

Addendum Report**Planning Committee 13 December 2017****ITEM 4: Application B2017/77476/FUL – 24-34 Sutton Court Road, Sutton****Members are advised of the following:**

- 1) Due to a drafting error on page two of the agenda and the draft decision notice, the description of development is incorrect and should be amended to reflect the correct description within the officer report. The description of development should state the following: *'Erection of a residential development comprising of 165 flats in a part 10, 11, 20 and 21 storey building comprising ten studio, seventy seven 1- bedroomed, sixty eight 2- bedroomed and ten 3- bedroomed 'build to rent' residential units with 11 car parking spaces at lower ground level, new vehicle access from Sutton Court Road and internal cycle stores, refuse and recycling facilities, plant accommodation and associated hard and soft landscaping'*.
- 2) To report that a further three objection letters have been received from 39 Cumnor Road and 39 and 71 Leben Court, 36 Sutton Court Road. The material considerations comprise of the following and these matters have already been considered in the Planning Committee report;
 - Overlooking,
 - Lack of parking for the number of flats,
 - Increase in traffic on the roads,
 - Loss of light,
 - Increase in rubbish.
- 3) To report that the affordable housing provision has been amended to provide 12 London Living Rent (LLR) units. The following table sets out the original, negotiated and current position on affordable housing. Please note that option 2 and 3 below are equivalent in terms of affordable housing.

Applicants offer submitted with the planning application (Option1)					
			Rent per month		
Type	No units (%)	Reduction to market	1 bed	2 bed	3 bed

Discounted Market Rate (DMR)	17 units (10%)	Rents @ 80% market rate	£1,020	£1,320	£1,640
Applicants revised offer following negotiation (Option 2)					
			Rent per month		
Type	No units (%)	Reduction to market	1 bed	2 bed	3 bed
DMR	23 units (14%)	Rents @ 80% market rate	£1,020	£1,320	£1,640
Applicants further offer following negotiation with the LPA and GLA ensuring that units are provided which are affordable for Sutton residents (Option 3).					
			Rent per month		
Type	No units (%)	Reduction to market	1 bed	2 bed	3 bed
London Living Rent (LLR)	12 units (7%)	Rents capped at one third of median gross household income for ward	£812	£903	£993

The Planning Committee report should be amended as follows:

- 4) Paragraph 5.35 should state ‘*Mayor*’ not ‘*Major*’.
- 5) Paragraph 5.35 should replace the CIL figure from ‘£2,065,426.05’ to ‘£2,035,939.71’.
- 6) Any reference in the report where it refers to the development providing the equivalent of 10% affordable housing representing 8 London Living Rent (LLR) units with a commuted sum towards affordable housing of £545,930 to be secured prior to commencement should now be changed to the development providing 7% affordable housing representing 12 London Living Rent (LLR) units.
- 7) Any reference in the report where it refers to the mix of affordable housing units being 3 x 1 bed roomed, 4 x 2 bed roomed and 1 x 3 bed roomed units should now be changed to the mix of affordable housing units being 5 x 1 bed roomed, 6 x 2 bed roomed and 1 x 3 bed roomed units.
- 8) Where the report refers to ‘274 cycle parking spaces’ this should be replaced with ‘246 cycle parking spaces. It should be noted that 246 cycle parking spaces is compliant with the London Plan 2016.

The draft decision notice should be amended as follows:

- 9) Condition 2 shall include – Addendum to Transport Assessment (TPHS Ltd), Phase 2 Ground Investigation Report (Westlakes Engineering), A-1-2000 Rev C, A—1-2001 Rev D, A-12002 Rev C, A1-1-2003 Rev D and ref XC02 to both overheating reports.
- 10) Condition 3 to remove the wording '*and external amenity areas*'.
- 11) Condition 5 shall replace '*therefore*' with '*thereafter*'.
- 12) Condition 7 shall replace '*274*' with '*246*'.
- 13) Condition 10 shall replace '*shall be*' with '*has been*'.
- 14) Condition 11 shall replace '*shall be*' with '*has been*'.
- 15) Condition 36 shall replace '*site*' with '*hereby approved development*'.
- 16) Condition 37 shall replace '*site*' with '*hereby approved development*'.
- 17) Condition 38 shall be replaced with '*Prior to first occupation of the development, a detailed waste management scheme shall be submitted to and approved in writing by the Local Planning Authority to show how refuse and recycling facilities will be stored and collected on/from the site. The development shall thereafter be carried out in accordance with the approved waste management scheme which shall be provided prior to the occupation of the development and thereafter retained, unless otherwise agreed in writing by the Local Planning Authority*'.

**ITEM 5 ; APPLICATION NO. D2017/76510/3FR, Lindbergh Play Centre,
Lindbergh Rd, Wallington, SM6 9HB**

Additional text for paragraph 5.23:

Whilst it is considered that there are exceptional circumstances to allow this development, given the sites location within the MOL it has been agreed that permission be granted for a temporary period of 5 years in order to give the applicant the opportunity to explore other design solutions to providing additional classrooms on this site.

Additional Representation:

Sustainability Officer: No objection.

**ITEM 6 ; APPLICATION NO. C2017/77955/FUL - 80 Westmead Road, Sutton,
SM1 4JF**

Delete the following condition:

(4) Any changes to the external appearance of the buildings, not shown on the approved drawings, including installation of a new shopfront, air-conditioning units etc must first be submitted and approved in writing by the Council prior to their installation.

This condition is not required as external alterations including shopfronts and A/C units require the benefit of planning permission in their own right.