

Merton Council
Planning Applications Committee
9 February 2017
Supplementary agenda

17 Modifications

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Planning Applications Committee 9th February 2017 **Supplementary Agenda (Modifications Sheet)**

Item 5. 26 Bakers End, Wimbledon Chase, SW20 (Merton Park ward)(16/P4082)

No amendments.

Item 6. 96-98 The Broadway, Wimbledon SW19 (Trinity ward)(15/P1569)

WITHDRAWN FROM THIS AGENDA

Item 7. 29 Carlingford Gardens, Mitcham CR4 (Graveney ward)(16/P4696)

No amendments.

Item 8. 44a Denmark Road, Wimbledon SW19 (Hillside ward)(16/P2011)

No amendments.

Item 9. Land adj to 5 Hillview, West Wimbledon SW20 (Village ward)(16/P4355)

No amendments.

Item 10. 134 Merton Road, SW19 1EH, (16/P4810) (Trinity Ward)

Consultation (page 60)

An additional objection letter has been received (making a total of seven letters of objection). The letter includes a petition of 91 signatories opposing the application.

Officer comment:

The concern regarding the loss of the existing tenant is noted. However, as set out in the agenda, there is no planning control over the specific occupier; Policy DM E3 simply requires that an employment generating use is retained as part of a mixed use development. The proposed development complies with this policy guidance.

Item 11. 3 Pincott Road, South Wimbledon SW19 (Abbey ward)(16/P4366)

Site and Surroundings (page 77)

Amend paragraph 2.2 to read; The site is identified on Merton Maps as being within the Local Estates Plan 2016 and within the Merton Archaeological Priority Area Tier 2 (indicating the presence or likely presence of heritage assets of archaeological interest).

Policy context (page 80)

Add to paragraph 6.3:

DM EP2 Reducing and mitigating noise.

Planning considerations (page 82)

Amend paragraph 7.13 to read; Local residents have also raised objections over the potential noise impacts of the proposed community centre upon those living above the ground floor and in adjacent properties. Merton's Sites and Policies Plan Policy DM EP2 states that development which would have a significant effect on existing or future occupiers or the local amenity due to noise or vibration will not be permitted unless the potential noise problems can be overcome by suitable mitigation measures.

Amend paragraph 7.15 to read; It is considered that the proposal meets policy DM D2 and policy DM EP2 of Merton's Sites and Policies Plan as the use of mitigation measures will ensure no adverse noise effects will impact upon the amenity of residents within the building and the neighbouring properties.

Amend paragraph 7.21 to read: The site is identified as being within the Merton Archaeological Priority Area Tier 2 (indicating the presence or likely presence of heritage assets of archaeological interest).

Conclusion (page 82)

Amend paragraph 8.1 to read: The principle of development is considered to be acceptable. It is considered that the proposed development will not result in undue adverse effects upon the surrounding transport and parking network, neighbour amenity and the potential presence of archaeological interest.

Recommendation (page 83)

Amend reason for Condition 3: Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and to ensure compliance with policies 7.14 and 7.15 of the London Plan (2016), policies DM D2 and DM EP2 of Merton's Sites and Policies Plan (2014).

Amend reason for Condition 4: Reason: To safeguard the amenity of the surrounding area and ensure compliance with policy 7.15 of the London Plan (2016), policy CS57 of Merton's Core Strategy 2011 and policy DM EP2 and DM EP2 of Merton's Sites and Policies Plan (2014).

Item 12. 7 Ridgway Place, Wimbledon SW19 (Hillside ward)(16/P4709)

No amendments.

Item 13. 223 Streatham Road and 1 Ridge Road, Mitcham CR4 (Graveney ward)(16/P4324)

Drawings (page 97)

Insert: "Design and Access Statement' dated 13 January 2017"

Replace: 'Energy and Sustainability Statement' dated October 2016 with "Energy and Sustainability Statement' revised and dated December 2016"

Current proposal (page 99)

Paragraph 3.7. Insert: "Design and Access Statement' dated 13 January 2017"

Replace: 'Energy and Sustainability Statement' dated October 2016 with "Energy and Sustainability Statement' revised and dated December 2016"

Planning considerations (page 106)

Paragraph 7.12: Insert: "London Plan paragraph 3.28 states that it is not appropriate to apply the density ranges suggested in Table 3.2 mechanically".

Recommendation (page 120)

Condition 3: Insert: "No works above ground (other than site clearance, preparation and demolition)"

Condition 4: Insert: "unless otherwise agreed in writing with the Local Planning Authority"

Condition 5: Insert: "unless otherwise agreed in writing with the Local Planning Authority"

Condition 10:

Replace: ~~first occupation of the~~ with "is commenced"

Replace: ~~use~~ with "construction period"

Delete: Reason

Condition 11: Insert: "above ground (other than site clearance, preparation and demolition)"

Condition 17: Replace: ~~first occupation of the development details, plans and specifications~~ with "the installation of any"

Condition 18:

Replace: ~~have been~~ with "shall be"

Insert: "unless otherwise agreed in writing with the Local Planning Authority."

Condition 20:

Insert: "(other than site clearance, preparation and demolition)"

Replace: ~~Provide information about the design storm period and intensity, attenuation (volume of no less than 50m³ to be provided) and control the rate of surface water discharged from the site;~~ with "Provide details of the design storm period and intensity, attenuation volume to be provided, and maximum rate at which surface water is to be discharged to be from the site, which shall not exceed 5l/s"

Condition 21:

Replace: ~~Evidence requirements: are detailed in the "Schedule of Evidence Required" for Post Construction Stage from Ene1 of the Code for Sustainable Homes Technical Guide (2010).~~ with "Evidence requirements:

Detailed documentary evidence confirming the TER, DER and percentage improvement of DER over TER based on 'As Built' SAP outputs

OR

Where applicable:

- A copy of revised/final calculations, as detailed in the assessment methodology based on as built SAP outputs;
- Confirmation of fabric energy efficiency performance where SAP section 16 allowances have been included in the calculation"

Condition 28:

Replace: ~~identifies~~ with "identified"

Replace: ~~the flat roof~~ with “these areas”

Item 14. TPO Report 5-6 Alt Grove, Wimbledon SW19

No amendments.

Item 15. Planning Appeal Decisions

No amendments.

Item 16. Planning Enforcement. Summary of current cases.

No amendments.