

Agenda Item 3

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PLANNING APPLICATIONS COMMITTEE

15 OCTOBER 2015

(19.15 - 20.55)

PRESENT: Councillors Councillor Linda Kirby (in the Chair),
Councillor John Bowcott, Councillor Tobin Byers,
Councillor Ross Garrod, Councillor Daniel Holden,
Councillor Philip Jones, Councillor Peter Southgate,
Councillor Geraldine Stanford, Councillor Najeeb Latif
(Substitute for Councillor David Dean) and
Councillor Imran Uddin (Substitute for Councillor Abigail Jones)

ALSO PRESENT: Councillors Stephen Crowe and Abdul Latif

Chris Chowns (Principal Transport Planner), Michael Udall
(Democratic Services) and Sue Wright (North Team Leader -
Development Control)

1 FILMING (Agenda Item)

The Chair confirmed that, as stated on the agenda, the meeting would be filmed and broadcast via the Council's web-site.

2 APOLOGIES FOR ABSENCE (Agenda Item 1)

Apologies for absence were received from Councillors David Dean and Abigail Jones.

3 DECLARATIONS OF OF PECUNIARY INTEREST (Agenda Item 2)

None.

4 MINUTES OF THE PREVIOUS MEETING (Agenda Item 3)

RESOLVED: That the Minutes of the meeting held on 17 September 2015 be agreed as a correct record.

5 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 items 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, 7 & 8 (objectors only). In each case where objectors spoke, the Chair also offered the applicants/agents the opportunity to speak; and the Chair also indicated that the applicants/agents would be given the same amount of time to speak as objectors for each item.

The Council also received oral representations at the meeting from the following Councillor (who was not a member of the Committee for this meeting) in respect of the item indicated below -

Item 5 – Councillor Stephen Crowe

(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 - 7, 5, 6, & then 8.

RESOLVED: That the following decisions are made:

6 1 ARTERBERRY ROAD, RAYNES PARK, SW20 8AD (REF. 15/P2989)
(RAYNES PARK WARD) (Agenda Item 5)

1. Proposal: Demolition of existing detached dwelling house and erection of four two storey semi-detached 4 bedroom houses with accommodation at basement level and rooms within the roof space and associated parking and landscaping.

2.1. Extra Condition – No Permitted Development (Extensions) – Officers suggested that future permitted development rights for extensions to the proposed new houses should be restricted by either amending proposed Condition (6) (C.2 – No Permitted Development – Doors/Windows) or by imposing an appropriate extra condition.

2.2. Extra Condition – Use of Front Gardens – It was noted that two of the new houses would have off-street parking in the front garden and two would not. A member expressed concern that two new houses without off-street parking might later change their front gardens to hardstanding and use them for off-street parking. Officers suggested that an extra condition be imposed preventing the front gardens from being changed in this way.

2.1 As indicated below, the Committee subsequently agreed to these extra conditions (or to the amending of an existing condition) and that officers be delegated authority to agree the detailed wording.

Decision: Item 5 - ref. 15/P2989 (1 Arterberry Road, Raynes Park, SW20)

(A) GRANT PERMISSION subject to the completion of a Section 106 Agreement and subject to the conditions set out in the officer case report, subject to the following additional conditions (or amended condition)

(i) Extra Condition - No Permitted Development (Extensions) – Future permitted development rights for extensions to the proposed new houses be restricted by either amending proposed Condition (6) (C.2 – No Permitted Development – Doors/Windows) or by imposing an appropriate extra condition, subject to (B) below.

(ii) Extra Condition – Use of Front Gardens – An extra condition be imposed preventing the front gardens of the two new houses without off-street parking (out of the four new houses proposed) being paved over or used for off-street parking, subject to (B) below.

(B) Delegation: The Director of Environment & Regeneration be delegated authority to agree the detailed wording of the above extra conditions (or to the amending of an existing condition).

- 7 6 MURRAY ROAD, WEST WIMBLEDON, SW19 4PB (REF. 15/P2351)
(HILLSIDE WARD) (Agenda Item 6)

Proposal: Demolition of existing house and erection of a six bedroom detached house with basement accommodation.

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

- 8 LAND AT REAR OF 7 SOMERSET ROAD, WIMBLEDON, SW19 5JU (REF. 12/P1707) (VILLAGE WARD) (Agenda Item 7)

1. Proposal - Erection of a new detached 2 storey dwelling on land fronting Lincoln Avenue and comprising an existing rear tennis court within the rear curtilage of 7 Somerset Road.

2. Withdrawn Application at 7 & 9 Somerset Road - Officers drew attention to the recent withdrawal of application 12/P2102 for the redevelopment of 7 & 9 Somerset Road by the erection of 3 houses as detailed on the tabled Modifications Sheet.

3. Condition (3) – B.1 (Approval of Facing Materials) – Officers confirmed that the wording of this condition would include a requirement that 1:20 details of certain features such as window reveals be provided.

Decision: Item 7 - ref. 12/P1707 (Land at rear of 7 Somerset Road, Wimbledon, SW19 5JU)

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.

- 9 TREE PRESERVATION ORDER (NO.676) AT 95 MERTON HALL ROAD, WIMBLEDON CHASE, SW19 3PX (DUNDONALD WARD) (Agenda Item 8)

1. Tree – Lime tree in rear garden.

2. Modifications Sheet – Officers drew attention to the additional information relating to this item included on the tabled Modifications Sheet.

3. Oral Representations – The Committee received oral representations at the meeting from the owners of the property objecting to the retention of the tree, which was the subject of the Order.

4. Tree Preservation Order - Officers explained that confirmation of the Order, without modification, meant that the tree would be retained unchanged, but also drew attention to the advice of the Council's Tree Officer contained in the officer report, including the possibility of a new tree works application if appropriate.

5. Approval Motion - Following discussion it was moved and seconded that the Order be confirmed. The motion was carried by 7 votes to 2 (Councillors Daniel Holden and Linda Kirby dissenting).

Decision: That the Merton (No.676) Tree Preservation Order 2015 be confirmed, without modification.

10 PLANNING APPEAL DECISIONS (Agenda Item 9)

RECEIVED

11 PLANNING ENFORCEMENT - SUMMARY OF CURRENT CASES (Agenda Item 10)

(a) 1 Edge Hill, Wimbledon, SW19 (para.3.4(a)) – Councillor Daniel Holden pointed out that at the last meeting he had raised concerns about 1 Edge Hill, Wimbledon, SW19, and that paragraph 3.4(a) (page 94) should refer to that site, not 1 Edgehill, Mitcham as shown.

(b) 24 Greenwood Close, SM4 (para. 3.1) – Officers undertook to ask the Enforcement Team to advise Councillor Tobin Byers of the time scale for the enforcement appeal for this site.

(c) Burn Bullock PH, 315 London Road, Mitcham, CR4 (para. 2.09) – Officers undertook to ask the Enforcement Team to advise Councillor Ross Garrod what be the next procedural step would be if the owner didn't submit an application for planning and listed building consent by 27 October 2015 as required.

(d) 18 Morton Road, Morden, SM4 (para. 2.06) – Councillor Philip Jones advised that this property (which was already the subject of an enforcement appeal regarding an outbuilding) was being advertised as a bed and breakfast establishment (on "Air B – 'n B"). Officers undertook to investigate.

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12 MODIFICATIONS SHEET (FOR VARIOUS ITEMS) (Agenda Item 11)

See above Minutes on

- (a) Item 4 (Town Planning Applications – Covering Report); and
- (b) Item 8 (TPO (No.676) at 95 Merton Hall Road, SW19 3PX.

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