

PLANNING APPLICATIONS COMMITTEE
15th September 2016

INFORMATION ITEM ONLY

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	14/P4361	28/11/2014
Address/Site	Wimbledon Stadium, Plough Lane, Tooting, SW17 0BL	
Ward	Wimbledon Park	
Proposal:	Proposed demolition of existing buildings and erection of a 20,000 seat football stadium (initially 11,000 seat) with hospitality, crèche, café, and coach parking, pedestrian street, 1,273m ² retail unit, 1,730m ² squash and fitness club, 602 residential units with basement parking, refuse storage, 200 car parking spaces, 992 cycle parking spaces, and associated landscaping/open space and servicing.	

ITEM FOR INFORMATION

This item has been brought before Committee so that Members can note the positive progress on this planning application and the remaining work towards issuing a decision notice.

Committee Decision

At the 10th December 2015 planning applications committee meeting, members of the planning committee agreed with officer's recommendation and took a resolution to grant planning permission subject to conditions, S106 agreements and the application being referred to the Mayor of London.

Planning Committee members are asked to note the Mayor of London's conclusion to hand back the determination of the application to Merton, in accordance with the original resolution to grant planning permission at Planning Applications Committee on 10th December 2015. Officers are proactively working with the applicant to complete the S106 agreement following which the Council can issue the formal decision notice.

Mayor of London

Former Mayor of London: Boris Johnson

Following committee resolution to grant permission, the application was subject of a stage 2 referral to the Mayor of London. The Mayor of London (Boris Johnson) confirmed in his letter of 22 March 2016 that following consideration of his officers stage 2 report (22 March 2015 – Ref D&P/3130b/02), recommending Merton determine the application, that notwithstanding his officers recommendation, the Mayor would direct (under powers conferred by Section 2A of the 1990 Act) that he will act as the local planning authority for the purposes of determining the planning application. The two reasons for the direction to the Mayor were as follows:

- a) The development would have a significant impact on the implementation of the London Plan because of the nature of the proposals raise important considerations as to the future of cultural and sporting venues in London, and involves proposals for a significant amount of housing, including affordable housing, and
- b) There are sound planning reasons for my intervention , because of the scale and nature of public representations received, which raise valid strategic planning matters regarding transport, housing, sports and cultural provision, including significant issues of controversy that require full consideration in a public hearing. Whilst this development proposes more than 150 dwellings and policy test 7(1) (b) does not therefore apply, it also is noted that the application would have a significant effect on one or more borough and raises strategic matters relating to transport and impact on services.

Current Mayor of London: Sadiq Khan

The Mayor of London (Sadiq Khan) produced an update stage 2 report (18 July 2016 – Ref D&P/3130b/03) which recommended that the Mayor consider cancelling the direction made by the previous Mayor to become the local planning authority is consulted on for 14 days ahead of the Mayor making a decision. The Mayor notified key stakeholders by letter and email on 26 July 2016 that the update report ref: D&P/3130b/03 had been published, and invited further representations within 14 days. The consultation period ended on 10 August 2016.

Following the consultation process, the Mayor confirmed in his letter of 19th August 2016 that following consideration of his officers addendum to the update report (19th August 2016 - Ref D&P/3130b/04) that the previous direction of the Mayor is cancelled and allows Merton to determine the application, subject to any action the Secretary of State may take. The stage 2 addendum to the update report (19th August 2016 - Ref D&P/3130b/04) concluded that:

“As set out in the update report ref: D&P/3130b/03, the Mayor has two options in moving forward with the case: either to maintain jurisdiction over the application, or to cancel the previous Mayor’s direction and return the application to Merton Council to determine. Having regard to the details of the application, the matters set out in Merton Council’s committee report, its draft decision notice and the draft heads of terms, the matters raised in representations to the Council and to the Mayor, and the fact that there have been no material change in circumstances since the previous Mayor’s decision, officers still consider that the scheme is acceptable in strategic terms. Officers have therefore concluded that there are no sound planning reasons to maintain jurisdiction over the application, and that the Mayor may thus reverse the previous direction that he was to act as the local planning authority”.

Next steps

Officers are currently proactively working with the applicants to complete the S106 agreements contained in the 10th December 2015 planning committee report in order to release the formal decision notice.

There have been requests made to the Secretary of State to call in the planning application. Officers are in touch with the Department of Communities and Local Government officials to keep them informed of progress on this planning application.

Officers will keep Members updated on the progress of this application.

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