

Merton Council

Planning Applications Committee

Membership

Councillors

Philip Jones (Chair)
John Bowcott (Vice-Chair)
David Dean
John Dehaney
Richard Hilton
Ian Munn BSc, MRTPI(Rtd)
Peter Southgate
Geraldine Stanford
Gregory Patrick Udeh
Simon Withey

Substitute Members:

Agatha Mary Akyigyina
Karin Forbes
Maurice Groves
Janice Howard
Sam Thomas

A meeting of the Planning Applications Committee will be held on:

Date: 7 November 2013

Time: 7.15 pm

Venue: Council chamber - Merton Civic Centre, London Road, Morden SM4 5DX

This is a public meeting and attendance by the public is encouraged and welcomed. If you wish to speak please see notes after the list of agenda items. For more information about the agenda and the decision making process contact democratic.services@merton.gov.uk or telephone 020 8545 3357

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Planning Applications Committee

7 November 2013

- 1 Declarations of interest
- 2 Apologies for absence
- 3 Minutes of the meeting held on 10 October 2013 1 - 10
Officer Recommendation:
That the Minutes of the meeting held on 10 October 2013 be agreed as a correct record.
- 4 Town Planning Applications - Covering Report 11 - 14
Officer Recommendation:
The recommendations for each individual application are detailed in the relevant section of the reports. (NB. The recommendations are also summarised on the index page at the front of this agenda).
- 5 30 ARTHUR ROAD, WIMBLEDON, SW19 7DU (Village Ward) (Ref. (1) 13/P2263 & (2) 13/P2342) 15 - 24
Officer Recommendation:
(1) Grant Permission subject to conditions
(2) Grant Conservation Area Consent subject to conditions
- 6 THE GLASS HOUSE, 177-187 ARTHUR ROAD, WIMBLEDON, SW19 8AE (Village Ward) (Ref. 13/P0426) 25 - 34
Officer Recommendation:
Grant Permission subject to S.106 Obligation and conditions
- 7 52 THE BROADWAY, WIMBLEDON, SW19 1RQ (Trinity Ward) (Ref.13/P1113) 35 - 54
Officer Recommendation:
Grant Permission subject to S.106 Obligation and conditions
- 8 247 THE BROADWAY, WIMBLEDON, SW19 1SD (Abbey Ward) (Ref.13/P0952) 55 - 76
Officer Recommendation:
Grant Permission subject to S.106 Obligation and conditions
- 9 2A CHESTER ROAD, WIMBLEDON, SW19 4TW (Village Ward) (Ref. 13/P2485) 77 - 104
Officer Recommendation:
Grant Permission subject to conditions

10	45 CHESTER ROAD, WIMBLEDON, SW19 4TS (Village Ward) (Ref. 13/P2186)	105 - 118
	Officer Recommendation: Grant Permission subject to conditions	
11	18 COMMONSIDE WEST, MITCHAM CR4 4HA (Figges Marsh Ward) (Ref. (A) 13/P1479 & (B) 13/P1480)	119 - 154
	Officer Recommendation: (A) Grant Conservation Area Consent subject to conditions (B) Grant Permission subject to S.106 Obligation and conditions	
12	LAND WITHIN CURTILAGE OF 17A COPSE HILL, WIMBLEDON, SW20 0NB (Village Ward) (Ref. 13/P2072)	155 - 168
	Officer Recommendation: Grant Permission subject to S.106 Obligation and conditions	
13	FAIR GREEN, MARKET SQUARE, MITCHAM CR4 2PE (Figges Marsh Ward) (Ref. 13/P2575)	169 - 200
	Officer Recommendation: Grant Permission subject to conditions	
14	15C LANDSDOWNE ROAD, WEST WIMBLEDON, SW20 8AN (Raynes Park Ward) (Ref.13/P1409)	201 - 212
	Officer Recommendation: Grant Permission subject to conditions	
15	REAR OF ASTON COURT, 18 LANDSDOWNE ROAD, WEST WIMBLEDON, SW20 8AW (Raynes Park Ward) (Ref.13/P1118)	213 - 228
	Officer Recommendation: Grant Permission subject to S.106 Obligation and conditions	
16	PICFARE HOUSE, 197 LONDON ROAD, MORDEN, SM4 5PT (St Helier Ward) (Ref. 13/P1641)	229 - 254
	Officer Recommendation: Grant Permission subject to S.106 Obligation and conditions	
17	14 MARRYAT ROAD, WIMBLEDON, SW19 5BD (Village Ward) (Ref. 13/P0543)	255 - 272
	Officer Recommendation: Grant Permission subject to conditions	

18	LAND AT THE FORMER GROVE HOTEL, 2 MORDEN ROAD, SOUTH WIMBLEDON, SW19 3BH (Abbey Ward) (Ref. 13/P1238) Officer Recommendation: Grant Permission subject to S.106 Obligation and conditions	273 - 302
19	237-239 NORTHBOROUGH ROAD, NORBURY, SW16 4TR (Longthornton Ward) (Ref. 12/P1937) Officer Recommendation: Grant Permission subject to conditions	303 - 328
20	PELHAM PRIMARY SCHOOL, SOUTHEY ROAD, WIMBLEDON, SW19 1NU (Abbey Ward) (Ref. 13/P2659) Officer Recommendation: Grant Permission subject to conditions	329 - 392
21	28-32 TRAMWAY PATH, MITCHAM, CR4 4BD (Ravensbury Ward) (Ref. 13/P1838) Officer Recommendation: Grant Permission subject to S.106 Obligation and conditions	393 - 424
22	50 WANDLE ROAD, MORDEN, SM4 6AQ (Ravensbury Ward) (Ref. 13/P2290) Officer Recommendation: Grant Permission subject to S.106 Obligation Deed of Variation and conditions	425 - 446
23	FOOTBRIDGE (OVER RIVER WANDLE) CONNECTING WANDLE MEADOW NATURE PARK TO BEWLEY STREET, WIMBLEDON, SW19 1XF (Colliers Wood Ward) (Ref. 13/P2573) Officer Recommendation: Grant Permission subject to conditions	447 - 460
24	FLAT B, 168 WORPLE ROAD, RAYNES PARK, SW20 8PR (Hillside Ward) (Ref. 13/P2010) Officer Recommendation: Grant Permission subject to S.106 Obligation and conditions	461 - 472
25	Planning Appeal Decisions Officer Recommendation: That Members note the contents of the report	473 - 476
26	Planning Enforcement - Summary of Current Cases Officer Recommendation: That Members note the contents of the report	477 - 482

Declarations of Pecuniary Interests

Members are reminded of the need to have regard to the items published with this agenda and, where necessary to declare at this meeting any Disclosable Pecuniary Interest (as defined in the The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012) in any matter to be considered at the meeting. If a pecuniary interest is declared they should withdraw from the meeting room during the whole of the consideration of that matter and must not participate in any vote on that matter. If members consider they should not participate because of a non pecuniary interest which may give rise to a perception of bias, they should declare this, withdraw and not participate in consideration of the item. For further advice please speak with the Council's Assistant Director of Corporate Governance.

Declarations of Pecuniary Interests – Members of the Design and Review Panel (DRP)

Members of the Planning Applications Committee (PAC), who are also members of the DRP, are advised that they should not participate in an item which has previously been to DRP where they have voted or associated themselves with a conclusion reached or recommendation made. Any member of the PAC who has also sat on DRP in relation to items on this PAC agenda must indicate whether or not they voted in such a matter. If the member has so voted they should withdraw from the meeting.

NOTES

- 1) **Order of items:** Please note that items may well be not considered in the order in which they are shown on the agenda since the items for which there are many observers or speakers are likely to be prioritised and their consideration brought forward.
- 2) **Speakers:** Councillors and members of the public may request to speak at the Committee. Requests should be made by telephone to the Development Control Admin. Section on 020-8545-3445/3448 (or e-mail: planning@merton.gov.uk) no later than 12 Noon on the last (working) day preceding the meeting. For further details see the following procedure note.
- 3) **Procedure at Meetings:** Attached after this page is a brief note of the procedure at Planning Application Committee meetings in relation to
 - a. requests to speak at meetings; and
 - b. the submission of additional written evidence at meetings. Please note that the distribution of documentation (including photographs/ drawings etc) by the public during the course of the meeting will not be permitted.
- 4) **Copies of agenda:** The agenda for this meeting can be seen on the Council's web-site (which can be accessed at all Merton Libraries). A printed hard copy of the agenda will also be available for inspection at the meeting.

Procedure at meetings of the Planning Applications Committee

- 1 Public speaking at the Planning Applications Committee
- 2 Submission of additional written evidence at meetings

1 Public speaking at the Planning Applications Committee

- 1.1 The Council permits persons who wish to make representations on planning applications to speak at the Committee and present their views. The number of speakers for each item will be at the discretion of the Committee Chair, but subject to time constraints there will normally be a maximum of 3 objectors (or third party) speakers, each being allowed to speak for a maximum of 3 minutes.
- 1.2 Following the issue of the agenda, even if a person has previously indicated their wish to address the Committee, they should contact either
 - the Planning Officer dealing with the application (or e-mail: planning@merton.gov.uk) or
 - the Development Control Admin. Section on 020-8545-3445/3448 (9am – 5pm); or
 - the Development Control hotline 020-8545-3777 (open 1pm – 4pm only).
- 1.3 Requests to speak must be received by 12 noon on the day before the meeting, and should include the person's name, address, and daytime contact phone number (or e-mail address) and if appropriate, the organisation they represent; and also clearly indicate the application, on which it is wished to make representations.
- 1.4 More speakers may be permitted in the case of exceptional circumstances/major applications, but representatives of political parties will not be permitted to speak. (See also note 1.10 below on Ward Councillors/Other Merton Councillors.)
- 1.5 If a person is aware of other people who wish to speak and make the same points, then that person may wish to appoint a representative to present their collective views or arrange that different speakers raise different issues. Permission to speak is at the absolute discretion of the Chair, who may limit the number of speakers in order to take account the size of the agenda and to progress the business of the Committee.
- 1.6 Applicants (& agents/technical consultants): Applicants or their representatives may be allowed to speak for the same amount of time as the sum of all objectors for each application. (For example, if objectors are allowed to speak for three minutes each, then if there was only one objector, the applicant may be allowed to speak for a maximum of 3 minutes; but if there were 2 objectors, the applicant may be allowed to speak for a maximum of 6 minutes and so on.)
- 1.7 Unless applicants or their representatives notify the Council to the contrary prior to the Committee meeting, it will be assumed that they will be attending the meeting and if there are objectors speaking against their application, will take the opportunity to address the Committee in response to the objections.

- 1.8 When there are no objectors wishing to speak, but the application is recommended for refusal, then the Applicants or their representatives will also be allowed to speak up to a maximum of 3 minutes.
- 1.9 Applicants will not be allowed to speak if their application is recommended for approval and there are no objectors speaking. An exception will be made if an applicant (or their representative) wishes to object to the proposed conditions; and in this case they will be allowed to speak only in relation to the relevant conditions causing concern.
- 1.10 Speaking time for Ward Councillors/Other Merton Councillors: Councillors, who are not on the Committee, may speak for up to a maximum of 3 minutes on an application, subject to the Chair's consent, but may take no part in the subsequent debate or vote. Such Councillors, however, subject to the Chair's consent, may ask questions of fact of officers.
- 1.11 Such Councillors, who are not on the Committee, should submit their request to speak by 12 noon on the day before the meeting (so that their name can be added to the list of speaker requests provided to the Chair). Such requests may be made to the Development Control Section direct (see 1.2 above for contact details) or via the Councillor's Group office.
- 1.12 Points of clarification from applicants/objectors: If needed, the Chair is also able to ask applicants/objectors for points of clarification during the discussion of an application.

2 Submission of additional written evidence at meetings

- 2.1 The distribution of documentation (including photographs/drawings etc) during the course of the Committee meeting will not be permitted.
- 2.2 Additional evidence that objectors/applicants want to provide Committee Members (i.e. Councillors) to support their presentation (when speaking) must be submitted to Merton Council's Development Control Section before 12 Noon on the day before the relevant Committee meeting.
- 2.3 If an applicant or objector wishes to circulate additional information in hard copy form to Committee Members, they are required to provide 16 hard copies to the Planning Officer dealing with the application before 12 Noon on the day before the meeting.
- 2.4 Any queries on the above should be directed to:
 - planning@merton.gov.uk or;
 - the Development Control hotline 020-8545-3777 (open 1pm – 4pm only).
 - Contact details for Committee Members and all other Councillors can be found on the Council's web-site: <http://www.merton.gov.uk>