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PLANNING APPLICATIONS COMMITTEE

11 AUGUST 2016

(7.15 pm - 11.25 pm)

PRESENT Councillor John Bowcott, Councillor Abigail Jones,
Councillor Philip Jones, Councillor Peter Southgate,
Councillor Geraldine Stanford, Councillor Najeeb Latif and
Councillor Imran Uddin

ALSO PRESENT Councillors Charlie Chirico, Suzanne Grocott, Katy Neep, Dennis
Pearce.
Sue Wright and Jonathan Lewis, Development Control Team
Leaders.
Chris Chowns, Transport Planner.
Susanne Wicks, Democratic Services Officer.

1 APOLOGIES FOR ABSENCE (Agenda Item 1)

Apologies for absence were received from Councillors Linda Kirby, David Dean, and Andrew Judge. Councillors Judy Saunders, Joan Henry and Daniel Holden attended as substitute members.

In the absence of Councillor Linda Kirby, Councillor John Bowcott chaired the meeting.

2 DECLARATIONS OF PECUNIARY INTEREST (Agenda Item 2)

Councillor Abigail Jones declared a personal interest in agenda item 14 (40 Station Road, SW19 2LP) due to the proximity of her home to the address. She noted she would not participate in the debate or vote on that item.

Councillor John Bowcott informed the Committee that he had chaired a meeting of the Design Review Panel that considered agenda item 5 (153 – 161 The Broadway, SW19 1NE) but did not take part in the debate or vote on that item.

3 MINUTES OF THE PREVIOUS MEETING (Agenda Item 3)

RESOLVED: That the minutes of the meeting held on 14 July 2016 are agreed as an accurate record.

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

A list of modifications for agenda items 5, 6, 7, 8, 9, 10, 11, 14 and 15 was published as a supplementary agenda.

The Committee received verbal representations detailed in the minutes for the relevant items.

The Chair amended the order of items as follows: 5, 10, 13, 14, 12, 16, 6, 7, 8, 9, 11, 15.

5 153-161 THE BROADWAY, WIMBLEDON, SW19 1NE (Agenda Item 5)

Proposal: Demolition of the existing buildings and erection of a 9 storey 176 bedroom hotel (Use Class C1) and ground floor restaurant (use Class A3) facility and car parking and associated landscaping and access (2 residential dwellings shown at rear for indicative purposes only and are subject of separate application)

The Committee noted the officer's report and presentation as well as the information supplied in the supplementary agenda. The Committee also had regard to verbal presentations from three objectors, the detailed response from the applicant and verbal representations from Councillors Katy Neep, Charlie Chirico and Suzanne Grocott.

Members noted the key concerns raised as follows:

- Lack of parking spaces for the hotel which may impact negatively on surrounding residential streets.
- Possible negative impact upon local traffic from hotel visitors and service vehicles.
- The design of the building and materials to be used, in particular their durability and quality.
- Disruption to local residents caused by site traffic access during the construction phase.

In response, officers advised that:

- the previous planning application submitted and refused in 2013 was subsequently allowed on appeal, and the revised application presents a significant improvement on the previous one, offering a number of advantages on the extant permitted application.
- With regard to design, the applicant will be required to provide detail on the specification of materials to be used. It was also noted that the Inspector considered the design in the extant permission to be acceptable and the view of officers is that the revised application represents an improvement on design. However, it was suggested that the Chair and Vice-Chair be consulted on materials to be used.
- The site is very accessible, with an estimated 80% of visitors using public transport. The applicant will be required to develop a full travel plan, as well as a contractor management plan, which will include site access details.
- Officers have requested a financial contribution towards a review of the CPZ 4F (Griffiths Road area) operating hours and implementation of extended

hours if desired by residents to prevent hotel visitors parking in residential streets.

RESOLVED: That the Planning Applications Committee

1. Grants planning permission, subject to conditions and s106 agreement relating to contribution towards CPZ review.
2. Delegates authority to the Chair and Vice-Chair of the Committee to consult with officers and the applicant on the specification of construction materials.

6 2 CAVENDISH RD, COLLIERS WOOD, SW19 2EU (Agenda Item 6)

Proposal: Demolition of existing storage and erection of a two storey 1 bed dwelling with cycle parking.

The Committee noted the officer's report and presentation, together with the information supplied in the supplementary agenda, which details two proposed additional conditions.

RESOLVED: That the Planning Applications Committee grants planning permission subject to s106 legal agreement and conditions outlined in the report and the supplementary agenda.

7 110 COPSE HILL, WEST WIMBLEDON, SW20 0NL (Agenda Item 7)

Proposal: Demolition of existing dwelling and the erection of a 2 storey dwelling house with basement level and rooms in roof space

The Committee noted the officer's report and presentation, together with the information presented in the supplementary agenda. The Planning Officer recommended the addition of a further recommendation to remove the permitted development rights for any extensions and outbuildings and Members also requested an additional condition requiring the provision and future retention of the proposed balcony screening.

At the suggestion of a Committee member, the Planning Officer undertook to draft a condition regarding the method of piling to be used.

RESOLVED: That the Planning Applications Committee

1. Grants planning permission subject to conditions.
2. Agrees further conditions to remove permitted development rights for any extensions or outbuildings and to require provision and retention of balcony screening.

8 55A HILL PLACE HOUSE, HIGH STREET, SW19 5BA (Agenda Item 8)

Proposal: Change of use of Brain Box Digital Ltd offices from use class B1(office) to use class A1(shops), A2 (financial and professional services) or D1 (non-residential institutions), excluding use as a school, nursery, crèche or place of worship within the D1 use class.

The Committee noted the officer's report and presentation together with the information supplied in the supplementary agenda.

Members noted that much of the public opposition to the application had subsided following the removal of some of the possible uses for the premises and the acceptance of a condition to restrict usage at weekends.

RESOLVED: That the Planning Applications Committee grants planning permission subject to conditions.

9 NELSON HOSPITAL, 220 KINGSTON RD, SW20 8DB (Agenda Item 9)

Proposal: Discharge of Condition 24, Parking Management Strategy attached to planning permission ref 12/P0418.

The Committee noted the officer's report and presentation together with the information contained within the supplementary agenda.

RESOLVED: That the Planning Applications Committee approves the discharge of Condition 24, Parking Management Strategy for Phase 2, attached to planning permission reference 12/P0418.

10 LAND REAR OF ASTON COURT, 18 LANSDOWNE ROAD, SW20 8AW (Agenda Item 10)

Proposal: Demolition of existing garages at rear of Aston Court and erection of a single storey, two bedroom dwelling house.

The Committee noted the officer's report and presentation and additional information supplied in the supplementary agenda, as well as verbal representations made by three local residents, and the verbal response from the applicant.

Members noted that two previous applications had been submitted and refused (2013) and on both occasions an appeal was submitted and dismissed. However, officers highlighted that the reasons for dismissal had been overcome in the current application. Members noted the need to have regard to the appeal process and appeal decisions made as part of that. However at the suggestion of the Planning Officer, they agreed to impose a maximum height limit, as this is a key impact on outlook for neighbouring properties.

RESOLVED: That the Planning Committee

1. Grants planning permission subject to completion of a s106 agreement and conditions.
2. Agrees to impose an additional condition, that the maximum height of the building shall be 2.9 metres to the level of the roof.

Councillor Daniel Holden abstained from the vote.

11 5 MORTON RD, MORDEN, SM4 6EF (Agenda Item 11)

Proposal: Demolition of existing residential dwelling and garage and erection of a new residential building comprising 2 x 1-bed units and 3 x 2 bed units.

The Committee noted the officer's report and presentation together with the information presented in the supplementary agenda, which recommends the addition of two new conditions, as well as replacing condition F01 with F02.

RESOLVED: That the Planning Applications Committee grants planning permission subject to the conditions detailed in the report, the amendment to one condition contained within the report (F01) and the addition of the two conditions detailed within the supplementary agenda.

12 3 REDCLOSE AVE, MORDEN, SM4 5RD (Agenda Item 12)

Proposal: Erection of a first floor rear extension.

The Committee noted the officer's report and presentation, along with a verbal presentation from Councillor Dennis Pearce who "called in" the application due to concerns about overdevelopment of the site and impact on neighbour amenity.

The Planning Officer reminded the Committee of the need to consider only the merits of the application for the proposed extension, and not the other works on the site which may be unauthorised and have been reported to the Planning Enforcement Team.

RESOLVED: That the Planning Committee grants planning permission subject to conditions.

13 40 QUICKS RD, WIMBLEDON, SW19 1EY (Agenda Item 13)

Proposal: Retention of part ground/part first floor rear extension and rear dormer roof extension (with existing unauthorised rear first floor element reduced in depth to 2.2m).

The Committee noted the officer's report and presentation as well as a verbal representation made by a representative of the neighbours of the property who could not attend the meeting, and by Councillor Katy Neep.

Members had regard to the advice given by the Planning Officer that they should focus only on the application made, and should not take into account any unauthorised works that have already taken place, which will be dealt with by the Planning Enforcement Team if appropriate. Members noted their concern about the potential for shadowing and obstruction of outlook, and officers responded that the issue of impact on outlook is more subjective than daylight and sunlight impact and whilst officers consider the impact to be acceptable, this was a matter of judgement.

A motion to refuse was moved by Councillor Peter Southgate and seconded by Councillor Abigail Jones on the grounds of impact upon outlook on number 41 Quicks Road and the over-development of the property which is disproportionate to the footprint of the building.

RESOLVED: That the Planning Applications Committee

1. Unanimously refuses to grant planning permission.
2. Delegates authority to the Director of Environment and Regeneration to make any appropriate amendments to the wording of the grounds of refusal, including references to appropriate policies.

14 40 STATION RD, COLLIERS WOOD, SW19 2LP (Agenda Item 14)

Proposal: Demolition of the existing retail warehouse [476 square metres - use class B8] and the construction of 9 residential units including 2 four bedroom houses fronting Station Road arranged over two floors and the roof space and a part two storey, part three storey block of flats overlooking the River Wandle providing 2 one bedroom, 3 two bedroom and 2 three bedroom flats with 4 off street car parking spaces accessed from Station Road and associated amenity space.

Councillor Abigail Jones did not participate in the debate or vote on this item.

The Committee noted the officer's report and presentation, including the information presented in the supplementary agenda, along with a verbal presentation from Councillor Katy Neep.

Planning Officers reassured the Committee that both flood risk and the potential for archaeological investigations have been considered and conditions imposed appropriately. In response to concerns about the allocation of adequate space for refuse bins, it was suggested that Condition 6 (Refuse and Recycling) should be amended to read "the applicant shall provide details for refuse and recycling".

RESOLVED: That the Planning Committee

1. Agrees to grant planning permission subject to s106 agreement for improvement to the pathway surface and lighting to the public right of way to the side of the site, and conditions.

2. Amends Condition 6 (Refuse and Recycling) to read “the applicant shall provide details for refuse and recycling”.

15 HARRIS ACADEMY, WIDE WAY, CR4 1BP (Agenda Item 15)

Proposal: New two storey classroom block comprising 6 no. general teaching classrooms, 2 no. ICT suites, staff room, offices and other auxiliary spaces to existing secondary school.

The Committee noted the officer’s report and presentation together with the information supplied in the supplementary agenda.

RESOLVED: That the Planning Applications Committee grants planning permission subject to conditions.

16 TPO 697 - 201 KINGSTON RD, SW19 3NG (Agenda Item 16)

Proposal: To make a Tree Preservation Order (No 697) at 201 Kingston Road, SW19 3NG.

The Committee noted the officer’s report and presentation, together with a verbal representation made on behalf of the owner occupier of 201 Kingston Road.

Members noted their approach is usually to rely on the judgement and recommendations of the Tree and Landscape Officer when considering such matters and also that the property is situated with a conservation area.

RESOLVED: That the Planning Committee confirms without modification the Merton (No.697) Tree Preservation Order 2016.

17 PLANNING ENFORCEMENT - SUMMARY OF CURRENT CASES (Agenda Item 17)

Councillor Peter Southgate repeated his previous request that officers investigate the height of the fence between 20 and 21 Church Lane.

Report received.