

Merton Council

Planning Applications Committee

11 December 2014

Supplementary agenda

17 Proposed Modifications (for various items)

1 - 8

Also attached for information is a Note on “Amendments to national planning policy and associated changes to securing affordable housing contributions from 1-10 units in Merton”.

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Planning Applications Committee 11th December 2014. Supplementary Agenda.

Item 3. Minutes of previous meeting.

The list of those PRESENT should be amended to read as follows

“Councillor Linda Kirby (in the Chair); Councillor John Bowcott, Councillor Tobin Byers, Councillor David Dean, Councillor Ross Garrod, Councillor Abigail Jones, Councillor Philip Jones, Councillor Peter Southgate, Councillor Geraldine Stanford and Councillor Najeeb Latif (substitute for Councillor Daniel Holden).”

The list of those ALSO PRESENT remains unchanged.

Item 5. AELTC (The All England Lawn Tennis & Croquet Club), Church Road, Wimbledon, SW19 5AE (Ref. 14/P3481) (Village Ward)

Recommendation (page 39)

Insert additional conditions.

15. Hard/soft landscaping.

16. Landscaping Implementation.

Item 6. Raynes Park Playing Fields, Grand Drive, SW20 9NB (Ref. 14/P3466) (West Barnes Ward)

No modifications.

Item 7. Date Valley School, Cricket Green, Mitcham CR4 4LB (Ref. 14/P2812) (Cricket Green Ward)

Consultation (page 129)

Insert after paragraph 6.2

3 further objections received as a result of the re-consult not included in the Final Report:

- The travel plan is not effective and, by LBM's own admission, cannot be enforced; any approval should not be based on, and conditioned with, a Travel Plan. Transport Planning Officers have not taken into account the views of local residents.
- The report recommending approval was published one week before the end of the public consultation
- Views on the impact of the proposals, should they be approved and reviewed in 12 months' time, should be sought from the local community.
- A condition relating to the use of the Cricket Green should be imposed (should the application be approved) and a financial contribution for its management be sought from the school
- We object to the claim made by Transport Planning Officers (Report para 6.10) who have not liaised with local residents
- The intensification of the use of the school will exacerbate existing problems, i.e. use of the Cricket Green which excludes members of the public, parking problems, access problems. It will erode the character of the Conservation Area and the unique setting of the Cricket Green.
- The intensive use of the Cricket Green by the school which may lead to the schools assuming exclusive rights of use.

Insert after paragraph 6.13

Environmental Health

The location is such that it is close to residential properties and whilst I accept that it is unlikely that noise from the school building will be a problem, the associated activity of cars, doors slamming, people noise and general outside activity would cause additional disturbance and disruption to residents and therefore would object to the application.

The original conditions were imposed because they would have been necessary to protect the local amenity to some degree whilst allowing the development to go ahead, I feel that these conditions should not be allowed to be eroded at the expense of the local amenity.

Item 8. 2 Dawlish Avenue, Wimbledon Park, SW18 4RW (Ref.14/P1145) (Wimbledon Park Ward)

No modifications.

Item 9. Land between 2 Dawlish Avenue and 49 Haslemere Avenue, Wimbledon Park, SW18 4RW (Ref.14/P1146) (Wimbledon Park Ward)

No modifications.

Item 10. 49 Haslemere Avenue, Wimbledon Park, SW18 4RW (Ref.14/P1141) (Wimbledon Park Ward)

No modifications.

Item 11. 1 Homefield Place, 14B Homefield Road, Wimbledon, SW18 4QF ((Ref.14/P3337) (Village Ward)

No modifications.

Item 12. 26 Lincoln Avenue, Wimbledon Park, SW19 5JT (Ref. 14/P0639) (Wimbledon Park Ward)

Recommendation (page 261).

Add two new planning conditions:

18. Tree Protection: The details and measures contained in the approved document 'Arboricultural Report Impact Assessment & Method Statement To Support' dated 3 April 2014, together with the approved drawing 'Tree Protection Plan' numbered: 'CCL 09114/TPP Rev.1' shall be fully complied with. The approved methods for the protection of the existing retained trees shall be installed prior to the commencement of site works and shall be retained and maintained until the completion of all site operations.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2011, policy CS13 of Merton's Core Planning Strategy 2011 and policies DM D2 and 02 of Merton's Sites and Policies Plan 2014;

19 Site Supervision (Trees): 'No works or development shall commence until a scheme of supervision for the arboricultural measures set out in the approved Arboricultural Method Statement and Tree Protection Plan has been approved in writing by the LPA. The scheme will be appropriate to the scale and duration of works and shall include details of:

- o Induction and personnel awareness of arboricultural matters
- o Identification of individual responsibilities and key personnel
- o Statement of delegated powers
- o Timing and methods of site visiting and record keeping, including updates
- o Provide monitoring reports to the LPA on a specified regular basis
- o Procedures for dealing with variations and incidents
- o The scheme of supervision shall be carried out as agreed

o The scheme of supervision shall be administered by a qualified arboriculturist instructed by the applicant and approved by the LPA.

Reason: To protect and safeguard the existing retained Beech tree in accordance with the following Development Plan policies for Merton, policy CS13 of Merton's Core Planning Strategy 2011 and policy DM 02 of Merton's Sites and Policies Plan 2014.'

Item 13. Unit 8, College Fields Business Centre, Prince Georges Road, Wimbledon, SW19 2PX (Ref.14/P2832) (Colliers Wood Ward)

Consultations (page 277)

Insert after paragraph 5.3

1 additional e-mail and attachments from neighbouring resident querying whether consultation had notified owners rather than occupiers of neighbouring dwellings.

Concerns that smells, fumes and noise will affect whole of (housing) estate.

No information provided regarding noise, fumes, smell, working hours and other issues that would directly affect the residents.

Item 14. Kings College School, Southside Common, Wimbledon, SW19 4TT (Ref.14/P3646) (Village Ward)

No modifications.

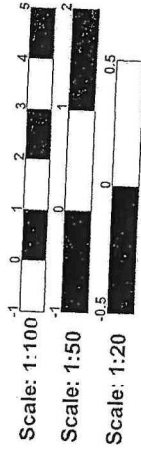
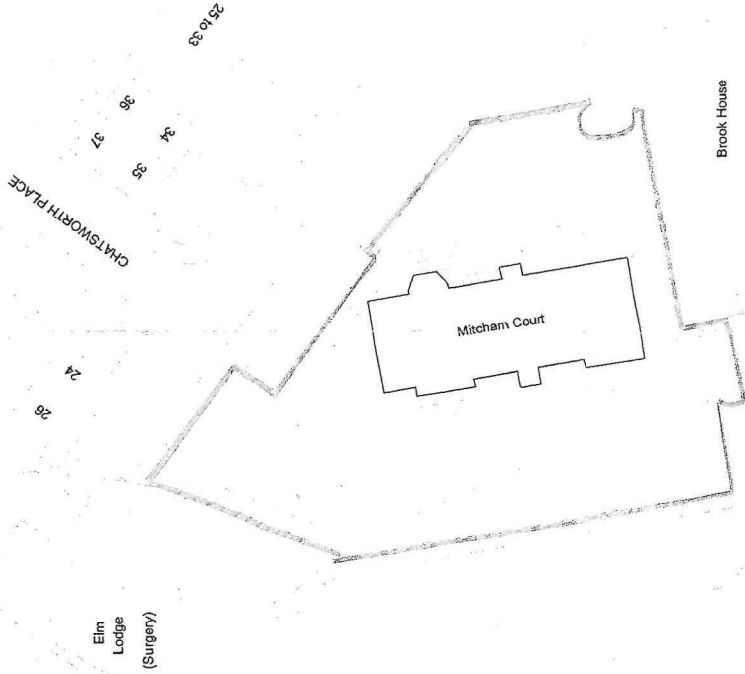
Item 15. Planning Appeal Decisions

No modifications.

Item 16. Planning Enforcement - Summary of Current Cases

No modifications.

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London Borough of Merton

19 JUL 2010

Planning Development Control

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Notes:

Project: Mitcham Court Cricket Green CR4 4LB

Drawing Title: Location Plan

Scale: 1:500 @ A3

Date: August 2009

Drawing No: 01 of 05

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Amendments to national planning policy and associated changes to securing affordable housing contributions from 1-10 units in Merton

December 2014

1. As of Friday 28 November 2014, the Government amended National Planning Policy Guidance to state that planning obligations (section 106 planning obligations) requiring a financial contribution towards affordable housing should not be sought from small scale and self-build development.
2. Following this change, the council can no longer seek financial contributions towards affordable housing on schemes of 1-9 units with a gross area of no more than 1,000sqm; consequently part of Section (d) of Merton's Core Planning Strategy policy CS8 *housing choice*, no longer applies.
3. The new government guidance means that planning obligations on affordable housing and other matters can only be applied to schemes of 11 new homes or more or 1-10 new homes with a total gross floorspace of more than 1,000sqm. For example:
 - The development of 10 homes with a total gross floorspace of 999sqm **is exempt** from affordable housing and other planning obligations.
 - The development of 7 new homes with a total gross floorspace of 1,001 sqm **is not exempt** from affordable housing and other planning obligations. Therefore the council can still seek financial contributions to affordable housing in planning obligations (Section 106 agreements) from small sites where the total gross floorspace is over 1,000sqm..
4. Necessary site-specific infrastructure, such as a cycle park link, is not affected by this new Government policy and can continue to be secured through planning obligations in order to make the development acceptable in planning terms.
5. The application of Merton's Community Infrastructure Levy is not affected by this change.
6. The table below is an extract from Merton's Core Planning Strategy policy CS8 *housing choice* (section d), illustrating the amendments to the policy.

Merton's Core Planning Strategy policy CS8 *housing choice*, section (d)

Table 18.1 Affordable housing requirements for Merton

Threshold	Affordable housing units	Affordable housing tenure split	Provision requirement
<p><u>Major planning applications</u></p> <p>11 units or more</p> <p>10 unit schemes, subject to also having a maximum combined gross floorspace of more than 1,000sqm.</p>	40%	60% Social Rented and 40% Intermediate	<p>On-Site:</p> <p>Only in exceptional circumstances will the council consider the provision of affordable housing off-site or financial contributions in lieu of provision on-site and this must be justified.</p>
<p><u>Minor planning applications</u></p> <p>Schemes of 1-9 units that also have a maximum combined gross floorspace of more than 1,000sqm.</p>	20%	60% Social Rented and 40% Intermediate	<p>Provision of an affordable housing equivalent to that provided on-site as a financial contribution.</p>

7. This amendment to the NPPG takes precedence over adopted Local Plan policies, in accordance with the Planning and Compulsory Purchase Act 2004 Section 38(5) as it is a more recently published document.
8. This advice has been prepared in conjunction with the council's legal team and in consultation with other councils, including Richmond, Islington and Enfield, which have similar policies on affordable housing in their Local Plans.