

PLANNING APPLICATIONS COMMITTEE 18 JULY 2017

APPLICATION NO. DATE VALID

17/P1729 24/04/2017

Address/Site: Travelodge, 1B Amity Grove, Raynes Park, SW20 0LQ

Ward: Raynes Park

Proposal: Erection of bin storage area in car park to replace one parking space.

Drawing No's: Site location plan and drawing; 143 Rev A.

Contact Officer: Leigh Harrington (020 8545 3836)

RECOMMENDATION

GRANT PLANNING PERMISSION subject to conditions

CHECKLIST INFORMATION

- Head of agreement: No
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Design Review Panel consulted - No
- Number of neighbours consulted - 35
- Press notice - No
- Site notice - Yes
- External consultations – Nil
- Density - N/A
- Number of jobs created N/A

1. INTRODUCTION

1.1 This application is brought before the Planning Applications Committee due to the level of objection.

2. SITE AND SURROUNDINGS

2.1 The application site is an 86 room Travelodge Hotel located on the west side of Amity Grove in Raynes Park. Whilst the hotel has access at ground floor level it is partially situated above a Post Office and a Co-Op Supermarket. An

associated car park extends between Amity Grove and its main entrance on Durham Road. Part of the car park area houses an existing bin storage area and electricity substation adjacent to the neighbouring residential properties at 1 and 3 Amity Grove. The existing refuse storage area for the Post office is situated under the main building.

- 2.2 The site is not within a conservation area, but is located within Raynes Park Town Centre where Public Transport Accessibility levels (PTAL level 6b) are excellent and it is close to Raynes Park train station which offers frequent services to Wimbledon and central London, as well as a number of bus routes. The site is not within a Controlled Parking Zone.

3. CURRENT PROPOSAL

- 3.1 The proposal involves the erection of a new bin storage area next to the existing bin storage area used by the hotel. The new bin storage area would be for the Post Office refuse paladins that are currently located under the building. The bin storage area would be designed to match the existing hotel refuse store.
- 3.2 The area currently used by the Post Office for refuse storage would then become a designated smoking area.

4. RELEVANT PLANNING HISTORY

- 4.1 11/P3312 Planning permission granted for Change of use from offices to an 86 bedroom hotel on part ground floor and upper floors 1-5 with a new extension on ground and upper floors 1-2 and infilling part of upper floor 5. External alterations to include over-cladding, replacement of all the windows, installing new insulated infill panels, rendering all existing concrete cladding panels, rationalizing and consolidating rooftop mobile telecommunications aerials and installation of new roof mounted flue.
- 4.3 12/P1817 Application for non-material amendments to LBM planning permission 11/P3312 (dated 11/05/2012) involving demolition of existing ground-level brick car park enclosure. Granted
- 4.4 13/P2626 Application granted for non-material amendments to planning application 11/P3312 relating to the relocation of bin store and cycle storage and retention of existing two storey entrance building (reduction from 3 stories approved)
- 4.5 14/P2319 Application granted for Non-Material Amendments to LBM planning permission 11/P3312 (dated 11/05/2012) involving the relocation of sub-station from within the building to the right hand side of the Amity Grove entrance with associated relocation of refuse storage and parking.

- 4.6 14/P4699 Application granted for non-material amendments to LBM planning permission 14/P2789 (dated 09/09/2014) relating to the inclusion of a gate in the approved boundary wall
- 4.7 15/P0427 Application granted for discharge of condition 6 -kitchen ventilation and 7- external lighting attached to LBM planning application 11/P3312
- 4.8 15/P2748 Application granted for discharge of condition 9 (disabled parking) attached to LBM planning permission 11/P3312
- 4.9 15/P2022 Application granted for non-material amendments to LBM planning permission 14/P2789 (dated 09/09/2014) relating to the side gate being moved closer to Durham Road and reduction of fencing rails

5. CONSULTATION

- 5.1 The application was advertised by means of neighbour notification letters and a site notice.
- 5.2 1 letter of objection and a petition signed by 11 persons been received raising the following concerns:-
- There have been issues with the hotel and noise from the bin stores.
 - There is a fire risk from bins of paper and food
 - The building has been clad and there is a fire risk from the smoking area under the hotel.
- 5.3 Transport planning had no objection to the loss of the parking space
- 5.4 Environmental Health had no objection but requested a condition be added to keep the refuse paladins locked to prevent risk of odours

6. POLICY CONTEXT

- 6.1 Relevant policies in the London Plan (March 2015) are, 5.3 (Sustainable design and construction), 6.3 (Assessing effects of development on transport capacity), 6.13 (Parking), 7.2 (Inclusive environment), 7.4 (Local character), 7.5 (Public realm) & 7.6 (Architecture).
- 6.2 Relevant policies in the Core Strategy (July 2011) are, CS 14 (Design), CS 17 (Waste management) & CS 20 (Parking servicing and delivery)
- 6.3 Relevant policies in the Adopted Sites and Policies Plan 2014 are DM D1 (Urban Design and the Public Realm), DM D2 (Design considerations in all developments), DM D3 Alterations and extensions to existing buildings, DM EP 2 (Reducing and mitigating against noise), DM EP4 (Pollutants), DM T2 (Transport impacts of development), DM T3 (Car parking and servicing standards).

7.0 PLANNING CONSIDERATIONS

- 7.1 The planning considerations in this case relate to the scale, design and positioning of the bin storage area and the impact on neighbour amenity and the appearance of the area.
- 7.2 Scale and design.
SPP policy DM D2 and Core Strategy Policy CS 14 requires well designed proposals to respect the siting, rhythm, scale, proportions, height, materials and massing of surrounding buildings. The proposed bin storage will be located in a relatively visually secluded rear car parking area will be designed in materials to match the existing refuse area and as such it would be in keeping with the existing building and its environs.
- 7.3 Neighbour amenity
SPP policy DM EP4 requires proposals not to have an adverse impact through noise and other pollutants such as odour. Objections have referenced concerns relating to noise and odour from refuse facilities being located on the site boundary. The additional refuse facilities will be for the Post Office use and as such should be paper and office supply based refuse as the Post Office does not sell perishable food stuffs, Therefore the likelihood that the Post Office refuse store would increase the incidence of odour pollution are negligible. The bins are only emptied once a week on a collection on Wednesdays during office hours with refuse only added during office hours by staff. Therefore noise pollution is also likely to be negligible. Consequently, in view of these factors, it is considered that positioning the refuse store for the Post Office use in the proposed location would have a negligible impact on the amenity of neighbours.
- 7.4 Objections also relate to fire risk from the bin storage and the smoking area. There is no evidence to suggest that the Post Office refuse paladins are any more susceptible to fire than other such refuse stores. In relation to the smoking area the space is enclosed on three sides by brickwork whilst the ceiling is a precast concrete floor with a screed on top all of which are suitably fire resistant. The building has had a small amount of non flammable cladding on the recessed top floor and other decorative panels added on lower floors . Consequently there is no evidence to suggest that the use of this space for a smoking area presents any risk to public safety. In any event , fire risk would be a matter covered by other legislation such as building control and fire safety legislation.
- 7,5 Currently the front undercroft and cycle storage areas have been used for an informal smoking area which does not improve the appearance and character of the building and the wider setting and has generated a number of noise complaints to the hotel. The new smoking area would be situated at the rear of the hotel and as such would not be readily visible from the public domain and its enclosed nature and positioning would combine to greatly reduce noise disturbance for local residents..

7.6 Traffic, highways and parking

The hotel currently provides 38 car parking spaces for guests, this proposal will reduce that capacity by one space. Transport planning offices have been consulted on the proposal and were of the opinion that this would have no impact on parking capacity in the vicinity.

8. **SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS**

- 8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of an Environmental Impact Assessment (EIA).

9 **CONCLUSION**

- 9.1 The proposals involve constructing a new refuse bin storage area adjoining the existing hotel refuse area in materials to match, consolidating refuse storage for the hotel and the Post Office. The space created by vacating the existing Post office refuse area will allow the relocation of the smoking area away from the public realm and in an area that does not present a risk of fire. The refuse from the Post Office does not include commercial food waste or other items likely to cause odour to the detriment of local residents and the bins are only collected once a week during office hours. The loss of one parking space is not considered to have a detrimental impact on parking in the locality.
- 9.2 In view of these factors officers consider that subject to the imposition of suitable conditions the new bin storage area could operate without having an adverse impact on the amenity and safety of local residents or the appearance and character of the wider area and consequently the proposal is recommended for approval subject to conditions.

10 **RECOMMENDATION**

- 10.1 Grant planning permission subject to conditions

Conditions

1. A.1 Commencement of development for full application
2. A.7 In accordance with the approved plans Site location plan and drawing; 143 Rev A.
3. B.3 External materials as specified

4. Non standard condition; All waste receptacles used shall be fitted with a functioning lockable lid and only filled to a level that enables the lid to be fully closed. The lid shall be kept locked except when the receptacle is being filled or emptied.

Reason: To protect the amenity of the local area in accordance with policy DM EP4 of the adopted Merton Sites and Policies Plan 2014.

[Click here](#) for full plans and documents related to this application.

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