

Merton Council
Planning Applications Committee
8 December 2016
Supplementary agenda

16 Modifications

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Planning Applications Committee 8th December 2016 **Supplementary Agenda (Modifications Sheet)**

Item 5. 4 Alan Road, Wimbledon SW19 - 16/P1812 - Village Ward

Consultation: Paragraph 5.1 Should read 'In response 17 letters of objection.....'

Item 6. 80-86 Bushey Road, Raynes Park SW20 – 16/P1317 – Raynes Park Ward

Recommendation (page 59-68).

Condition 12. Amend to delete "and in connection with the operation of the approved uses".

Insert additional condition.

Prior to first use of the development a local employment strategy shall have been submitted to and approved in writing by the Local Planning Authority setting out the measures taken to ensure that the development provides employment opportunities for residents in Merton. Reason for condition: To improve local employment opportunities in accordance with policy DM.E4 of the Sites and Policies Plan.

Condition 23. First part of condition to be amended to read:

Excluding works of demolition, the development approved by this permission shall not commence until a detailed scheme for the provision of surface water drainage has been submitted to and approved in writing by the local planning authority. The final drainage scheme shall be designed in accordance with the submitted Drainage Strategy (produced by Cundall dated 29/03/16 Ref: 1008016) and will dispose of surface water by means of a sustainable drainage system (SuDS) to ground, watercourse or sewer in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards. Where a sustainable drainage scheme is to be provided, the submitted details shall:

Insert at end of condition. The development shall be implemented in accordance with such details as are approved.

Insert Appendix A - Drawings and documents.

Planning Statement, prepared by Quod;

Retail Assessment, prepared by Quod;

Transport Assessment, prepared by TPP;

Statement of Economic Benefits, prepared by Quod;

Phase 1 Geotechnical & Geoenvironmental Assessment, prepared by Cundall;

Energy and Sustainability Statement, prepared by Cundall;

Air Quality Assessment, prepared by Cundall;

Noise Assessment, prepared by Cundall;

Flood Risk Assessment, prepared by Cundall;

Light Pollution Study Summary, prepared by Cundall;

Ecological Assessment, prepared by Ecology Solutions;

Arboricultural Implications Assessment, prepared by DLA;

Tree Survey and Constraints Plan, prepared by DLA;

Heritage Statement, prepared by CgMs plus supplementary statement;

Market Report; prepared by Altus Edwin Hill;

Statement of Community Involvement, prepared by Thorncliffe;
Design and Access Statement, prepared by Chapman Taylor;

CT 015 01 02	Site Location Plan
CT 015 02 02	Existing Site Plan
CT 015 03 02	Demolition Plan
CT 015 04 09	Proposed Site Plan
CT 015 05 02	Proposed Roof Plan
CT 015 06 00	Illustrative Masterplan
CT 020 01 02	Proposed Ground Floor Plan – Tile A
CT 020 02 02	Proposed Ground Floor Plan – Tile B
CT 020 03 02	Proposed Ground Floor Plan – Tile C
CT 020 04 02	Proposed Ground Floor Plan – Tile D
CT 021 01 02	Proposed North & East Elevations – Unit 1 to 7
CT 021 02 02	Proposed South & East Elevations – Unit 1 to 7
CT 021 03 02	Proposed North & South Sections – Unit 1 to 7
CT 021 04 02	Proposed West & East Sections – Units 1 to 7
CT 021 05 02	Proposed North & West Elevations – Unit 8 to 11
CT 021 06 02	Proposed Sections – Unit 8 to 11
CT 021 08 01	Clock Tower – Existing Elevations
CT 022 01 02	Unit 1 – 7 Typical Shopfront Elevation & Section
CT 022 02 02	Unit 8 – 11 Typical Shopfront Elevation & Section
DLA-1676-01 Rev 4	Landscape Masterplan
DLA-1676-02 Rev 2	Tree Removal/Tree Protection

DLA-1676-03 Rev 7 Hard Landscaping Proposals
DLA-1676-04 Rev 7 Soft Landscaping Proposals
DLA-1676-07 Rev (As amended) Sections A, B and C
3061/AC/064 Rev A Ramped access from Bodnant Gardens drawings

Item 7. 59 Dora Road, Wimbleton SW19 – 16/P1620 – Wimbledon Park Ward

Description of development (page 71)

The description should be altered to read the following:

“Demolition of existing bungalow and erection of a pair of semi-detached house with basements”.

Additional representation.

An additional letter of objection has been submitted by ‘Right of Light Consulting’ on behalf of the occupiers of No.55 Dora Road. There are now a total of 23 objections from 18 address points. The letter raises concern due to the absence of a full daylight and sunlight survey and suggests that the application be deferred until a survey is carried out. The letter also raises concern with the loss of light to the side facing windows of No.55, as these windows have enjoyed uninterrupted light for over 30 years.

Officer comment:

Whilst the impact on a neighbour’s sunlight or daylight is a material planning consideration, ‘rights to light’ are not a material planning consideration. The application has been assessed as being acceptable in planning terms in relation to

the neighbour's amenity, including light levels. The impact on light to neighbouring properties is addressed in the Design and Access Statement and officers consider that the application has reasonably demonstrated that whilst there would be some slight loss of light, this impact would not be materially harmful. Whether there is an argument that rights to light legislation would further protect the neighbour at No.55 from a loss of light (including a slight loss of light which would be acceptable in planning terms) will be a private, legal matter between the applicant and the occupiers of No.55.

Item 8. Former Thames Water Merton Works, Fortescue Road, Colliers Wood SW19 – 16/P3430 – Colliers Wood Ward

Current proposals (page 97)

Paragraph 3.5. Pergola to read pergola.

Planning considerations (page 104)

Paragraph 7.6. First sentence to read: "Although a large proportion of the site is currently designated as a Borough SINC the site was declared surplus to requirements by the previous owners and over time the biodiversity quality of the site has degraded experiencing fly tipping and, following infestation of Japanese Knotweed, made little contribution to providing a biodiverse environment".

Paragraph 7.17. Pergola to read pergola.

Paragraph 7.27. 3rd sentence to read: "The north south communal gardens respond to changes in levels across the site creating attractive amenity spaces".

Item 9. Briar Dene, 15 Langley Road, Merton Park SW19 – 16/P3405 – Merton Park Ward

No modifications.

Item 10. 151 Wandle Road, Morden SM4 – 15/P4026 – Ravensbury Ward

Proposal (page 135)

Amend to read "Roof extensions in connection with (then as per report)".

Officers note that the submitted plans show a hip to gable and rear roof extension and that such extensions have already been approved under permission reference 15/P2726.

Planning considerations (page 141).

Paragraph 7.8. 4th sentence to be amended to read "In addition to three electric vehicle charging points, secure cycle storage would be provided in accordance with London Plan standards".

Item 11. Wellington House, 60-68 Wimbledon Hill Road, Wimbledon SW19 – 16/P2942 – Hillside Ward

Consultations

Add paragraph to end of section 6.1 to read:

A letter of support was received from Love Wimbledon on the following grounds:

- Building would integrate well with Mansel Court and provide a continuity of streetscape and offer much better street engagement
- Improving quality and quantity of office space where there is high demand. Additional jobs would boost the economy.
- Scheme would contribute to the character and appearance of Wimbledon Hill Road and provide a strong gateway
- Good environmental credentials

Planning Considerations

Amend paragraph 7.4.3 to read:

Significant concerns were raised by residents regarding the temporary removal of the two segregation islands on Mansel Road during the construction phase in the last round of consultations. The applicant has now submitted an addendum to the Construction Management Plan so that the existing cycle lane in Mansel Road can remain during the construction works together with the two traffic islands. It is not possible for a vehicle to park adjacent to the site in Mansel Road and for another vehicle to pass. It is therefore envisaged that a Temporary Traffic Order for the closure of Mansel Road will be required during the loading and unloading of vehicles although this cannot be confirmed until a contractor has been appointed. If this is necessary then prior to the construction phase and the implementation of the temporary road closures the developer will advertise when the temporary road closures would take place. Deliveries will also be programmed to avoid the peak travel periods and arrival and departure of pupils at Wimbledon High School. The proposed delivery times, which would be secured by a planning condition, would be 9:30am to 3pm Monday to Friday and Saturday between the hours of 8am and 1pm. It should also be noted that it is not possible to park delivery vehicles outside Mansel Court because vehicles would be unloading steelwork, reinforcement and ready mix concrete for 1-2 hours per day, with 2-3 vehicles per day directly outside Mansel Court. The crane would also potentially oversail Mansel Court and the lifting point is much further away so the size of the crane would have to be increased in size.

Item 12. TPO 698 - 11 Lymington Close, Streatham SW16

No modifications.

Item 13. Planning Appeal Decisions

No modifications.

Item 14. Planning Enforcement. Summary of current cases.

No modifications.

Item 15 – Change of Date for March 2017

Should read:

Please Note that the Planning Applications Committee in March 2017 will be held on Thursday 16 March, and not Thursday 23 March