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PLANNING APPLICATIONS COMMITTEE

24 SEPTEMBER 2020

(7.15 pm - 8.23 pm)

PRESENT

Councillors

Councillor Linda Kirby (in the Chair), Councillor Stephen Crowe, Councillor Billy Christie, Councillor Joan Henry, Councillor David Dean, Councillor Rebecca Lanning, Councillor Russell Makin, Councillor Simon McGrath, Councillor Dave Ward and Councillor Peter Southgate

Tim Bryson (Development Control Team Leader (North)), Jonathan Lewis (Development Control Team Leader (South)) and Neil Milligan (Development Control Manager, ENVR)

1 APOLOGIES FOR ABSENCE (Agenda Item 1)

None.

2 DECLARATIONS OF PECUNIARY INTEREST (Agenda Item 2)

Councillor Crowe and Councillor Dean declared a non-pecuniary interest in item 7 (2 Westcoombe Avenue), in that as they are friends with one of the neighbours of the site, they would not participate in the debate or decision on this item.

3 MINUTES OF THE PREVIOUS MEETING (Agenda Item 3)

RESOLVED that the minutes of the previous meeting on 20 August 2020 are agreed as an accurate record of the meeting subject to minute 2 being amended to the following (underlined):

“Item 2: Councillor Dean declared a personal interest in item 6, (Tooting & Mitcham FC, Bishopsford Road, SM4 6BF), in that he had been working with Tooting team for a number of decades and as he knew them in a personal capacity he would not be voting on this item.”

4 TOWN PLANNING APPLICATIONS (Agenda Item 4)

Supplementary agenda: Amendments and modifications to the Officer’s report were published in a supplementary agenda. This applied to item 6 only.

The Chair advised that the order of items would be as they appeared in the agenda.

5 FORMER MITCHAM FIRE STATION, 30 LOWER GREEN WEST, MITCHAM, SW20 0RQ - HOARDINGS (Agenda Item 5)

Proposal: Erection of hoardings to front of fire station for a period of 12 months.

The Committee noted the report and presentation of the Planning officer.

One objector had registered to speak in objection and at the invitation of the Chair, made a number of points, including that the hoardings were erected around an excessive area of additional land beyond the former fire station and visually impaired the Conservation Area.

In response to points raised by the registered speaker and questions from the Committee, the Planning officer gave advice including:

- Enclosures are considered a robust means by which to prevent vacant sites being used by travellers and squatters
- In light of the fact that this is in a conservation area and flytipping issues in other parts of the borough, consideration should be given to keeping the forecourt secure.

Having considered the application and the points raised, the Committee RESOLVED that application 19/P3904 be GRANTED planning permission subject to conditions.

6 RIDGWAY STABLES, 93 THE RIDGWAY, WIMBLEDON, SW19 4SU
(Agenda Item 6)

Proposal: Demolition of existing stable buildings involving re-instatement of ground level retail unit and erection of new stables with offices above plus caretaker accommodation.

The Committee noted the report and presentation of the Planning officer, and the modifications contained in the supplementary agenda.

There were no registered speakers for this item.

Further to questions from the Committee, the Planning officer confirmed the following:

- No viability was put forward but any future plans to change that would be judged on their own merits.
- There was no need for the application to demonstrate demand with the acceptable principle use
- The conditions included material samples conditions
- The site is due to be adopted as locally listed by the Council and a condition is to be attached to seek to retain the important original features internally where feasible (such as the fire places outlined by the Conservation Officer).

Having considered the application, the Committee unanimously RESOLVED that application 20/P0024 be GRANTED planning permission subject to conditions.

7 2 WESTCOOMBE AVENUE, WEST WIMBLEDON, SW20 0RQ (Agenda Item 7)

Proposal: Erection of two storey side extension, a part-single part-two storey rear extension, front porch extension and rear roof extensions with associated facade changes and landscaping.

Note: Cllr Crowe and Cllr Dean had declared a personal interest in this item and did not take part in its discussions or decision by switching off their cameras and muting their microphones (see item 2 above).

The Committee noted the report and presentation of the Planning officer.

Councillor Adam Bush registered to speak against the application, objecting to the proposal's overdevelopment and overlooking into neighbouring gardens. In response to concerns of visual impact, the planning officer advised that whilst the proposal would be closer to the property's boundary, it would not come up against the back garden. The officer also advised that the first floor windows of the existing property already looked into the neighbour's garden; however, if the Committee had concerns of loss of privacy, this could be remedied by introducing restrictions on glazing.

Further to questions from the Committee, the Planning officer advised that if the Committee had concerns that the trees on the site would be damaged during construction, conditions requiring protection measures could be included. There was further debate regarding the quality of the CGI images provided to the Committee and its reflection of the materials to be used, and the visual impact of trees. Further to this debate, the Committee agreed to include a requirement to view the materials to be used for the proposal, but not to include any conditions regarding the trees.

The Chair moved to a vote and it was unanimously RESOLVED that application 20/P1483 be GRANTED planning permission subject to conditions as set out in the report, plus a requirement for the Committee to view the materials to be used for the proposal.

8 PLANNING APPEAL DECISIONS (Agenda Item 8)

This was noted by the Committee.

9 PLANNING ENFORCEMENT - SUMMARY OF CURRENT CASES (Agenda Item 9)

None.