

Planning Applications Committee 22 February 2018 Supplementary Agenda (Modifications Sheet)

Item 5 - 18 Arras Avenue, Morden, SM4 6DF – 17/P4387 – Ravensbury Ward.

Drawings (Page 11).

Amend drawings as follows:

400 Rev 04 amended to 400 Rev 05 – revised landscape plan.

100 Rev 01 amended to 100 Rev 02 - revised ground floor plan.

Planning considerations (page 17)

Insert after paragraph 7.9.

Further to concerns from objectors the applicant has confirmed a willingness to ensure that at the discharge of conditions stage a higher fence would be applied for of up to 2.4m, a self locking gate system would be installed. The layout of the path adjacent to 20 Arras Avenue has been amended to ensure that three of the on site trees would not be impacted by the footpath. Drawing 100 Rev 02 replaces 100 Rev 01 & 400 Rev 05 replaces Rev 04

Recommendation (Page 19)

Condition 2 – amend drawing numbers as above.

Add: F8 – Site supervision (Trees)

Item 6 Deacon House, Atherton Drive

Withdrawn from the Agenda

Item 7 - 27 Belvedere Avenue, Wimbledon Village, SW19 7PP – 17/P4151 – Village Ward.

Consultation (Page 37)

Late representations following publication of agenda.

Belvedere Estates Residents Association

-Plans have no measurements (They have a scale bar 1:100 and 1:200 scale).

-Neighbours at 25 Belvedere Avenue have serious concerns regarding the impact of the proposal upon their amenity.

Late letter from occupiers of 25 Belvedere Avenue

-The proposed building has come forward of the building line.

-The top floor is now flush with the first and second floor façade. This contradicts the original design with a 'set back'.

-The front projection would affect privacy to 25 Belvedere Avenue.

-Why was the previous application 17/P1035 approved under delegated powers, surely neighbours should have been consulted (Neighbours were consulted and three objections were received hence delegated decision).

-The removal of the single storey extension has no bearing on privacy issues. It is the third floor windows that pose a privacy issue.

Item 8 - 8-10 Edward Avenue, Morden, SM4 6EP - 17/P2956 – Ravensbury Ward.

No modifications.

Item 9 - Garages R/O Inglemere Road & Grenfell Road, Mitcham, CR4 2BT – 17/P1601 – Graveney Ward.

Following discussion with the applicant officers have agreed amendments to the heads of terms such that

- i) Financial contribution of £25,884 towards carbon offsetting subject to the findings of a further viability assessment to be undertaken after and agreed review period;
- ii) Off site affordable housing contribution subject to the findings of a further viability assessment to be undertaken after and agreed review period;
- iii) New dwellings to be ineligible for parking permits.
- iv) The developer undertaking reasonable endeavours to identify an alternative location for the commercial occupants of the site for a period of nine months from the grant of planning permission.
- v) The developer agreeing to meet the Councils costs of preparing, drafting and monitoring the Section 106 Obligations.

Item 10 - 579-589 Kingston, Raynes Park, SW20 8SD – 16/P1208 – Dundonald Ward.

Consultation (Page 84)

Insert after paragraph 5.4.

8 late representations following publication of agenda including 1 from an earlier objector.

Parking.

Inadequate and unrealistic parking provision placing a burden on surrounding streets.

Cycle parking should be reduced and will be a great attraction to cycle thieves.

Bulk and massing.

Scale of building out of proportion with surroundings. A 3 storey building would be more suitable.

Will overshadow all the buildings around.

Units will be very small and have no outdoor amenity space.

Other issues.

Impact on local services including schools.

Proposals along with those at the church site (adjoining) and Southey Bowls club will decimate the area.

Insert after paragraph 5.16

5.17 Children Schools and Families.

No objection. The child yield calculation suggest that the development would produce 12.5 additional primary school age children and 5.6 secondary age children (including post-16).

For primary age this is an average of slightly less than two children per year group. Following the significant increase in demand in the late 2000s and early 2010s with related school expansion there has been a reduction in demand for primary school places in the area in recent years and there is sufficient capacity to accommodate this increase.

For secondary school age the average is slightly less than one per year group. There is now a shortage of secondary places from the increase in demand flowing from primary schools but the council already has plans in place and this development is insignificant in this context . CIL contributions and Department for Education grant should pay for school expansion as needed.

Item 11 - 50 Marryat Road, Wimbledon Village, SW19 – 17/P4158 – Village Ward.

Consultation (Pages 127-128).

Late letter from a consultant acting for the owners of 48 Marryat Road who have been asked to review the applicants Daylight/Sunlight report. The review of the Daylight/Sunlight report concluded that whilst sunlight will not be affected, the side (north facing) windows to the living room in 48 Marryat Road would experience a lower amount of daylight.

Item 12 – 49 Murray Road, Wimbledon

WITHDRAWN FROM THIS AGENDA

Item 13 - 37 - 39 Rookwood Avenue, New Malden, KT3 4LY – 17/P3152 - West Barnes Ward.

No modifications.

Planning Appeal decisions.

No modifications.

Enforcement summary.

Report in this supplementary Agenda

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