

Planning Applications Committee 10th December 2015 **Supplementary Agenda (Modifications Sheet)**

Item 5. Wimbledon Stadium, Plough Lane SW1714/P4361)(Wimbledon Park ward)

Page 11 – Drawing No's- replace 4740-00-408 with 4740-00-463, 4740-00-409 with 4740-00-453, 4740-00-410 with 4740-00-454, 4740-00-431 with 4740-00-470, 4740-00-501 with 4740-00-551, 4740-00-502 with 4740-00-552, 4740-00-505 with 4740-00-555, and 151 C with 151 D. These reflect the new café, crèche, squash and fitness facility parking are, and additional cycle parking.

Page 16 – Para. 4.3 – Amend residential GIA to 71, 935, Squash and Fitness to 1, 730, and insert Café GIA of X

Page 24 – Para. 4.90 – Amend 36 visitor cycle spaces to 100 visitor cycle spaces

Page 44 – The following additional representations have been received and raising the following points:

Sport England (dated 3/12/15) – Confirming that Sport England welcomes the dedicated parking spaces for the proposed Squash and Fitness facility the proposed full fit out of the facilities however they request that the following condition is added to any approval:

'Use of the squash and fitness facility shall not commence until details of a community use have been submitted to and approved in writing by the Local Planning Authority. The details shall apply to the squash and fitness facility and include an affordable pricing policy, hours of use, access by non-members, management responsibilities and a mechanism for review. The development shall not be used at any time other than in strict compliance with the approved details.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport.'

Sport England confirm that if the above condition were added to any approval, Sport England would remove their objection to this aspect of the proposal.

Sport England (dated 4/12/15) – Confirming that Sport England is a NON-STATUTORY consultee for the purposes of this application and providing examples of Community Use Agreements for commercial facilities.

Idel Entertainments and Catering Ltd (9/12/15) – Are a Butchers who work at a Sunday Market which takes place on the site. Has the Council considered an alternative location for the Sunday market if the site is redeveloped?

Cappagh Ltd (dated 9/12/15) – They have a Utility Depot at Waterside Way and Recycling Depot at Riverside Road and their operations are time sensitive.

Concerned at the lack of information submitted by the applicants in terms of highway matters and the potential for their business to be severely impacted on.

3 x representations from local residents (2 x SW19 and 1 x Sw18) raising the following points:

Cost of policing

Traffic congestion

Flood risk

Welcoming the return of the Club to Merton

Impacts of Crossrail 2 on the construction and operation of the development

Page 68 – Move all Sport England comments to ‘Responses from Non-Statutory Bodies (1st Consultation) (para.9.35)

Page 85 – Para. 9.35.14 – Amend title to ‘Resident Member of Wimbledon Park Residents Association (Support) (dated 15/1/15)’

Page 113 – 9.36.2 – Merton Environmental Health Officer – Amend recommended condition 6 to exclude stadium.

Page 133 – 9.37.6 – Environment Agency (dated 24/11/15) – Insert ‘Please see Appendix 16 for Section 1 of this response’. (Appendix 16 is attached)

*Members are asked to note that for clarification and the avoidance of doubt, the recommended conditions listed in Section 1 of the Environment Agency’s response (dated 24th November 2015) and LB Merton’s Lead Local Flood Authority (LLFA) recommended conditions under Section 9.39.3 of this report, have been amalgamated to avoid duplication where required. This has been discussed with the Environment Agency who have confirmed that they are satisfied with the final conditions listed from page 251 in this report, which address matters within their statutory remit including flood risk and contamination.

Page 185 – para.16.60 – Delete third sentence and replace with ‘A condition can also be added to any approval in respect of the sound-proofing of the residential units to ensure there is no undue impact on the occupiers of the units within Block C.’

Page 225 – Para.22.1.4 - Replace ‘Flood Zone 3b with Flood Zone 3a’

Page 246 – Para. 31.2 – Head of Term no.6 - Insert ‘tenure housing units’ following ‘intermediate’.

Page 250 – Head of Term no.24 – Insert ‘Demolition Method Statement’

Head of Term no.26 (b) – Remove ‘with the final schedule submitted []’
Christophers Squash and Fitness Club (dated 9/12/15) – Christophers have a long history at the site and should be named as the tenant of the proposed Squash and Fitness facility in the S106 legal agreement, and it is not unreasonable to request this.

Head of Term no.26 (c) – Remove ‘up’ in both instances.

Page – 253 – Condition 10 – Insert ‘above ground’ following ‘development’

Page 254 – Condition 13 – Delete and replace with ‘Window Openings: The window openings for the approved retail units and Squash and Fitness facility shall be glazed in clear glass and retained as such and nothing shall be applied or fixed to the windows 1m above ground level so as to obscure views into and out of the store.

Reason: To provide visual interest to the shopping frontage, to maintain the vitality and viability of the town centre and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2011, policy CS14 of Merton's Core Planning Strategy 2011 and policy DM D7 of Merton's Sites and Policies Plan 2014.’

Page 255 – Condition 18 – Opening Hours (Retail Unit): 07:00 – 22:00 and staff on premises up to 1 hour after closing

Condition 19 – Opening Hours (Squash and Fitness Facility): 06:00 – 22:00 and staff on premises up to 1 hour after closing

Condition 20 – Opening Hours (Stadium and Stadium Shop): 08:00 – 22:00 and staff on premises up to 1 hour after closing

Page 256 – Condition 21 - Opening Hours (Stadium hospitality suites): 08:00 – 01:00 and staff on premises up to 1 hour after closing

Condition 22 - Opening Hours (Crèche): 06:00 – 21:00 and staff on premises up to 1 hour after closing

Condition 23 - Opening Hours (Café): 08:00 – 20:00 and staff on premises up to 1 hour after closing

Page 265 – Condition 55 – Insert ‘externally visible’ following ‘No’

Page 271 – Condition 69 – Insert ‘residential’ preceding ‘development’

Page 273 – Condition 77 – Delete ‘adjacent’ and replace with ‘public’

Page 262 – Delete condition 43 and replace with:

Retail Unit (Extent and Use): The retail floor space proposed shall not exceed 1,273sqm gross internal area. These premises shall only be used for food/convenience retail. Any food store / convenience goods use shall not use any more than 15% of the retail sales area for the sale of comparison goods. These premises shall be used for no other purpose, (including any other purpose within Class A1 of the Schedule to the Town and Country Planning (Use Classes Order) 1997), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: The Local Planning Authority would wish to retain control over any further change of use of these premises in the interests of safeguarding the vitality and viability of nearby town centres in accordance with the applicant's retail impact assessment to ensure compliance with the following Development Plan policies for Merton: policy 4.7 of the London Plan 2015, policy CS 7 of Merton's Core Planning Strategy 2011 and policy DM R2 of Merton's Sites and Polices Plan 2014.

Additional appendix, plans and drawings to be added to agenda drawings.

Item 6. Land formerly occupied by the Nelson Hospital, 220 Kingston Road SW20 (13/P2192)(Merton Park ward).

No amendments.

Item 7. The Old Library, 150 Lower Morden Lane, SM4 (15/P2982)(Lower Morden ward).

No amendments.

Item 8. 80 Melbourne Road, SW19, (15/P3587)(Abbey ward).

No amendments.

Item 9. Planning Appeal decisions.

No amendments.

Item 10. Planning Enforcement.

No amendments.