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PLANNING APPLICATIONS COMMITTEE

13 FEBRUARY 2014

(19.15 - 21.42)

PRESENT: Councillors Philip Jones (in the Chair), John Bowcott, John Dehaney, Richard Hilton, Ian Munn BSc, MRTPI(Rtd), Peter Southgate, Geraldine Stanford, Gregory Patrick Udeh, Simon Withey and Maurice Groves (Substitute for David Dean)

ALSO PRESENT: Councillor Suzanne Grocott

Pip Howson (Pip Howson (Placemaking and Public Realm Project Officer)), Jonathan Lewis (South Team Leader - Development Control), Neil Milligan (Development Control Manager, ENVR), Michael Udall (Democratic Services) and Sue Wright (North Team Leader - Development Control)

1. DECLARATIONS OF INTEREST (Agenda Item 1)

None

2. APOLOGIES FOR ABSENCE (Agenda Item 2)

Apologies for absence were received from: Councillor David Dean.

3. MINUTES OF THE PREVIOUS MEETING (Agenda Item 3)

RESOLVED: That the Minutes of the meeting held on 16 January 2014 be agreed as a correct record.

4. TOWN PLANNING APPLICATIONS - COVERING REPORT (Agenda Item 4)

The published agenda and the modifications sheet tabled at committee form part of the Minutes.

(a) Modifications Sheet: A list of modifications for the index and items 6, 7 & 8 and additional letters/representations and drawings received since agenda publication, were tabled at the meeting.

(b) Oral representations: The Committee received oral representations at the meeting made by third parties and applicants/agents in respect of items 5, 6, 7, 8 & 10. In each case where objectors spoke, the Chair also offered the applicants/agents the opportunity to speak; and the Chair also indicated that applicants/agents would be given the same amount of time to speak as objectors for each item.

The Committee also received oral representations at the meeting from the following Councillors (who were not members of the Committee for this meeting) in respect of the items indicated below –

Item 8 – Councillor Suzanne Grocott

(c) Order of the Agenda: Following consultation with other Members at various times during the meeting, the Chair amended the order of items to the following – 9, 6, 8, 7, 5, 10, 11 & then 12.

RESOLVED: That the following decisions are made:

5. 227 COOMBE LANE, RAYNES PARK, SW20 0RG (REF. 13/P3788)
(RAYNES PARK WARD) (Agenda Item 5)

It was noted that the property had been altered and extended following approval of an application (on appeal) but that the alterations/extensions as built didn't comply with the permission granted by the appeal Inspector; and the current application sought planning consent for these unauthorised changes. Following considerable discussion, the application was approved as shown below (Councillor Richard Hilton dissenting).

Decision: Item 5 - 227 Coombe Lane, Raynes Park, SW20 0RG (ref. 13/P3788)
GRANT PERMISSION subject to the conditions set out in the officer case report.

6. FORMER ATKINSON MORLEY HOSPITAL AND THE FIRS, COPSE HILL,
WEST WIMBLEDON, SW20 0NE (REF. 13/P2722) (VILLAGE WARD)
(Agenda Item 6)

1. Application - This application proposed the variation of Condition (2) attached to application 11/P0346 (as amended by 12/P0537).

2. Modifications Sheet – Officers introduced this item and also highlighted the changes to the submitted report detailed on the tabled modifications sheet, particularly those amending the report's recommendations. Officers explained that many of the changes aimed to firm up the commitments to be imposed on the developer.

3. Further Amendment to report – Officers also advised that paragraph 7.32.1, 5th bullet point (page 34) as shown on the modifications sheet, should be amended by adding extra wording at the end of the bullet point as shown in italics below–
“.....Landscape Masterplan 133-L02 *and as agreed in the Deed of Variation relating to the Wolfson Centre application.*”

Decision: Item 6 - Former Atkinson Morley Hospital and The Firs, Copse Hill, West Wimbledon, SW20 0NE (ref. 13/P2722)

GRANT VARIATION of Condition (2) in order to substitute revised drawing numbers (to allow substitution of 8 houses with 30 apartments) subject to -

(a) Additional planning conditions to (i) prohibit the provision of artificial surfaces and lighting to playing pitches, (ii) require provision of electric charging points to the basement (car park);

(b) Delegated powers to officers to amend/add conditions which relate directly to the revisions;

(c) The completion of a Deed of Variation to the S.106 Agreement to incorporate the requirements set out in paragraph 7.32.1 (*including the extra wording set out above*);

(d) The completion of undertakings in accordance with paragraphs 7.32.3 and 7.32.5 to provide additional land for the approach to the ecological area and a donation to the scout group;

(e) Inclusion of MOL land swap as an amendment to the emerging Policies Map;

as set out in the officer case report and the tabled modifications sheet.

7. NELSON HOSPITAL (ASSISTED LIVING PHASE), 220 KINGSTON ROAD, WIMBLEDON CHASE, SW20 8DB (REF. 13/P2192) (MERTON PARK WARD) (Agenda Item 7)

1. Officers advised that the Committee had previously granted planning consent for the proposed development but that Committee had imposed a Condition (4) requiring the submission and approval of the external materials proposed. Samples of the proposed external materials were available for inspection at the meeting and officers highlighted how they were proposed to be used on the development.

2. There was extensive discussion regarding a suggestion made by residents for a “living wall” to be provided on the outside of the proposed building, particularly on the frontage facing Manor Gardens. Officers comments on the suggestion included pointing out that when the application had been originally considered by the Committee, the application had included illustrative drawings showing proposed external materials but these hadn’t included the use of a living wall.

3. Whilst there was general consensus by Members regarding the suitability of the materials submitted, Members considered that the applicants should be asked to consider the option of a living wall on the Manor Gardens frontage.

Decision: Item 7 - Nelson Hospital (Assisted Living Places), 220 Kingston Road, Wimbledon Chase, SW20 8DB (Ref. 13/P2192)

That consideration of the application be DEFERRED to the next meeting so as to allow consultations with the applicant regarding the possible provision of a living wall on the Manor Gardens frontage.

8. LAND BETWEEN 424-428 KINGSTON ROAD, RAYNES PARK, SW20 8DX (REF. 13/P4133) (DUNDONALD WARD) (Agenda Item 8)

1. Section 106 Agreement - revised financial contribution figures – Officers drew attention to the revisions to the proposed Section 106 Agreement included in the tabled modifications sheet, but advised that since the compilation of the modifications

sheet, there had been further discussions with the applicant, and the financial contribution figures should now be revised to read as follows –

- (a) secondary school education provision (£30, 856.32);
- (b) off site affordable housing provision (£415, 265.75);
- (c) the Council's costs of monitoring the Section 106 Obligations (£19, 234.25); and
- (d) sustainable transport provision (£20,000).

2. Condition (12) (Screening of external amenity areas) – Amendment – Officers advised that, having regard to possible overlooking from windows in the two storey commercial building to the south of the site, Condition (12) (on page 91) should now be amended to also refer to the proposed ground floor patios and accordingly be revised to read (in its 3rd line) as follows - "...proposed screening of all external amenity areas, including ground floor patios, shall be in place...".

3. Footway Widening – Officers confirmed that the land needed for the proposed widening of the existing footway adjacent to the site on Kingston Road (referred to on the tabled modifications sheet) would come from the application site and not from existing highway land.

4. Kingston Road/ Burstow Road/ Lower Downs Road junction – Accident Statistics - It was noted that the application site was located on a bend in Kingston Road at this junction. In response to a query from Councillor Maurice Groves, officers advised that the accident statistics for the junction were not significant but were not to hand at the meeting, and so officers undertook to provide Councillor Maurice Groves with the statistics by e-mail the following day.

4.1 Possible Mini-Roundabout – Reference was made to the conflicting traffic movements at this junction and the possible provision of a mini-roundabout. Officers (a) advised that the Council's Highways and Traffic Team had undertaken an assessment of the junction within the last 5 years and some amendments had been made to the junction;

(b) advised that provision of a mini-roundabout would not necessarily resolve the traffic problems at the junction; but

(c) nonetheless undertook to request the Highways and Traffic Team to again review the junction.

Decision: Item 8 - Land between 424-428 Kingston Road, Raynes Park, SW20 8DX (Ref. 13/P4133)

GRANT PERMISSION subject to the completion of a Section 106 Agreement and subject to the conditions set out in the officer case report and the tabled modifications sheet, and subject to -

- (a) the revised financial contribution figures for the Section 106 Agreement detailed above; and
- (b) the amendment to Condition (12) (Screening of external amenity areas) detailed above.

9. 12A RAVENSURRY TERRACE, WIMBLEDON PARK, SW18 4RL (REF. 13/P2904) (WIMBLEDON PARK WARD) (Agenda Item 9)

Officers advised that, following a response from the Environment Agency (regarding flooding), the applicants had requested that consideration of the application be deferred, and that officers supported their request.

Decision: Item 9 - 12a Ravensbury Terrace, Wimbledon Park, SW18 4RL (Ref. 13/P2904)

That consideration of the application be DEFERRED to a future meeting so that further information can be submitted.

10. 10 ST MARYS ROAD, WIMBLEDON, SW19 7DF (REF.13/P3848 (VILLAGE WARD) (Agenda Item 10)

1. Extra Conditions – Following concerns raised by an objector during their oral objections officers suggested that extra conditions be possibly be imposed.

2. In particular, officers suggested an extra condition covering the impact on neighbours during building works such as dust control, dust during demolition, vehicle management and parking.

3. Officers noted that the submitted hydrology report was based on local boreholes information and suggested that a further condition could be imposed requiring a ground investigation on the application site itself and that the results should then inform the drainage and construction details.

4. As indicated below, the Committee subsequently agreed to these extra conditions and that officers be delegated authority to agree the detailed wording.

Decision: Item 10 - 10 St Marys Road, Wimbledon, SW19 7DF (Ref.13/P3848)

(A) GRANT PERMISSION subject to the conditions set out in the officer case report, and subject to the following additional conditions regarding the following (subject to (B) below) -

(i) Management during Construction (including dust control, dust during demolition, vehicle management and parking)

(ii) Ground Investigation on-site – Requirement for on-site investigations to be carried out and the results to inform the drainage and construction details.

(B) Delegation – The Director Of Environment & Regeneration be delegated authority to agree the detailed wording of the above extra conditions.

11. 6 SUNNYSIDE PLACE, SUNNYSIDE, WIMBLEDON, SW19 4SJ (REF.13/P4055 (VILLAGE WARD) (Agenda Item 11)

Decision: GRANT PERMISSION subject to the conditions set out in the officer case report.

12. REAR OF 44 WIMBLEDON HILL ROAD, WIMBLEDON, SW19 7PA
(REF.13/P1543) (HILLSIDE WARD) (Agenda Item 12)

It was noted that (i) the Committee had previously approved this application subject to a S.106 Agreement which included a financial contribution towards affordable housing; (ii) since the approval the applicant had undertaken a viability assessment of the scheme which had concluded that the scheme could not sustain any financial contribution towards affordable housing; and (iii) in accordance with standard procedure, the viability assessment had been independently assessed by the Council and found to be valid. Following considerable discussion, the application was approved as shown below.

Decision: Item 12 - Rear of 44 Wimbledon Hill Road, Wimbledon, SW19 7PA
(Ref.12/P1543)

GRANT PERMISSION subject to the completion of a Section 106 Agreement and subject to the conditions set out in the officer case report.

13. PLANNING APPEAL DECISIONS (Agenda Item 13)

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14. PLANNING ENFORCEMENT - SUMMARY OF CURRENT CASES (Agenda Item 14)

(a) Rapid Ready Mix, Alpha Place, Garth Road, SM4 (para.2.08) – Councillor Richard Hilton raised concerns about this site, including the hours of working. Officers confirmed that the Enforcement Team would continue to monitor this site, including compliance with the condition restricting hours of working, and would take appropriate action if breaches occurred.

(b) 23A Bruce Road, Mitcham (para.'s 2.09 & 3.4) – Officers undertook to check on the progress in this case, including possible prosecution, and advise Councillor John Dehaney.

(c) Burn Bullock PH, London Road, Mitcham (para. 3.4) – Councillor Ian Munn referred to the various on-going issues relating to this site and to a meeting between officers and the owner earlier the same day; and expressed his concern that a listed building repair notice be issued as soon as possible. Officers undertook to check on the progress on this and resolving various other issues related to the site.

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15. MODIFICATIONS SHEET (FOR VARIOUS ITEMS) (Agenda Item 15)

See above Minute on Item 4 (Town Planning Applications – Covering Report).