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PLANNING APPLICATIONS COMMITTEE

16 JANUARY 2014

(19.15 - 20.50)

PRESENT: Councillors Philip Jones (in the Chair), John Bowcott, John Dehaney, Richard Hilton, Ian Munn, Peter Southgate, Geraldine Stanford, Gregory Udeh, Simon Withey and Janice Howard (Substitute for David Dean)

ALSO PRESENT: Councillors Suzanne Evans and Maxi Martin

Pip Howson (Pip Howson (Placemaking and Public Realm Project Officer)), Neil Milligan (Development Control Manager, ENVR), Tony Ryan (South Team Deputy Leader - Development Control) and Michael Udall (Democratic Services)

1. DECLARATIONS OF INTEREST (Agenda Item 1)

None.

2. APOLOGIES FOR ABSENCE (Agenda Item 2)

Apologies for absence were received from: Councillor David Dean.

3. MINUTES OF THE PREVIOUS MEETING (Agenda Item 3)

It was noted that Minute (11) should be amended as shown below.

RESOLVED: That the Minutes of the meeting held on 12 December 2013 be agreed as a correct record, subject in Minute (11) (Canons Leisure Centre) in paragraph (1) (Declaration of Interest) to "Councillor Maurice Groves" being amended to read "Councillor Ian Munn".

4. 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 6, 7, 8 & 11, 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 7 & 9. 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 8 – Councillor Maxi Martin.

(c) Order of the agenda – Following consultation with other Members at various time during the meeting, the Chair amended the order of items to the following - 10, 12, 7, 9, 8, 6, 11 & then 5.

RESOLVED: That the following decisions are made:

5. LAND ADJACENT TO 30 BRENLEY CLOSE, MITCHAM, CR4 1HL (REF. 12/P2922) (FIGGES MARSH WARD) (Agenda Item 5)

This application was brought before the Committee at the request of Councillor Geraldine Stanford who didn't vote on this application.

Decision: GRANT PERMISSION subject to the completion of a Section 106 Agreement and subject to the conditions set out in the officer case.

6. 26 BUSHEY ROAD, RAYNES PARK, SW20 8LW (REF. 13/P3254) (DUNDONALD WARD) (Agenda Item 6)

Decision: 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.

7. 7-9 DARLASTON ROAD, WEST WIMBLEDON, SW19 4LF (REF. 13/P1038) (HILLSIDE WARD) (Agenda Item 7)

1. Affordable Housing – Officers drew attention to the tabled modifications sheet which added an additional S.106 Head of Term regarding the provision of affordable housing; and explained that paragraph 10.13 (on page 84) meant that the affordable housing units would be sold at 75% of market value.

2. Age requirement - Officers also drew attention to the tabled modifications sheet which added an additional condition imposing a requirement that, subject to certain limitations, occupiers of the proposed accommodation be aged over 55 years.

3. Boundary fencing/wall – Further to an objector, as part of their oral representations, raising concerns that some existing wooden boundary fencing would be replaced by a concrete wall, officers advised that a condition was proposed requiring submission of details of boundary treatment and that this would allow the issue to be revisited.

Decision: Item 7 - ref. 13/P1038 (7-9 Darlaston Road, West Wimbledon, SW19 4LF)

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.

8. THE PAVILION YOUTH OFFICE, FARM ROAD, MORDEN, SM4 6RA (REF. 13/P1593) (ST HELIER WARD) (Agenda Item 8)

1. Hours of Use – Officers advised that there was a printing error in the report in regard to proposed Condition (7) (Hours of Use), and “11am” should be amended to “11pm” so that the hours of use read “(Sun to Thurs 7am-10pm, Fri-Sat 7am-11pm)”. As indicated below this amendment was subsequently agreed.

1.1 However there was first considerable discussion on whether the proposed hours of use of the outdoor sports pitches should be reduced and end earlier in the evening than the pavilion. It was noted that hours of the outdoor pitches could be reviewed if an application for outdoor lighting of the pitches were to be subsequently submitted. As indicated below, the Committee made no further changes to the proposed hours of use other than that detailed in paragraph (1) above.

2. Need Assessment for Netball Courts/Multi-Use Games Areas (MUGAs) – It was noted that the proposed provision on the site of netball courts (to be used as MUGAs) and of provision for cricket and rugby would involve the loss of some existing football pitches, and that (as detailed in paragraph 8.9, page 115) in accordance with London Plan Policy 7.18, condition (16) (on page 117) was proposed which would require the applicant to submit for approval, evidence of need for the proposed new MUGAs and other new sports facilities prior to commencement of any works to alter the existing sports pitches.

2.1 Officers confirmed that if this needs assessment showed that proposed changes to sport facilities on the site were not appropriate, then the application would need to be resubmitted to the Committee for further consideration.

Decision: Item 8 - ref. 13/P1593 (The Pavilion Youth Office, Farm Road, Morden, SM4 6RA)

GRANT PERMISSION subject to the conditions set out in the officer case report and the tabled modifications sheet. and subject to the following –

(a) Condition (7) (Hours of Use) – Amend “11am” to “11pm” so that the hours of use read “(Sun to Thurs 7am-10pm, Fri-Sat 7am-11pm)”.

9. 90 GORRINGE PARK AVENUE, MITCHAM CR4 2DJ (REF. 13/P2543) (GRAVENEY WARD) (Agenda Item 9)

External Amenity Space – Reference was made to emerging policy on external amenity space outlined in paragraphs 7.18 & 7.19. Officers confirmed that - (a) whilst Merton’s existing UDP policy HS.1 (and Supplementary Planning Guidance) required a minimum private self-contained external amenity area for flats of 10sqm per habitable room,

- (b) Merton's emerging LDF policy DM.D2 would require that a minimum of 5sqm of private outdoor space should be provided for 1-2person flatted dwellings; and
- (c) the new proposed policy was based on the Mayor's London Plan policies.

Decision: Item 9 - ref. 13/P2543 (90 Gorringe Park Avenue, Mitcham, CR4 2DJ)

GRANT PERMISSION subject to the completion of a Section 106 Agreement and subject to the conditions set out in the officer case report

- 10. 12A RAVENSBUURY TERRACE, WIMBLEDON PARK, SW18 4RL (REF. 13/P2904) (WIMBLEDON PARK WARD) (Agenda Item 10)

Officers advised that there was an outstanding objection from the Environment Agency regarding flooding which had yet to be resolved and so officers now recommended that consideration of the application be deferred.

Decision: Item 10 - ref. 13/P2904 (12a Ravensbury Terrace, Wimbledon Park, SW18 4RL)

That consideration of the application be DEFERRED to a future meeting.

- 11. 77 WEIR ROAD, WIMBLEDON, SW19 8UG (REF.13/P2545) (WIMBLEDON PARK WARD) (Agenda Item 11)

1. Hours of Use – Officers advised that there were currently no restrictions on the hours of use of the site and the current application (for erection of buildings in connection with use of the site for waste recycling and as transfer facility) would allow the hours of use to be controlled.

2. Impact on Residential Amenity – There was extensive discussion on the possible impact of the proposed use on occupiers of the land immediately adjacent to the northern boundary of the site which was within the London Borough of Wandsworth and was occupied by a gypsy and traveller site. Officers drew attention to various conditions proposed to control and mitigate the impact of the proposed use, including conditions relating to noise, air quality and dust management.

Decision: Item 11 - ref. 13/P2545 (77 Weir Road, Wimbledon, SW19 8UG)

GRANT PERMISSION subject to the conditions set out in the officer case report and the tabled modifications sheet, and subject to referral to the Mayor of London.

- 12. TREE PRESERVATION ORDER (NO. 646) AT 10 HILLSIDE, WEST WIMBLEDON, SW19 4NH (HILLSIDE WARD) (Agenda Item 12)

Officers advised that legal advice had been received advising that this Order should be withdrawn and be not confirmed.

Decision: That the Merton (No.646) Tree Preservation Order 2013 be withdrawn and be NOT CONFIRMED.

13. PLANNING APPEAL DECISIONS (Agenda Item 13)

Officers advised that the report should be amended as follows

(a) paragraph 1.1 (77 Pepys Road – ref. 12/P2056) – Appeal Decision to read “ALLOWED” instead of “DISMISSED”; and

(b) paragraph 1.5 (Land rear of Aston Court, 18 Landsdowne Road – ref. 12/P2434) to be deleted as it duplicates paragraph 1.2.

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14. PLANNING ENFORCEMENT - SUMMARY OF CURRENT CASES (Agenda Item 14)

(a) 35 Marian Road (para.3.3) – Officers confirmed that this case was scheduled for court for the next day (17/1/14).

(b) 23A Bruce Road, Mitcham (para.'s 2.09 & 3.4) – Officers confirmed that as the deadline of 13 January 2014 had passed without a response from the owner, officers would assess if prosecution would be appropriate.

(c) Burn Bullock PH, London Road, Mitcham (para. 3.4) – Councillor Ian Munn thanked officers for their work on this site, but expressed concern about (i) the increase in cars for sale on the site and (ii) the need to differentiate between redevelopment proposals and enforcement action. Officers noted these concerns.

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15. MODIFICATIONS SHEET (FOR VARIOUS ITEMS) (Agenda Item 15)

See above Minute on Item 4 (Town Planning Applications – Covering Report)

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