

Planning Applications Committee

9th February 2023

Supplementary Agenda

Modifications Sheet.

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ITEM 5 – 19 ARRAS AVENUE, MORDEN, SM4 6DG

Late Objections

There has been 1 additional letter of objection received concerning the following:

- There are difficulties parking and spaces will be more limited
- Pollution and noise from increased vehicles
- More noise and disturbance
- Obstruction to roads and pavements
- Flats in a residential area of houses is out of keeping with the appearance of the street
- The construction would compromise the structure of neighbouring house
- From the flats at the community centre there is additional noise and rubbish, and the street is less tidy and unsafe. The rubbish is not properly contained, and this problem will be more of an issue if more flats are built.

Amended drawings

Following discussion with the applicant, amended drawings Rev B have been received (06.02.2023) showing biodiversity enhancements including;

- Installation of roost bricks for bats
- Installation of bird nest bricks that provide permanent nest features
- Installation of hedgehog runs (tunnels) to enable hedgehogs to move freely through the site
- Planting of Wildflower meadow in rear garden
- Inclusion of a green roof

Amended drawing numbers

Page 7

Drawing numbers updated as follows:

18 Rev B, 19 Rev B, 20 Rev B, 21 Rev B, 22 Rev B, 23 Rev B, 24 Rev B, 25 Rev B, 26 'BIKE STORE PLAN' Rev B, 26 'TIMBER REFUSE STORE PLAN' Rev B

Amended Table

Pages 8/9 and 21

Following a measurement of the usable garden area, the communal garden space is 63sqm (measuring only shaded green space) rather than 104.4sqm as originally sited.

Flat (level)	No. beds	No. persons	Storeys	Required GIA (sqm)	Proposed GIA (sqm)	External amenity (sqm)	Compliant
1 (ground)	3	4	1	74	80.0	22.0	Yes
2 (ground)	3	4	1	74	77.0	36.5	Yes
3 (first)	1	1	1	39(37)	37.4	63 Communal	Yes
4 (first)	1	1	1	39(37)	39.1	63 Communal	Yes
5 (first)	1	1	1	39(37)	42.0	63 Communal	Yes
6 (loft)	2	3	1	61	66.6	63 Communal	Yes

Amended condition 2 - (Approved plans)

Page 26

Condition 2 amended as follows:

18 Rev B, 19 Rev B, 20 Rev B, 21 Rev B, 22 Rev B, 23 Rev B, 24 Rev B, 25 Rev B, 26 'BIKE STORE PLAN' Rev B, 26 'TIMBER REFUSE STORE PLAN' Rev B

Amended condition 8 - (Working Method Statement)

Page 27

Following questions raised by members about reducing impact on neighbours during the construction process, condition 8 has been updated (and agreed by the applicant) to include measures such as wheel cleaning, control of dust, smell, other effluvia and surface water run-off.

The condition will require the same level of detail as the originally worded condition requested by the Councils Highway Officer, however it goes further to include measures to reduce impact on neighbours from an environmental health perspective. The application is a fairly modest development and normally this condition would only be attached to larger developments, however the applicant has responded to the views expressed by some councillors and agreed to the condition in this instance.

Condition 8 updated as follows:

Development shall not commence until a working method statement has been submitted to and approved in writing by the Local Planning Authority to accommodate:

- (i) Parking of vehicles of site workers and visitors;

- (ii) Loading and unloading of plant and materials;
- (iii) Storage of construction plant and materials;
- (iv) Wheel cleaning facilities
- (v) Control of dust, smell and other effluvia;
- (vi) Control of surface water run-off.

No development shall be carried out except in full accordance with the approved method statement.

Amended condition 9 - (Ecological enhancements)

Page 27

Condition 2 amended as follows (to include measures agreed with the applicant):

Prior to the first occupation of the dwellings hereby approved, a scheme for ecological enhancements on the site including installation of roost bricks for bats, bird best bricks, hedgehog runs/tunnels and wildflower planting shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved measures prior to the first occupation of the dwelling hereby approved. The approved measures shall be retained thereafter.

Amended condition 14 - (boundary treatment)

Page 28

No development (other than below ground works) shall take place until details of all boundary walls or fences are submitted in writing for approval to the Local Planning Authority. The boundary treatment shall be installed in full accordance with the approved details and shall be permanently retained as such thereafter to the satisfaction of the Local Planning Authority.

Additional condition 21 - (Air Source Heat Pumps)

Following concerns raised by neighbours, about potential noise issues, this planning condition would require the applicant to consult an acoustic consultation or air source heat pump specialist to advise them where to locate the new air source heat pumps so that they comply with the Councils imposed noise conditions.

As part of a discharge of condition application, which will include consultation with the Councils Environmental Health Officer, the applicant will need to submit full details of the air source heat pumps. If the number of pumps cannot be adequately achieved, then the number of pumps will need to be reduced or removed altogether from the proposal.

Condition:

Prior to the first occupation of the dwellings hereby approved, full details of the air source heat pumps, including their siting and evidence of agreement from a specialised consultant regarding noise, shall be submitted to and approved in writing by the Local Planning Authority. The installation of the air source heat pumps shall be

installed in full accordance with the approved details and shall be permanently retained as such thereafter to the satisfaction of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policies D3 and D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

Additional condition 22 – (Green Roof)

Prior to the first occupation of the dwellings hereby approved, full details of the green/sedum roof hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The green/sedum roof shall be installed in full accordance with the approved details and shall be permanently retained as such thereafter to the satisfaction of the Local Planning Authority.

TECHNICAL BRIEFING & MEMBERS QUESTIONS

Q: Response to the late information circulated to members regarding the parking surveys?

A: Response from Councils Transport Planner:

The application is for the 6 units and approval is based on a number of key factors and not purely on the results of a parking survey and parking stress level. The information within the first survey was not false but rather a larger area was surveyed to determine parking stress. As a result, the Council asked for another survey to be undertaken.

Lambeth Council Parking Survey Guidance Note Methodology is a guidance developed by Lambeth Council which sets out guidelines on how to approach parking surveys which is then considered by individual Councils along with other environmental factors. **The information simply identifies potential problems and allows the Council to consider mitigating measures often in the form of parking restrictions and seek funding from the applicant to cover the costs. It cannot be used as a qualifying factor to refuse a planning application.**

During the first survey (according to section 4.5 of the first report) a linear walking distance of 200m was used. However, they did extend the survey area under the guise of the surveyor's discretion; this was not accepted by the Council and the applicant was asked to undertake another survey by an independent company (Alpha Parking), which they now have. The initial provider was commissioned by the applicant and it is not for the Council to check the qualification or any form of accreditation of any company or consultant used by the applicant. As a rule, when the information is received, it is scrutinised by the borough's Transport Planner and other professionals. In response to this complaint, a cursory search was carried out and an organisation named ATC which provides a varied number of transport related services were found on google. **However, the Council was not satisfied with the information provided and requested a further survey to be carried out by a different company (Alpha Parking).**

Objector states that a plan /map showing measurements should be supplied. A map showing the area surveyed was provided and it is considered that too much

emphasis is being placed on parking capacity. An application of this size cannot be refused purely based on parking capacity.

It is true that Bristol Rd is in a CPZ but it operates Mon-Fri 10am-4pm and there is nothing to stop non permit holders to park outside those hours; in fact this is common practice.

St Helier Ave is a Red route but there are some parking bays that can be used outside the restricted hours i.e. all day on Sundays and 7pm-7am Mon-Sat and again this is used by residents and there is no good reason to exclude. The objector implies that Rose Ave should not be included because the road is too narrow. The fact is that currently residents do park on one side of the road and therefore number of parking spaces in Rose Ave should be included.

The objector suggests that 200m or less should define survey catchment area; however, the council concurs that in reality anyone looking for a parking space does not simply travel half way down a road and stop at an imaginary 200m termination point. A driver will continue to the end of the road and will continue to cruise until they find a space. Again, the Lambeth model is a guidance not a rule.

If there are safety problems including obstructive parking, as already suggested above, the Council can consider low cost mitigating measures.

NPPF (Paragraph 111) outlines that the development “should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”

Mayor’s integrated strategic approach to transport that supports ten Healthy Street indicators which aim to reduce Londoners’ dependency on cars in favour of increased walking, cycling and public transport use.

The application is for 6 units and although it may generate a few additional vehicles, it is not considered to be severe enough to refuse on highway grounds

Q: Has there been any attempt to assess parking availability during the day, and if not could that be done (200m is a long way with a buggy, a toddler and shopping, or for an elderly person), and how long would it take to do this?

A: The parking survey follows the Lambeth Transport Parking Survey Methodology (the industry standard). The guidance provides the following in relation to timing of carrying out the survey and the survey area;

The survey should be undertaken when the highest number of residents are at home, generally late at night during the week. A snapshot survey between the hours of 0030-0530 should be undertaken on two separate weekday nights (i.e. Monday, Tuesday, Wednesday or Thursday).

The Council requires a parking survey to cover the area where residents of a proposed development may want to park. This generally covers an area of 200m (or a 2 minute walk) around a site.

Available to view at: [LAMBETH TRANSPORT PARKING SURVEY METHODOLOGY](#)

The development control team leader (south) visited the site on 4 occasions, a Sunday at 9.30am, a Tuesday 8.30am, another Tuesday at 8.30am and then 5.30pm the same day and observed a number of available spaces within close proximity of the application site.

Q: If, once built, this development does not meet the internal water use limit of 105 litres per day per person, what can be done to ensure compliance? How long would it take to produce evidence that the proposals would be compliant?

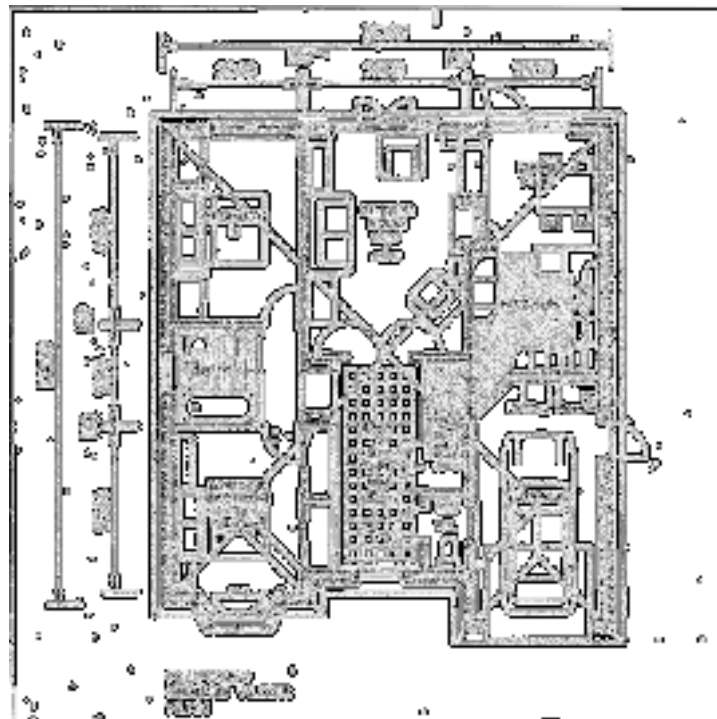
A: The applicant would have to provide evidence to discharge the planning condition before any occupants would move in. If it doesn't meet the 105l requirement, measures can be made to include water efficient/low flow showers, taps, dishwashers etc.

Q: Looking at p48, what is the distance from the edge of the communal garden to the nearest part of the bungalow at 1A Ravensbury;

A: From the communal garden fence (southern boundary) to the rear corner of 1A Ravensbury measures approx. 1.1m (nearest).

Q: Looking at p48, where are the windows on the end and flank windows of 1A Ravensbury, which rooms do these serve, and how far are these from the nearest heat pumps;

A: Paragraph 7.5.28 provides that the side window of 1A Ravensbury facing the rear of 19 Arras Avenue looks to serve a bathroom and front and rear north-most windows serve bedrooms. This is based on plan drawings associated with application 94/P0698 (see below).



As set out in condition 21 above, confirmation of the best location is chosen by an acoustic consultant in terms of achieving the limit of LA90-10dB at the boundary with any residential property as per the recommended condition by the Councils Environmental Health Officer.

For now, the proposed drawings show the closest ASHP as approx. 2.5m from 1A Ravensbury's front bedroom window.

Q: Looking at p45, would it be possible to reposition the air source heat pumps further from the boundary with 1A Ravensbury, for example to the area shown as vegetation next to the bike sheds and pumps, and if this rendered them more visible, could they be screened;

A: See above where outlined that officers consider it most appropriate to condition the exact location of the ASHP's to comply with the condition suggested by the Councils Environmental Health Officer.

Q: Would the air source heat pumps run 24/7;

A: The pumps would only run when being used.

Q: As no noise assessment has been submitted, how have you assessed the potential noise impact of the 6 air source heat pumps on 1A Ravensbury.

A: The condition from Environmental Health officer requiring a post confirmation survey is expected to ensure an acceptable impact on neighbouring properties.

Q: Is it accurate that some heat pumps run at 70-90dB (equivalent to a dishwasher or garbage disposal) and the least noisy run at 40-50dB;

A: The Councils Environmental Health officer has provided that

'they probably run at least 40-50 if not greater, but this is also dependent on the distance where they are measured'

Following further discussions with the EH officer, it was stated that the pumps could be slightly louder than a fridge, but this would depend on the make and model of the units.

Q: Would the noise of 6 air source heat pumps be cumulative;

A: The Councils Environmental Health officer has provided that

'There would be a cumulative effect for each pump running, add 3 dB per doubling of the number of pumps.'

Q: Do we know the estimated noise performance of the heat pumps chosen for this site;

A: No, officers consider that as long as the conditions are complied with, identifying the exact brand/model would not be necessary.

Q: Would it be fair to characterise LA90-10dB as a continuous low hum or buzz of at least 10dB for at least 90% of the time, equivalent in volume to the noise of rustling leaves (I am not sure I have understood the meaning of these terms);

A: The Councils Environmental Health officer has provided that

'There would be a low hum associated. The actual noise wouldn't be 10dB.'

The Councils Environmental Health officer has confirmed that there would be a buzz when the pumps are in use (from the fan).

Q: Could we condition the make of air source heat pump and the use of dampener bolts;

A: As mentioned above, the planning condition relating to noise levels would dictate the type of pumps installed (if any)

Q: If it transpires after installation and, if necessary, the addition of dampener bolts, that the noise made by the air source heat pumps exceeds 10dB what further remedies would be available;

A: If the noise would exceed that outlined in the condition, they would have to make remedies before the condition could be discharged. The Councils Environmental Health officer has provided

'if the noise exceeded the stipulated noise level then an after market solution would need to be sought. Such as additional screening or an acoustic enclosure suitable that would allow the HSHPs to operate as they need air flow. This may need planning permission.'

Q: Could solar panels be used instead, or in part; Could you ask the applicant if they have a view of solar plus battery to cut the cost of living for residents and in so doing make them cost of living homes.

A: There is no planning requirement to use solar panels, however this was put to the planning agent following the question from a cllr. The initial response from the agent indicated that ASHP were chosen over solar panels to meet building control and air quality neutral requirements due to them having lesser visual impact.

As per paragraph 7.8.57, the new flats would have to meet building control regulations requiring a 31% improvement against Part L. Therefore, to reach this improvement the applicant may need to make use of solar panels however, for minor applications this is now secured under building control's higher standards rather than planning.

Q: How long would a noise assessment take to produce?

A: The Councils Environmental Health officer has provided

'this would depend on the acoustic consultant used and their availability.'

This would be secured via a post completion survey.

Q: Given the proposed division of the garden, could we condition hedgehog tunnels into and between the gardens

A: Yes, the agent has provided amended drawings annotating that they will be implementing hedgehog tunnels which we have added to condition 9. See below for more biodiversity enhancements.

Q: Could we condition swift boxes, rather than having this as an informative?

A: The agent has provided amended drawings showing implementation of a number of biodiversity enhancements such as installation of roost bricks for bats, bird nest bricks, hedgehog tunnels to enable hedgehogs to move freely through the site and a sedum green roof. We have included these initiatives to the recommended biodiversity condition (9).

Q: In addition to conditions 11 and 17, could we condition water butts, as suggested at paragraph 7.10.61?

A: The application site is located in Flood zone 1 with low probability of flooding. Permeable paving and soft landscaping will both be secured by conditions (11, 16, 17).

Q – Does the proposal comply with internal space standards, as this was raised by an objector?

Officers can confirm that the development complies with minimum space standards as confirmed in tables 3.1.2 and 7.6.33.

The objector has incorrectly understood how to calculate the minimum space standard table within Policy D6 of the London Plan 2021. Objectors incorrectly identified each flat as a 3-storey dwelling instead of 1-storey thereby implying the flats would not meet London Plan minimum standards.

Note flats 1 and 6 have storage space within the bedrooms in addition to the annotated storage areas.

Q - Waste storage - members enquired as to whether larger communal eurobins could be used?

A - Waste Services were consulted and provided that, in line with Waste and Recycling Storage Requirements: A Guidance Note for Architects, eurobins should only be used for developments with 10 or more units. Shared 360L was recommended instead to minimise storage space.

'The use of communal shared/ euro bins are only permissible for blocks of flats with 10x units and above. Based on the unique circumstances, 9x units can be considered as an exception only and this is jointly agreed by all concerned.

The proposed development with 6x units would be considered under the fortnightly shared wheelie bin service and other individual waste bins.

ITEM 6 – PLANNING APPEAL DECISIONS

No modifications



- 1.5m DIAMETER TURNING CIRCLE
- FLAT 1
80.0m²
- FLAT 2
77.0m²
- WILD FLOWER MEADOW

- Biodiversity Strategies to be implemented:**
- Installation of roost bricks for bats
 - Installation of bird nest bricks that provide permanent nest features
 - Installation of hedgehog runs (tunnels) to enable hedgehogs to move freely through the site
 - Planting of Wildflower meadow in rear garden

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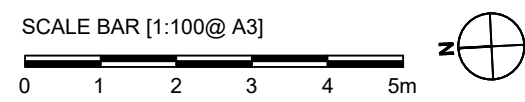
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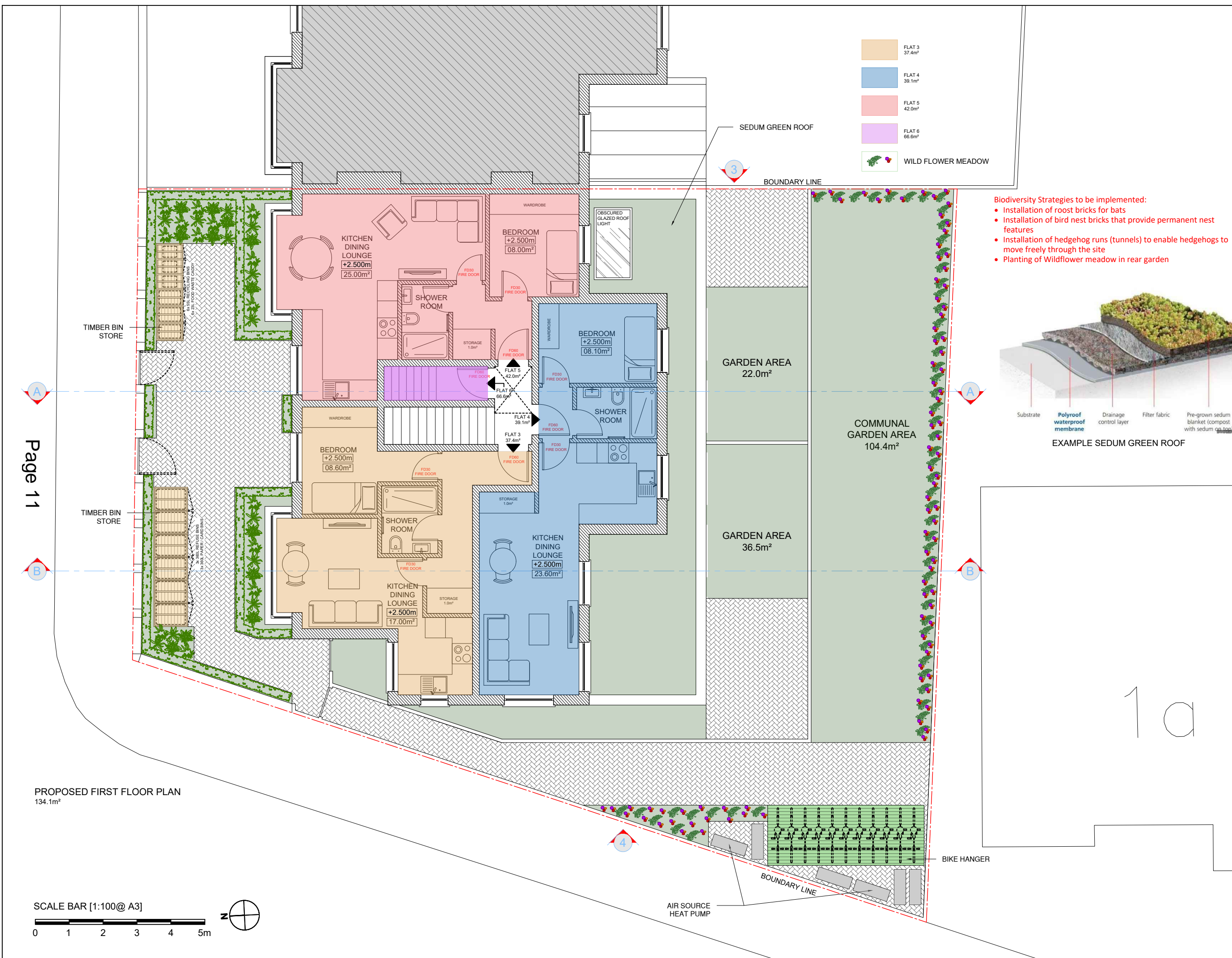
drawing title
PROPOSED GROUND FLOOR PLAN

date SEPTEMBER 2022	scale 1:100@A3	dwn O.M
drawing number 18	sheet no. 18 of 27	rev B

PROPOSED GROUND FLOOR PLAN
166.3m²



10



- FLAT 3
37.4m²
- FLAT 4
39.1m²
- FLAT 5
42.0m²
- FLAT 6
66.6m²
- WILD FLOWER MEADOW

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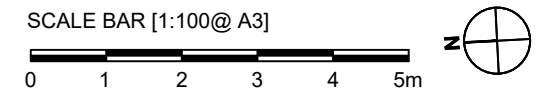
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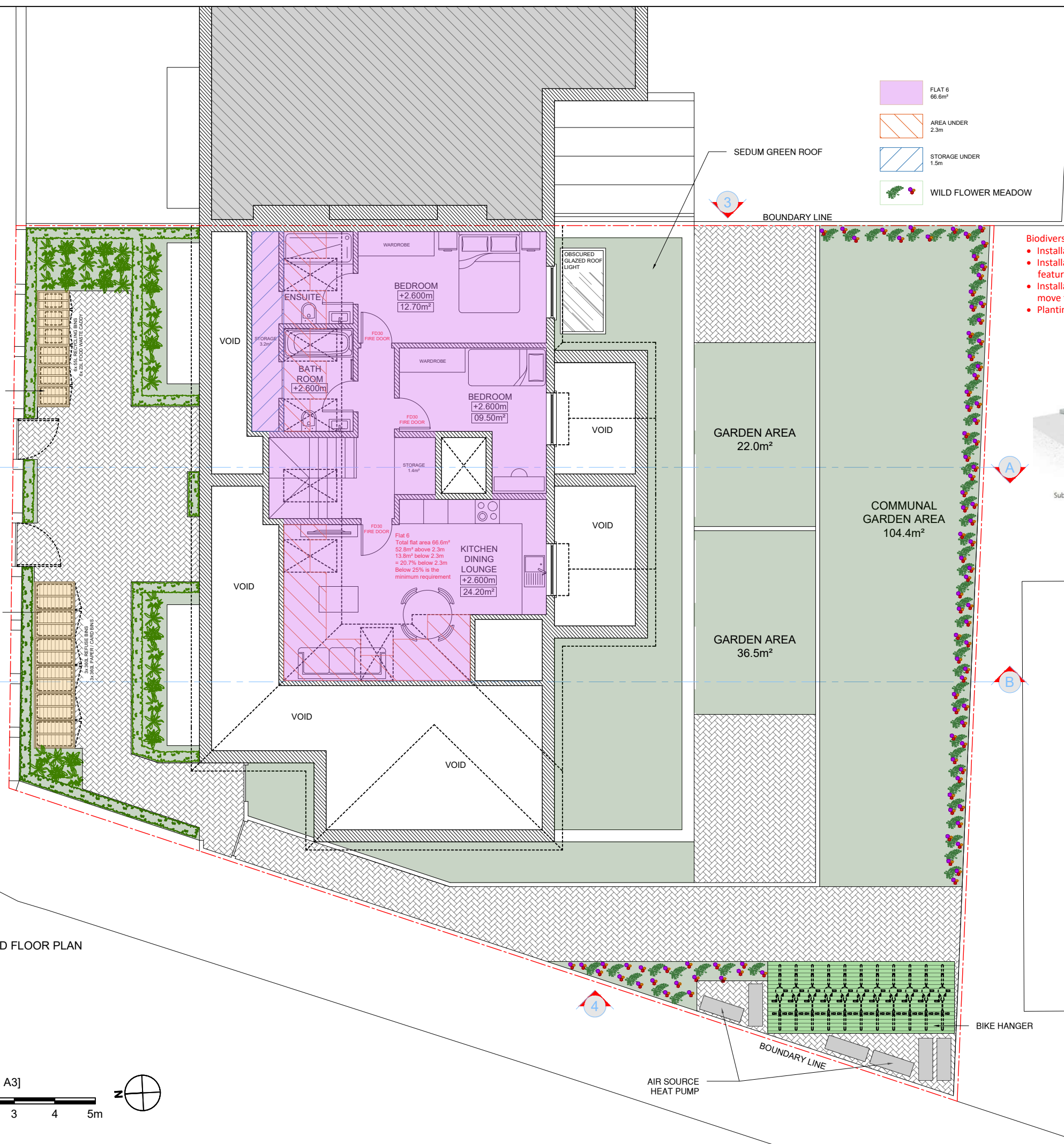
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drawing title
PROPOSED FIRST FLOOR PLAN

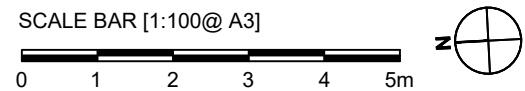
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drawing number 19	sheet no. 19 of 27	rev B

PROPOSED FIRST FLOOR PLAN
134.1m²





PROPOSED SECOND FLOOR PLAN
74.1m²



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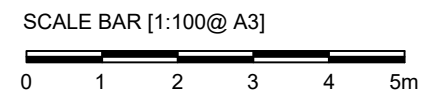
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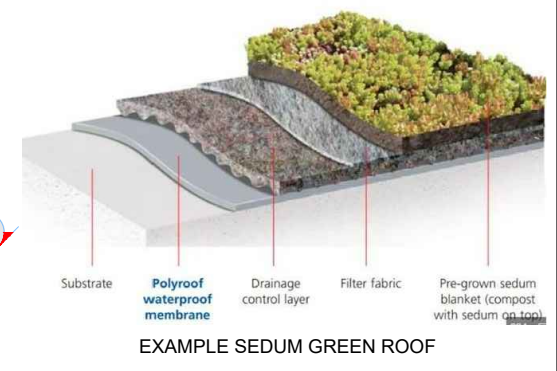
drawing title
PROPOSED LOFT PLAN

date SEPTEMBER 2022	scale 1:100@A3	dwn O.M
drawing number 20	sheet no. 20 of 27	rev B

PROPOSED ROOF PLAN



- Biodiversity Strategies to be implemented:**
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drawing title
PROPOSED ROOF PLAN

date SEPTEMBER 2022	scale 1:100@A3	dwn O.M
drawing number 21	sheet no. 21 of 27	rev B

10



17 ARRAS AVENUE

19 ARRAS AVENUE (APPLICATION SITE)

PROPOSED FRONT ELEVATION

SCALE BAR [1:100@ A3]

0 1 2 3 4 5m

Page 14



17 ARRAS AVENUE

19 ARRAS AVENUE (APPLICATION SITE)

PROPOSED FRONT ELEVATION STREET VIEW

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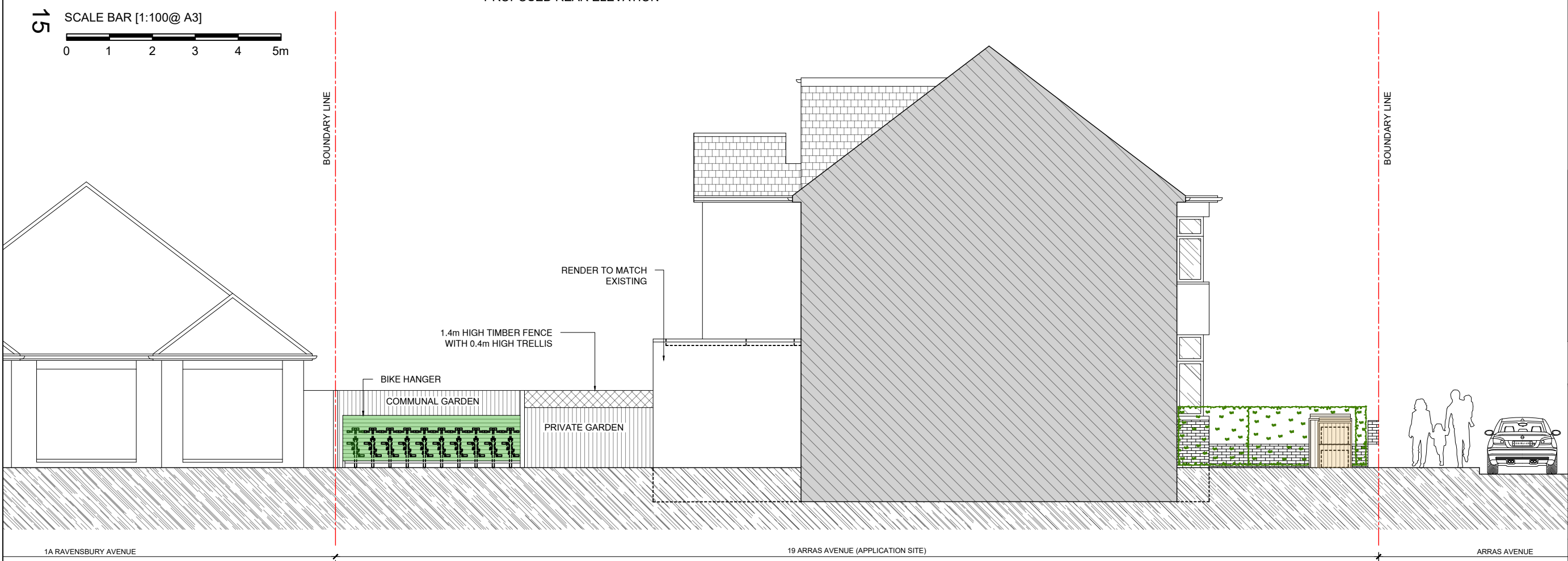
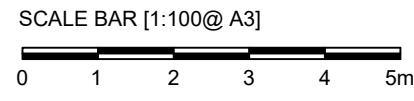
drawing title
PROPOSED FRONT ELEVATION

date SEPTEMBER 2022	scale 1:100@A3	dwn O.M
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drawing number 22	sheet no. 22 of 27	rev B
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Page 15



- Notes:
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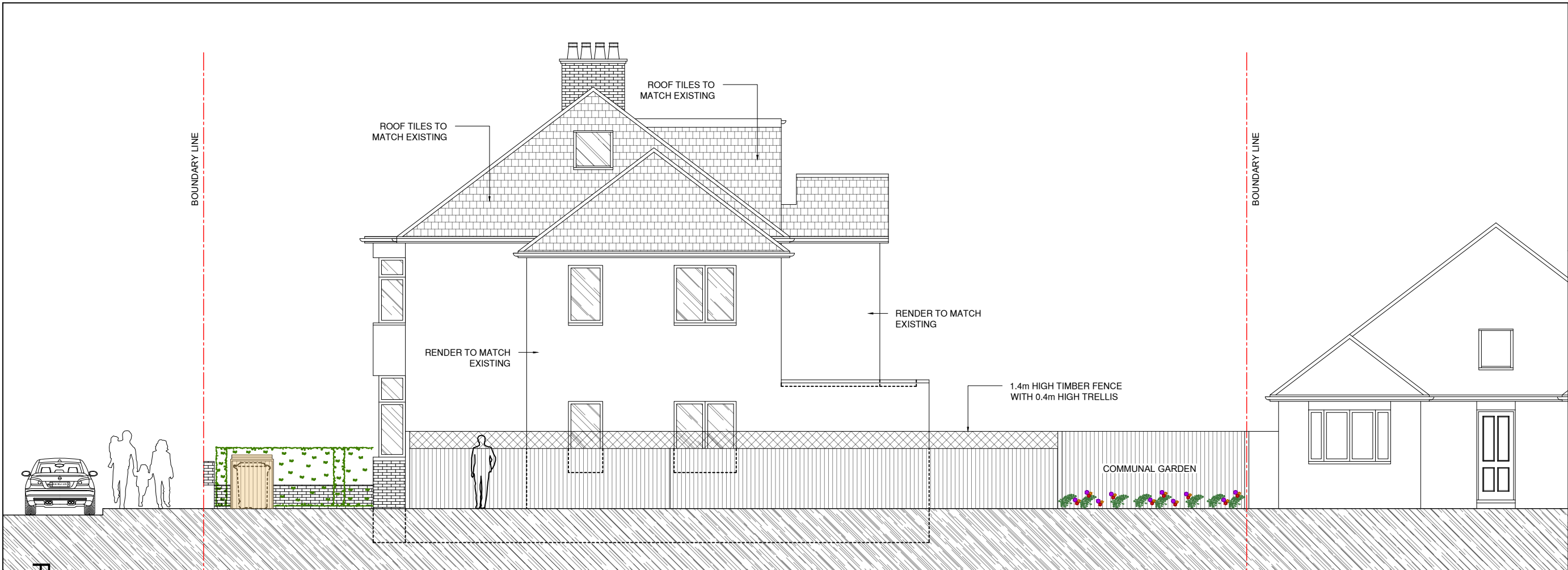
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drawing title
PROPOSED REAR ELEVATION & ELEVATION 3

date SEPTEMBER 2022	scale 1:100@A3	dwn O.M
drawing number 23	sheet no. 23 of 27	rev B



ARRAS AVENUE 19 ARRAS AVENUE (APPLICATION SITE) 1A RAVENSBUARY AVENUE



ARRAS AVENUE 19 ARRAS AVENUE (APPLICATION SITE) 1A RAVENSBUARY AVENUE

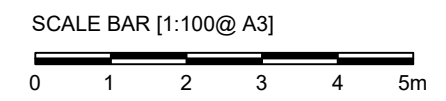
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drawing title
PROPOSED ELEVATION 4

date
SEPTEMBER 2022

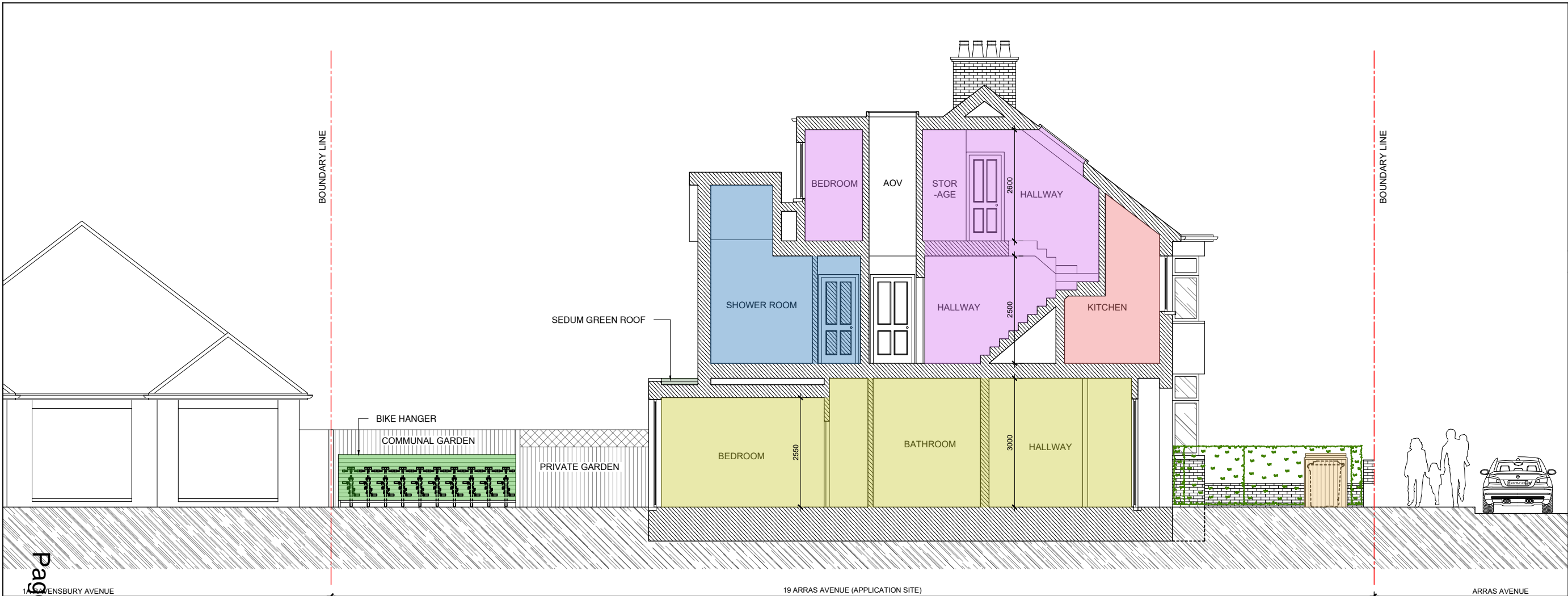
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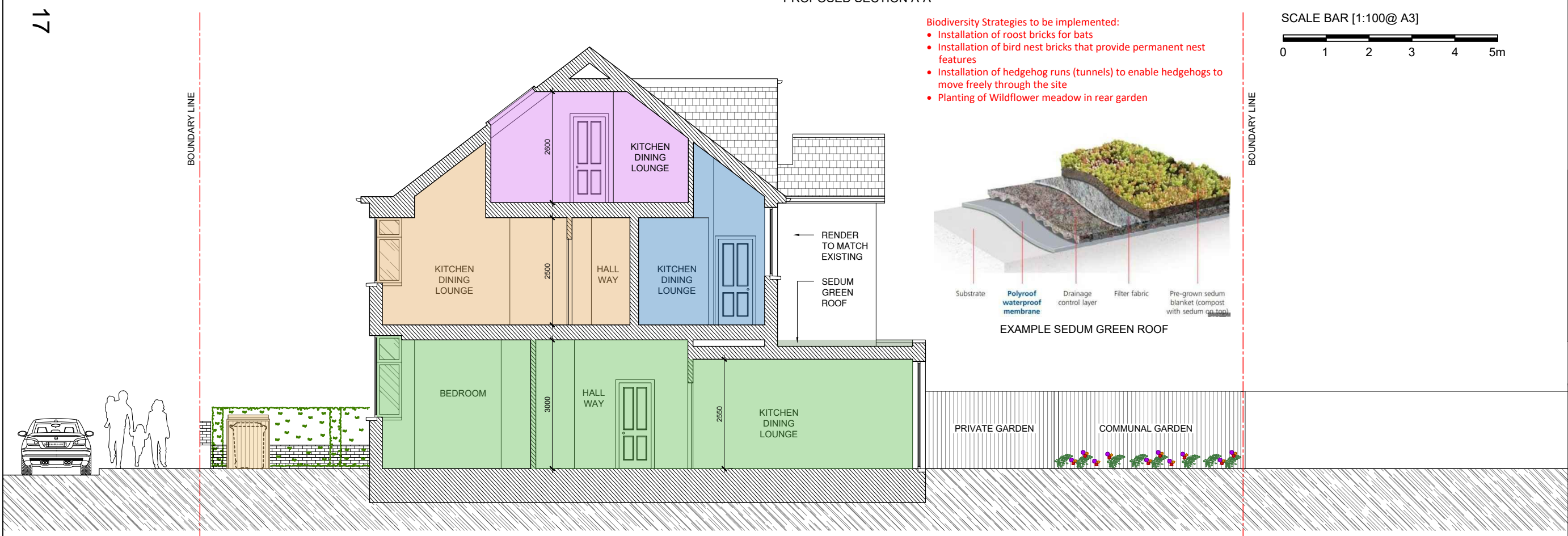
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24

sheet no.
24 of 27

rev
B

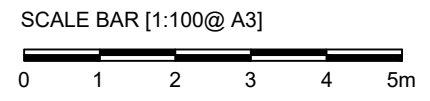


19 ARRAS AVENUE (APPLICATION SITE)
PROPOSED SECTION A-A



19 ARRAS AVENUE (APPLICATION SITE)
PROPOSED SECTION B-B

- Biodiversity Strategies to be implemented:**
- Installation of roost bricks for bats
 - Installation of bird nest bricks that provide permanent nest features
 - Installation of hedgehog runs (tunnels) to enable hedgehogs to move freely through the site
 - Planting of Wildflower meadow in rear garden



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drawing title
 PROPOSED SECTION A-A & B-B

date
 SEPTEMBER 2022

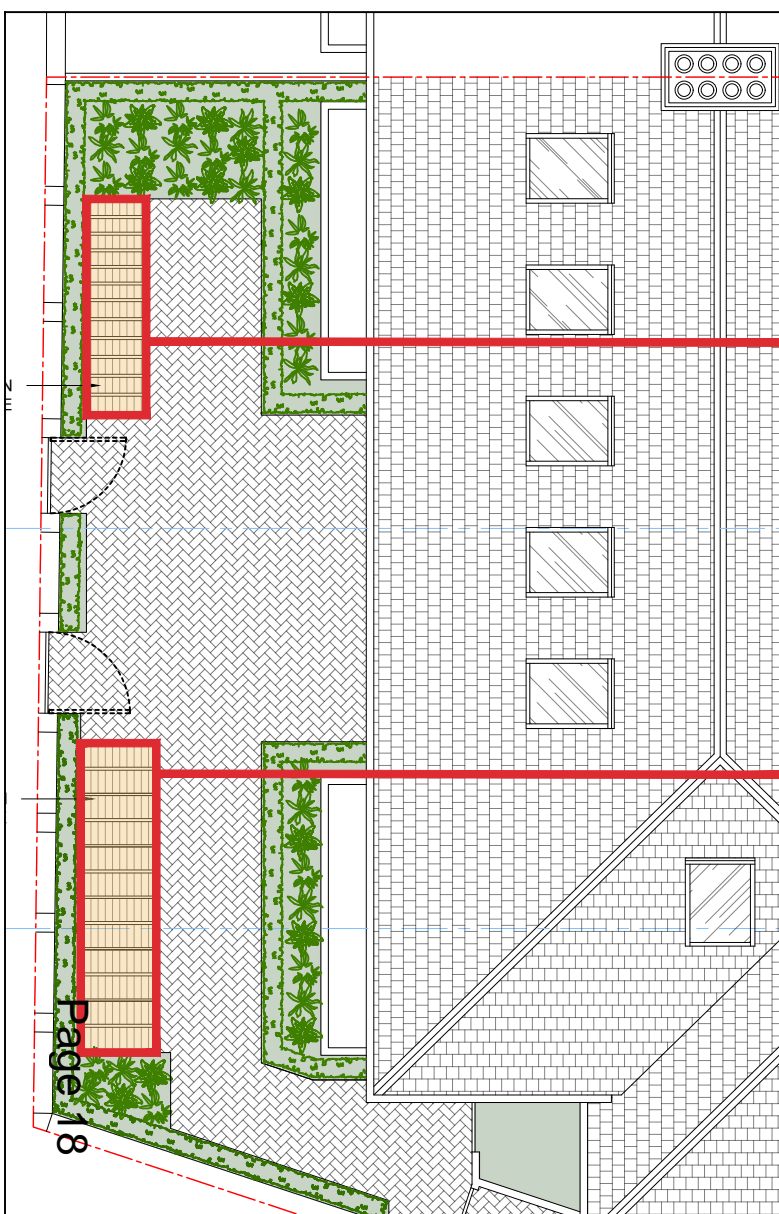
scale
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dwn
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drawing number
 25

sheet no.
 25 of 27

rev
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1 BIN STORE LOCATION PLAN
SCALE 1 : 100

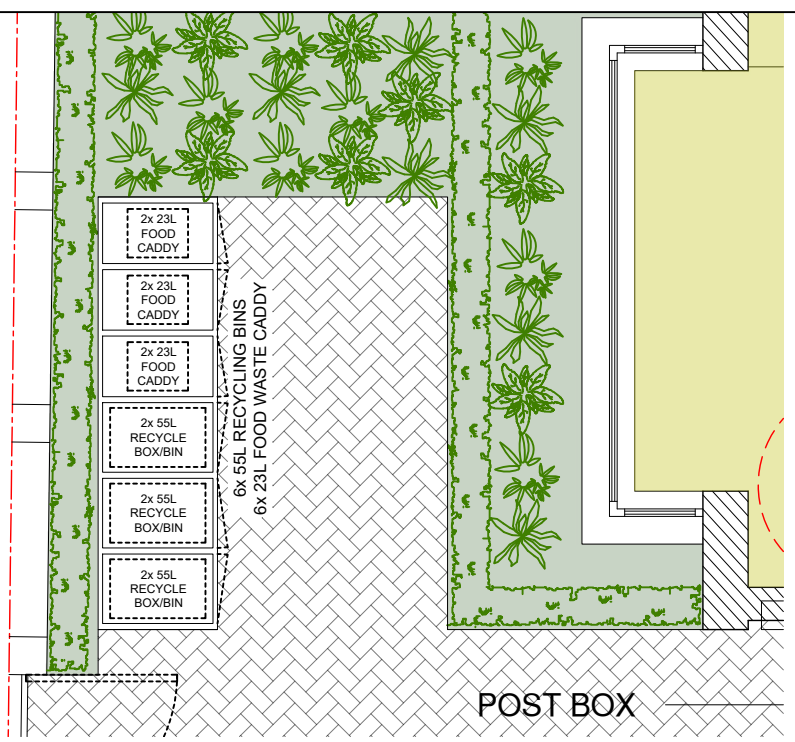


55 LITRE RECYCLE BOX & DIMENSIONS

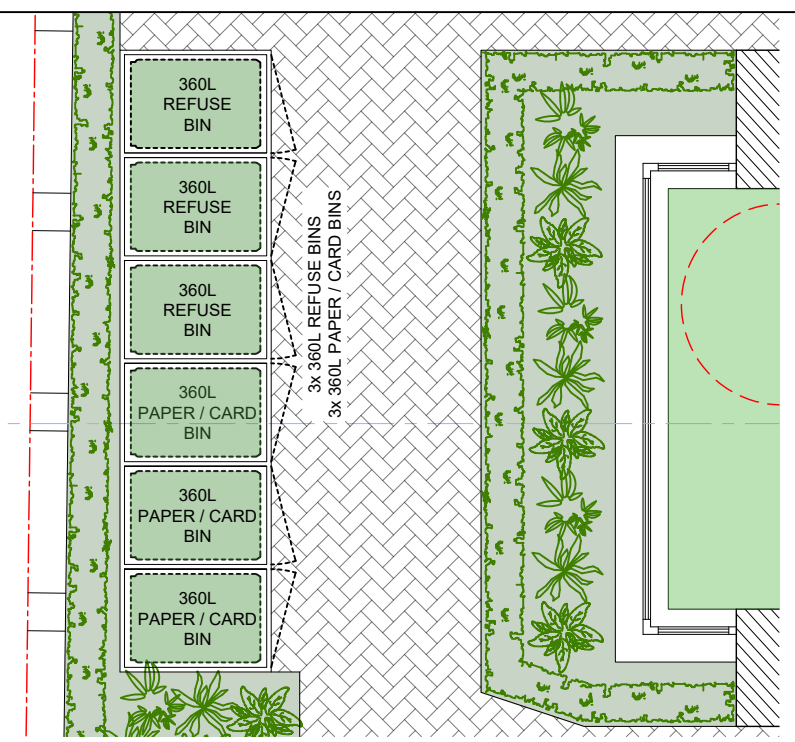
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WIDTH	630mm
DEPTH	390mm
HEIGHT	355mm

1 TIMBER REFUSE STORE

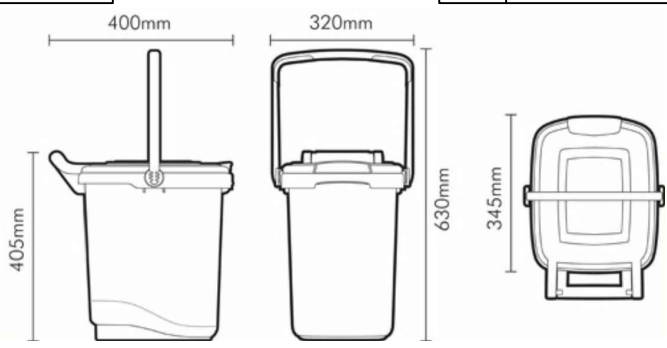
2 TIMBER REFUSE STORE



2 #1 TIMBER REFUSE STORE PLAN
SCALE 1 : 50



3 #2 TIMBER REFUSE STORE PLAN
SCALE 1 : 50



EXAMPLE 23L FOOD CADDY & DIMENSIONS



360 LITRE BIN DIMENSIONS



EXAMPLE TIMBER REFUSE STORAGE

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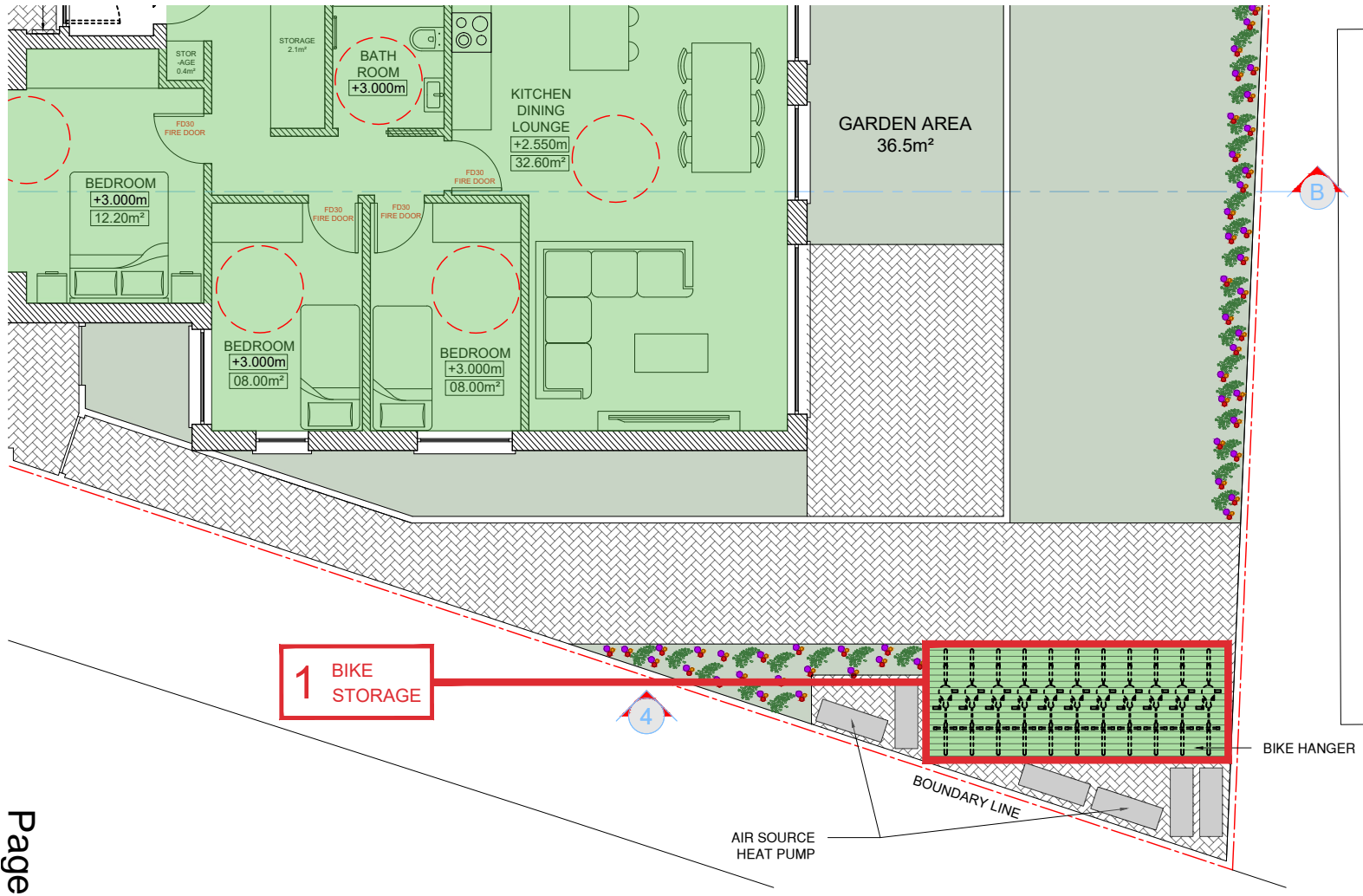
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drawing number
26

sheet no.
26 of 27

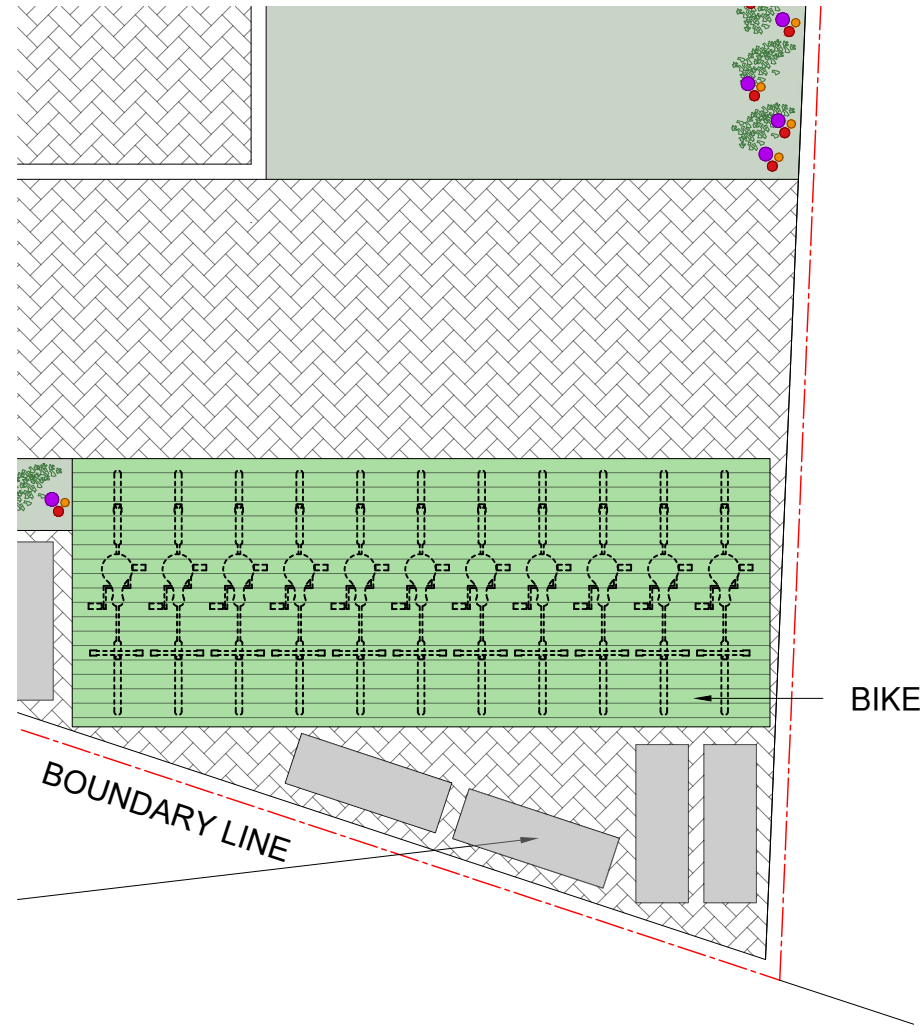
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1 BIKE STORAGE

4

1 BIKE STORE LOCATION PLAN SCALE 1 : 100



2 BIKE STORE PLAN SCALE 1 : 50

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drawing title
PROPOSED BIN STORE DETAIL

date
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26 of 27

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EXAMPLE BIKE HANGER



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