

Addendum Report

Planning Committee 12 December 2018

Item 5**DM2018/00264 - Land rear of 241 - 243 Church Hill Road, North Cheam**

Further representation has been received from 6 D'arcy Road.

The representation contains photos and other documents relating to the site as well as suggested amendments to the draft conditions.

The applicant in response to a representations has submitted details of the pipe inverts, and has commented that the levels are measured to the base of the drainage channels. These details have been viewed by the Lead Local Flood Authority who has raised no objection to the scheme. Furthermore the representation has commented that drawing number L16_130_09_004 should be included. This is an omission and should be included within the details for the drainage scheme.

As such it is recommended that condition 4 within the draft decision notice is amended to read:

(4) None of the dwellings hereby approved shall be occupied until the approved SUDS and drainage scheme has been implemented in accordance with the approved details (drawing nos. L_16_130_09_002 Rev. B, L16_130_09_004, L16_130_09_005, L16_130_09_001 Rev. G (annotated with levels) and Flood Risk Assessment & Drainage Report ref: L16_130_09 dated October 2018 and Addendum to JMS Report L16_130_09 (annotated with levels)). The drainage system shall be installed in accordance with the pipe invert levels approved. Thereafter, the surface water drainage and flood risk management measures shall be retained and maintained in accordance with the approved scheme for as long as the development is in existence.

Reason: To comply with policy 32 of the Sutton Local Plan.

Whilst further kerbing has been requested by the objector to soft landscaped areas to the southeast corner of the site, this is not considered necessary as the drainage system has been designed to be policy compliant and prevent surface water flooding in a 1 in 100 year event including contingency for climate change.

Furthermore and addressed in the deferral report the discharge flow rates from the attenuation tank are considered acceptable and help prevent flooding of the sewer network and flooding elsewhere, as the surface water will be contained within the site, and slowly released.

In respect to the landscaping, the planting schedule has been assessed by the Principal Tree Officer who has raised no objection. Whilst this is the case the objector has identified an area of hardstanding not included on the landscaping scheme which is present on the drainage details. As such a condition securing an amended landscaping scheme to address this discrepancy is recommended. As such condition 13 should read:

(13) Prior to the occupation of the development, full details of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscaping and tree planting shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards (in particular, BS 3882: Specifications for Topsoil, Recommendations (2015) and BS 8545: Trees from Nursery to Independence in the Landscape, Recommendations (2014) or other recognised codes of good practice). The works shall be carried out prior to the occupation of any part or relevant phase of the development or in accordance with the timetable agreed with the Local Planning Authority. Any tree(s) or plants that (within a period of five years after planting) are removed, die, or (in the opinion of the Local Planning Authority) are damaged or defective shall be replaced as soon as is reasonably practicable with others of a similar size/species/number as originally approved, unless the Local Planning Authority gives its consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs in accordance with Policy 28 of the Sutton Local Plan 2018.

The retention of landscaping for 'as long as the development is in existence' would not be considered reasonable. To obligate future occupiers to maintain a certain landscaping layout and planting schedule in perpetuity would prevent the reasonable enjoyment of their private property.

In respect to the comments regarding condition 14, the drainage of the entire site including the access track is covered by condition 4 which has been assessed by both the Lead Local Flood Authority and Thames Water and no objection has been raised. Condition 14 required details of the consolidation of the access track and the material to be used, and drainage of the site should not be conflated with the drainage of the entire site.

Item 6

DM2018/01680 - Land adjacent to the east and west of London Road, including the existing London Road railway bridge London Road, Hackbridge.

Since the publishing of the officer's committee report the Hackbridge Neighbourhood Plan was approved by referendum on the 29 November 2018 and now forms a material consideration in the determination of this application.

The relevant policies from the Hackbridge Neighbourhood Plan are as follows:

- Policy H&BEP1 - Local Character and Sense of Place
- Policy EP1 - Access to the Wandle Valley Regional Park
- Policy EP3 - Trees
- Policy EP4 - Management of Current Public Green Spaces
- Policy EP 6 - Green Infrastructure
- Policy EP9 - Water Efficient Landscape Design
- Policy EW&WP1 - Better Buildings for the Future
- Policy MP1 - Pedestrian and Cycle Networks
- Policy MP3 - Air Quality
- Policy CIP1 - Local Infrastructure

These policies are in conformity with the Sutton Local Plan 2018, and echo the general aims and objective of the Local Plan policies on a local level.

Amend condition 2 to read:

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: P061-LBS_10_0045 Rev. P01, P061-LBS_10_0040 Rev P03, P061-LBS_10_0046 Rev P01, P061/LB SUTTON 1250 Rev. 4, B17108/ECEL/DRG/GN/101 Rev. C, B17108/ECEL/DRG/GN/010 Rev. PA2, P061-LBS_02_0014 Rev. C08, Montage 10.3.17, P061-LBS_10_0005 Rev P01, Arboricultural Impact Assessment ref: RT-MME-127296-02 Rev. J updated August 2018, Arboricultural Method Statement ref: RT-MME-128892 Rev. A dated July 2018, Enteq Dust Management Plan, Peter Brett Ecology Report ref: 37979 Rev. AA June 2018, Construction Logistics Plan, DSEN Planning Statement dated September 2018, SDEN Supplementary Information dated June 2018, Landscaping Plan drawing no. MEL-385-002 Rev. B, SDEN statement on landscape restoration.

Reason: For the avoidance of doubt and in the interests of proper planning.

Historic England have responded to their consultation request.

Whilst acknowledging that the presence of archaeological finds are low they have recommended a condition requiring the submission of a Written Scheme of Investigation. This would establish whether there are any archaeological items of significance during the preparation works for the proposal.

As such a further condition is recommended as follows:

(7) Prior to ground works starting on site, a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and The planning application lies in an area of archaeological interest.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include: subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Informative

Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Item 7

Application No - TPO 2018/10 -25 Queens Road, Belmont, Surrey, SM2 6BZ

Third point of the paragraph 6.1 should read:

The objection to the TPO are recognised as being valid but upon consideration, do not outweigh the public benefit provided by the trees (T1 to T6). The objections do not amount to material consideration of such significance that they would outweigh the harm to and loss of public amenity, if the order is not confirmed.

Item 8

DM2018/01823 - Asda, 1 Stonecot Hill, Sutton

Amend condition 2 of the draft decision notice to read:

(2) The car park barriers shall be open between the following times:

07:00 hours to 23:00 hours Monday to Saturday,
11:00 hours to 17:00 hours on Sunday and Bank Holidays.

Reason: To encourage link trips to the local centre in accordance with condition 8 of planning permission ref: A2014/70348/FUL.