing numbers as follows: ...200P7; 201P7; 202P7; 203P7 and 204P7...

Page 30: paragraph 2.1

amend second sentence as follows: The site is bounded by the rear gardens of residential properties in Kingston Road (A238) that are typically 8 metres long and Bronson Road [unclassified local access road] that are typically 18 metres deep. The footprint of the site is linear in shape and slightly tapered measuring 35 metres wide adjacent to the front boundary along Bushey Road and 15 metres wide adjacent to the rear boundary.

Page 31: paragraph 3.3

amend penultimate sentence as follows: As part of the development 10 spaces will be allocated to the houses and 7 spaces for the proposed flats.

Page 47: paragraph 7.34

amend second sentence as follows: The sub station will be separated from the flatted accommodation by a new landscaped area including a pedestrian path providing access to Kingston Road.

Page 47 paragraph 7.41

amend second sentence as follows:

The proposed development has been designed to allow all necessary servicing to take place within the application site boundary and there will be no requirement for servicing on Bushey Road.

Page 54: condition 2

amend drawing numbers as follows: ...200P7; 201P7; 202P7; 203P7 and 204P7...

Page 56: condition 11

amend condition 11 as follows (code level 3 amended to code level 4):

"No development shall commence until a copy of a letter from a person that is licensed with the Building Research Establishment (BRE) or other equivalent assessors as a Code for Sustainable Homes assessor that the development is registered with BRE or other equivalent assessors under Code For Sustainable Homes and a Design Stage Assessment Report demonstrating that the development will achieve not less than Code for Sustainable Homes Level 4 has been submitted to and approved in writing by the Local Planning Authority together with an improvement in the dwelling emissions rate in line with the most up to date standards. Reason for condition: To ensure the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policies BE.25 of the Adopted Merton Unitary Development Plan 2003, 5.2 of the Adopted London Plan 2011 and CS 15 of the Adopted Merton Core Planning Strategy 2011".

Page 56: condition 12

amend condition 12 as follows (code level 3 amended to code level 4):

"Unless otherwise agreed in writing by the Local Planning Authority, prior to first occupation of the proposed new dwellings a Building Research Establishment or other equivalent assessors Final Code Certificate shall be submitted to, and acknowledged in writing by the Local Planning Authority providing confirmation that the development has achieved not less than a Code 4 level for Sustainable Homes together with confirmation that an improvement in the dwelling emissions rate has been achieved that is in line with the most up to date standards. in the dwelling emissions rate has been achieved Reason for condition: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policies BE.25 of the Adopted Merton Unitary Development Plan 2003, 5.2 of the Adopted London Plan 2011 and CS 15 of the Adopted Merton Core Planning Strategy 2011".

Item 7. 7-9 Darlaston Road, West Wimbledon, SW19 4LF (Ref. 13/P1038) (Hillside Ward)

Three additional drawings are attached to this sheet for information purposes

Page 84: add additional paragraph

Add the following additional paragraph just before the conclusion:

"Adopted UDP Policy C.13 states that where new housing development will lead to a need for improved or additional educational provision, such provision, or financial contributions towards the facility, will be sought. However, it is considered that given the proposed flats will be a maximum of 2 bedrooms in size and will be strictly marketed to the over 55s, that it is unlikely that they will accommodate a family. It would therefore be unreasonable to seek an education contribution in this instance".

Page 85: add additional s106 head of term

Add following head of term as point 3:

The provision of affordable housing in the form of 5 equity sale units for older people.

Page 86: add extra condition

Add the following extra condition as condition '18a'.

The housing accommodation hereby approved shall only be occupied by:

- (i) Persons aged 55 or over (qualifying person): together with
- (ii) Any spouse or partner of a qualifying person who is under the age of 55: or
- (iii) Any surviving spouse or partner of a qualifying person who is under the age of 55 and living with the qualifying person at the time of his or her death.

Reason for the condition: To ensure that the proposed development does not place an unacceptable burden on primary and education provision in accordance with Adopted UDP Policy C.13

Item 8. The Pavilion Youth Office, Farm Road, Morden, SM4 6RA (Ref. 13/P1593) (St Helier Ward)

Page 118

Add following condition as 18

Any external lighting on the building shall be positioned and angled to prevent any light spillage or glare beyond the site boundary. Reason for the condition: To safeguard the amenities of the area and occupiers of neighbouring properties and to ensure compliance with policy PE.2 of the Adopted Merton Unitary Development Plan 2003.

Page 118

Add following as an informative:

If during construction works contamination is encountered The Council's Environmental Health Section shall be notified immediately and no further development shall take place until remediation proposals (detailing all investigative works and sampling, together with the results of analysis, risk assessment to any receptors and proposed remediation strategy detailing proposals for remediation) have been submitted to and approved by the Local Planning Authority This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Item 9. 90 Gorringe Park Avenue, Mitcham CR4 2DJ (Ref. 13/P2543) (Graveney Ward)

No modifications.

Item 10. 12A Ravensbury Terrace, Wimbledon Park, SW18 4RL (Ref. 13/P2904) (Wimbledon Park Ward)

No modifications.

Item 11. 77 Weir Road, Wimbledon, SW19 8UG (Ref.13/P2545) (Wimbledon Park Ward)

Page 179: – Amend 'Recommendation'

Amend 'Recommendation' to the following (add referral to the Mayor of London)

"GRANT PLANNING PERMISSION subject to planning conditions and referral to the Mayor of London".

Page 186 - delete paragraph 6.11
delete paragraph 6.11 [duplicates paragraph 6.8].

Page 196: – Amend 'Recommendation'

Amend 'Recommendation' to the following (add referral to the Mayor of London)

"GRANT PLANNING PERMISSION subject to planning conditions and referral to the Mayor of London".

Page 199 – Amend condition 15 to:

Non-standard condition (Parking for those with a disability) The proposed use shall not commence until one car parking space is designated and clearly identified on the site solely for the use by those that hold a blue badge with the parking space maintained permanently thereafter for this use.
Reason for condition: To ensure the provision of an appropriate level of car parking and comply with policy CS20 of the Adopted Merton Core Planning Strategy 2011.

Item 12. Tree Preservation Order (No. 646) at 10 Hillside, West Wimbledon, SW19 4NH (Hillside Ward)

No modifications

Item 13 Planning Appeal Decisions

No modifications

Item 14. Planning Enforcement - Summary of Current Cases

No modifications

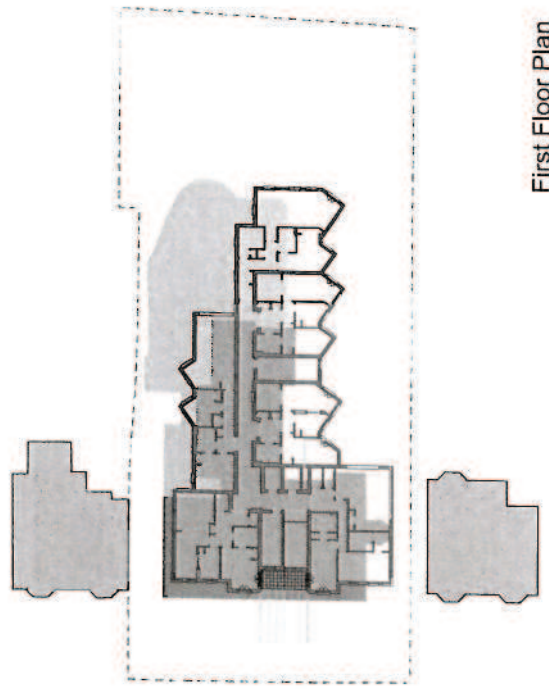


Site Location Plan
Scale 1:1250 @ A0

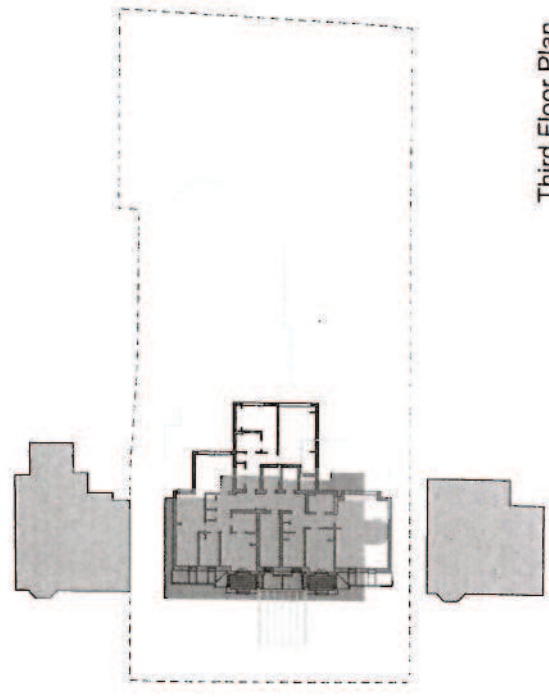
	Proposed Outline
	Proposed
	Existing 1.5 Storey Commercial
	Existing
	Existing Outline

Scale 1:200 @ A0

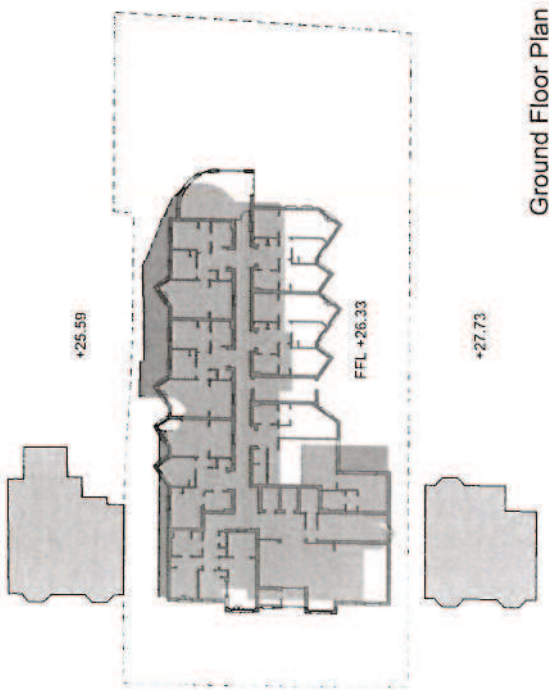
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ARCHITECTS



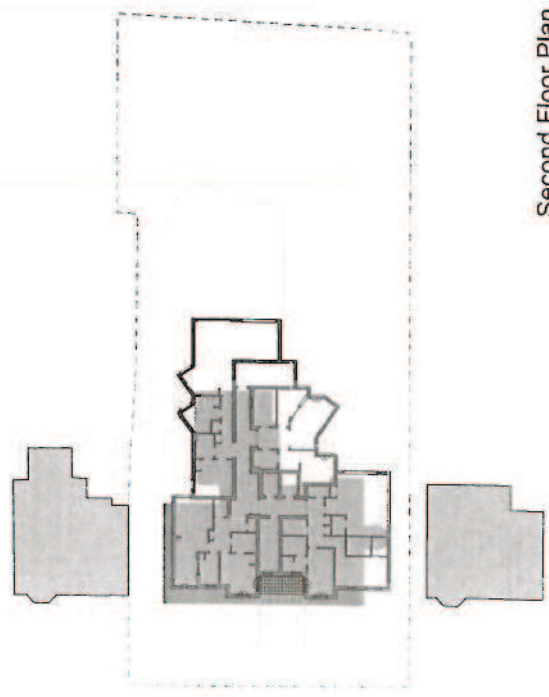
First Floor Plan



Third Floor Plan



Ground Floor Plan



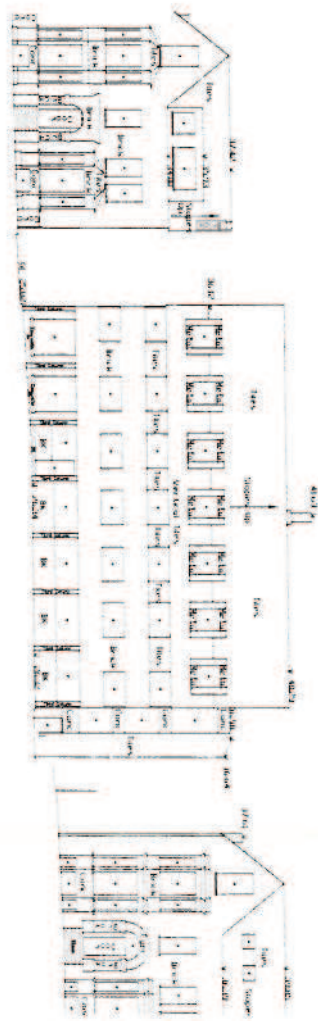
Second Floor Plan



Existing Perspective
Scale NTS@A0



Proposed Perspective
Scale NTS@A0



Existing Street Elevation
Scale 1:100@A0



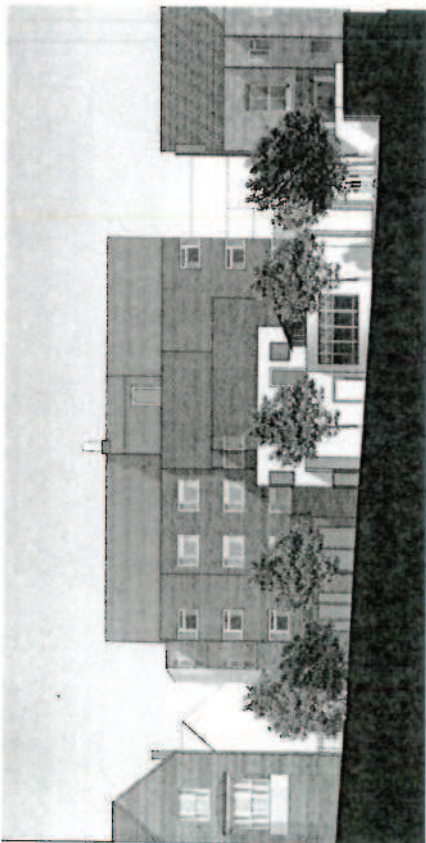
Proposed Street Elevation
Scale 1:100@A0



Site location Plan
Scale 1:1250@A1



Proposed Rear Elevation
Scale 1:100@A0



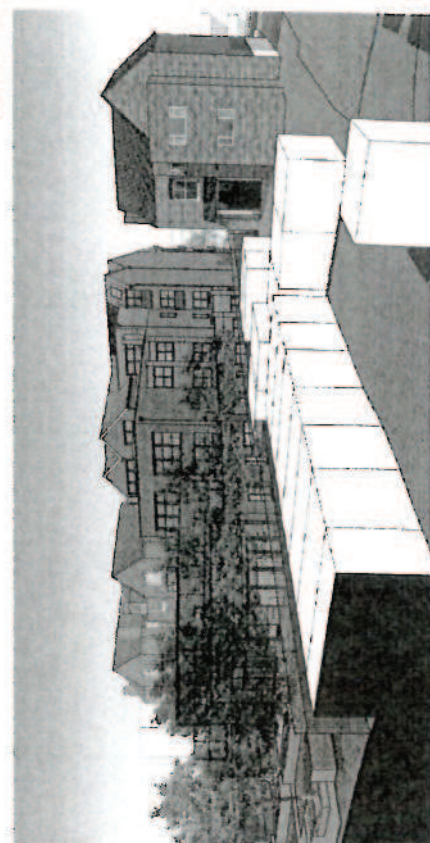
Existing Rear Elevation
Scale 1:100@A0



Proposed Rear Perspective A
Scale NTS@A0



Existing Rear Perspective A
Scale NTS@A0



Proposed Rear Perspective B
Scale NTS@A0



Existing Rear Perspective B
Scale NTS@A0

