

Agenda Item 3

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PLANNING APPLICATIONS COMMITTEE

14 JANUARY 2021
(7.15 pm - 8.22 pm)

PRESENT Councillor Dave Ward (in the Chair),
Councillor Stephen Crowe (Vice-Chair),
Councillor Stephen Alambritis, Councillor Ben Butler,
Councillor Billy Christie, Councillor David Dean,
Councillor Joan Henry, Councillor Simon McGrath,
Councillor Carl Quilliam and Councillor Peter Southgate

IN ATTENDANCE Sarath Attanayake (Transport Planning Project Officer),
Tim Bryson (Development Control Team Leader (North)),
Amy Dumitrescu (Democratic Services Officer),
Jonathan Lewis (Development Control Team Leader (South)),
Neil Milligan (Development Control Manager, ENVR) and
Farzana Mughal (Democratic Services Officer)

1 APOLOGIES FOR ABSENCE (Agenda Item 1)

An apology for absence was received on behalf of Councillor Nick Draper. Councillor Ben Butler was attending as his respective substitute.

2 DECLARATIONS OF PECUNIARY INTEREST (Agenda Item 2)

There were no declarations of interest.

3 MINUTES OF THE PREVIOUS MEETING (Agenda Item 3)

RESOLVED: That the minutes of the meeting held on 10th December, 2021 were agreed as an accurate record.

4 TOWN PLANNING APPLICATIONS (Agenda Item 4)

The Chair advised that the order of the agenda was changed and that item 6 would be taken before item 5. For the purpose of the minutes, items were minuted in the order they appeared in the agenda.

5 1 HARTFIELD ROAD, WIMBLEDON, SW19 3RU (Agenda Item 5)

Proposal: Alterations and extensions to existing building to provide an additional 3 storeys of office accommodation (net increase of 3513sqm of Gross Internal Floor space (GIA)), plus plant enclosure at roof level and associated landscaping and public realm improvements.

The Committee noted the report and the plans presented by the Development Control Team Leader (North).

The Committee noted that there were no objectors registered to speak. The Committee also noted that applicant was not present at the meeting.

Councillor Paul Kohler (Ward Member for Trinity) had registered to speak and on behalf of his ward addressed the Committee the concerns raised by residents. He stated that the proposed development was out of scale, in terms of, the height of the building, out of character to the area conservation and the development would cause further issues in terms of traffic. He further explained that the proposed scheme would cause disruption for the residents and that the development did not meet the Council's Core Strategy.

During the debate members' raised and number of questions and comments. The Development Control Team Leader (North) addressed the following points including:

- That following consultation on the Future Wimbledon SPD, the building heights guideline across the town centre had been reduced and the subject site was shown as accommodating eight to ten storeys,
- Highways had not raised any concerns regarding the bus stop outside Wimbledon House and that Planning Officers' had no correspondents from Transport for London (TFL), in terms of, specifically moving the bus stop,
- It was clarified that there were 18 objections received with regards to the proposed scheme, however, there were 35 letters supporting the proposals,
- There was no guidance given from Government to resist office development due to the Covid-19,
- Highways Officers' and Transport Planner had no objections with regards to the proposal, subject to conditions, which included a Construction Management Plan,
- The proposed scheme would create jobs and potentially increase the number of employees working at the site,
- The scheme was not anticipated to improve the appearance of the building, it was to provide extensions to existing building for an additional three storeys of office accommodation.

Whilst the Committee was in support of the proposed application and recognised it would create more jobs in the area, a member expressed their concerns and stated that the proposed building was unattractive and did not meet the criteria of Merton DMD.

The Chair moved to the vote on the officer's recommendation and it was

RESOLVED that the application number 20/P2567 be **GRANTED** planning permission subject to completion of s106 Agreement and conditions.

6 7 RURAL WAY, STREATHAM, SW16 6PF (Agenda Item 6)

Proposal: Demolition of existing building and erection of 3 x 3 bed terraced houses, associated landscaping and creation of amenity areas, parking and cycle storage.

Further to Minute No.13 on 13th February, 2020, the Committee noted the report and revised plans presented by the Development Control Leader (South). Members were reminded that an earlier and similar application was considered at Committee in February 2020, when members were minded to refuse the application, contrary to the officers' recommendation, due to concerns regarding overdevelopment and design.

Two residents had registered to speak in objection to the proposed scheme, and at the request of the Chair, had raised a number of points, including:

- That the revised scheme was mis-leading,
- Concerns to loss of trees,
- The scheme was not sustainable,
- There were not enough heat-pumps provided,
- The objectors were not aware that the proposed scheme was for a three dwellings and not for a six dwellings,
- This was a small cul-de-sac that was overcrowded and there was no space for parking.
- There were concerns to the current noise level, in particular, at night and to build more houses would increase the noise level and disturbance, this would have an impact for people working from home.
- Residents opposite to the proposed development had not been consulted.

Members' noted that the applicant was not present at the meeting.

In response to the objectors concerns and issues raised, the Development Control Leader (South) reported that:

- In terms of consultations, it was clarified that 14 properties, including opposite and to the rear were notified of the proposed scheme;
- The trees to the site were overgrown and did not necessarily add character or value to the street scene,
- If Members' were minded, a condition could be imposed for tree planting to be undertaken to the rear of the site.

In response to Members' questions and comments' the Development Control Team Leader (South) clarified that the revised planning application was for a three dwellings and were wider which would be in keeping with some of the two-storey dwellings in the area. In terms of sustainability and energy provision, there was a requirement for the development to attain the necessary carbon savings.

Furthermore, Members' welcomed the revised proposal and felt that this application was fit for purpose.

The Chair moved to the vote on the officers' recommendation and it was

RESOLVED that the application number 20/P3757 be **GRANTED** planning permission subject to completion of s106 Agreement and conditions.

7 PLANNING APPEAL DECISIONS (Agenda Item 7)

The Committee noted the Planning Appeal decisions.

8 PLANNING ENFORCEMENT - SUMMARY OF CURRENT CASES (Agenda Item 8)

The Committee noted that there were no planning enforcement cases reported.