

**LONDON BOROUGH OF SUTTON**  
**PLANNING COMMITTEE**  
**WEDNESDAY, 30TH SEPTEMBER, 2015**



**7.30 pm at the**  
**Civic Offices, St Nicholas Way, Sutton, SM1 1EA**

To all members of the Planning Committee:-

## **AGENDA**

### **ADDENDUM**

Enquiries to: Victoria Lower, Senior Business Support Officer (Democratic Services)  
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**Addendum Report****Planning Committee 30 September 2015****ITEM 4 Sutton Hospital, Cotswold Road, Sutton, SM2 5NF****Additional supporting information submitted:**

Health, Safety and Environmental Method Statement, Construction Phase Plan and Risk Assessment submitted 30 September 2015.

**Amended conditions:**

The information submitted has provided sufficient information to satisfy some of the requirements of Condition 3. Therefore, it is recommended that the wording of Conditions 1 and 3 be amended to reflect this as follows:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 2888-200, 2888-205, NS-1077 Rev A1, un-numbered plan titled: "Sutton Hospital, Crusher Proposals", "Demolition of Various Buildings at Sutton Hospital, Cotswold Road, Sutton Surrey, SM2 5NF", "DB-60 Specs", "Planning Update", "Preliminary Arboricultural Survey – Sutton Hospital", "Phase 1 Habitat and Scoping Bat Survey", "Bat presence/Likely-absence Survey", "Health, Safety and Environmental Method Statement", "Construction Phase Plan" and "Risk Assessment".

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

(3) The development hereby approved shall be carried out in accordance with the submitted Health, Safety and Environmental Method Statement, Construction Phase Plan and Risk Assessment. In addition, no development shall start until a Method of Demolition Statement / Demolition Logistics Plan, to include details of:

- (a) vehicle routing,
- (b) vehicle type and associated trip generation,
- (c) parking for vehicles of site personnel, operatives and visitors,
- (d) loading and unloading of plant and materials,
- (e) storage of plant and materials,
- (f) programme of works including:-
- (g) measures for traffic management,
- (h) stockpile/skip management and
- (i) measures to minimise noise

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the demolition period.

Reason: In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users and in the interests of the amenities of nearby residents.

**ITEM 5 24-34 Sutton Court Road, Sutton****Amended Condition:**

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01089/PL18, 01089/PL01 rev G, 01089/PL02 rev G, 01089/PL03 rev E, 01089/PL04 rev E, 01089/PL05 rev F, 01089/PL06 rev E, 01089/PL07 rev E, 01089/PL08 rev E, 01089/PL09 rev D, 01089/PL10 rev D, 01089/PL14, 01089/PL15, 01089/PL16 rev B, 01089/PL19, 01089/PL20 , Topographic Survey, 805\_LAN\_DET\_001, 805\_LAN\_DET\_002, 805\_LAN\_ING\_001, 805\_LAN\_PLN\_001, 805\_LAN\_PLN\_002, 805\_LAN\_PLN\_003, 805\_LAN\_PLN\_004 and 805\_LAN\_PLN\_005.

In addition to the drawings listed above, the following documents have been taken into account in the consideration of the application: Wind and Microclimate Analysis May 2015, Site Waste Management Plan, AVR/VVM images, methodology and supporting information June 2015, Transport Assessment Report July 2015, Traffic Management Plan, Townscape and Visual Impact Assessment, Statement of Community Involvement January 2015, Phase I & Phase II Site Investigation January 2015, Secure By Design Schedule, Accommodation Schedule, Residential Travel Plan (Draft) July 2015, Planning Impact Statement June 2015, Supply & Demand of Office Accommodation In Sutton January 2015, Environment Noise and Vibration Planning Report January 2015, Lifetime Standards Schedule, Flood Risk Assessment July 2015, External Materials 2015, Construction Management & Environmental Strategy Plan August 2015, Technical Appendices - Environmental statement Volume 2 June 2015, Environmental Statement Volume 1 June 2015, Environment Statement - Non Technical Summary June 2015, Energy Statement and email dated 14.9.2015, Preliminary Ecological Appraisal, Drainage Strategy Report July 2015, Design and Access Statement Rev A, Daylight, Sunlight and Overshadowing Assessment June 2015, Construction Management & Environmental Strategy Plan August 2015, Report on the Code for Sustainable Homes Pre-Assessment February 2015, Archaeological Desk-Based Assessment May 2015, Surface Water Hazard/Flow Corridor and Air Quality Assessment February 2015.

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

**Paragraph 5.89** of the Committee report states that further details regarding mechanical ventilation shall be updated at the committee meeting. The applicant has advised that all dwellings will be fitted with a mechanical ventilation heat recovery system such as Ventaxia sentinel kinetic plus, a Greenwood Vireo or a Titon HRY Q Plus, or equivalent. No detailed information has been submitted at present, however, further information is required by condition 22 on the draft decision notice to protect future occupiers and ensure compliance with sustainability principles.

**Paragraph 5.114** of the Committee report states that further information regarding overheating of corridors and overshadowing of balconies. The applicant has provided an overheating assessment which further outlines the measures taken to increase cooling of the properties. The measures for the dwellings include optimising glazing area, the use of solar control glazing and external shading through balconies. For the corridors the applicant has stated that low energy lighting, exposed thermal mass and passive ventilation through the smoke vents (linked to thermostats).

In addition, the Greater London Authority (GLA) have commented that the applicant has provided sample SAP compliant sheets which show that the units comply with the Part L requirements with a 'medium' risk of overheating. Whilst it may be the case that a 'medium' risk of overheating is compliant with Part L it is not considered sufficient to demonstrate compliance with Policy 5.9 of the London Plan 2015. The applicant has, however, stated in the overheating assessment that a dynamic thermal overheating assessment will be undertaken at the detailed design stage to demonstrate that the south facing dwellings and corridors will not be at risk of overheating. It was also noted that the GLA response document that the overheating modelling assessment will be completion before Stage 2 of

the application. This information is required in order to verify compliance with Policy 5.9 of the London Plan 2015. However, this matter is also covered by condition 22 of the draft decision notice which requires the submission of further information regarding ventilation and the cooling strategy and, as such, the requirements of this policy would be met.

**Paragraph 5.139** of the Committee report states that further information regarding confirmation of the proposed levels of the basement, lower ground and ground floor in comparison with the likely level and depths of flooding in the 1 in 100 year storm event. The applicant has provided amendments including proposed sections of these floor levels (01089/PL16 rev B) and a Surface Water Hazard/Flow Corridor Statement, which confirms that the lower level habitable rooms will not be at risk from flooding.

Members are advised to note that paragraph 5.114 of the report incorrectly states the London Plan as 2011. Members are requested to note that this should read as London Plan 2015. The officer apologise for this slight error in the report.

#### **ITEM 7 Unit 4 131 Beddington Lane Beddington CR0 4TD**

##### **Amended summary of objections:**

The owner/occupier of 45 Lavington Road submitted a second letter to the Council that was received on 25 September 2015. This raised the following additional considerations:

- Council consultation of local residents has been insufficient and ineffective;
- Excessive increase in pollution levels.

##### **Amended consultation response:**

London Borough of Merton: No objection.

#### **ITEM 8 John Fisher Roman Catholic High School, Peaks Hill, Purley, CR8 3YP**

##### **Additional supporting information submitted:**

Replacement tree planting plan and tree retention plan submitted 30 September 2015.

##### **Additional consultation response:**

School Travel Plan Co-ordinator: No objection, specific measures to incorporate into Travel Plan identified.

Paragraph 5.29, line 9 should read 'It is important to note that this figure would **does not include** car sharing'

##### **Amended conditions:**

Condition 2 should be amended as follows:

(2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

FQ097-01-100 Rev A, FQ097-01-120 Rev D, FQ097-01-130 Rev A, FQ097-01-140 Rev D, FQ097-01-150 Rev D, FQ097-01-260 Rev D, FQ097-01-280 Rev D, FQ097-01-281 Rev D, FQ097-01-1200 Rev D, FQ097-01-2000 Rev A, FQ097-01-2100 Rev A, FQ097-01-2201 Rev A, FQ097-01-2300 Rev A, 2282P\_TPP\_01 Rev C, undated letter from Headteacher Mr M J

Scully, Ground Investigation carried out by Key GeoSolutions Ltd dated 8 April 2015, Certificate of Analysis carried out by Key GeoSolutions Ltd dated 20 April 2015, Petition in support dated 14 May 2015, BREEAM Ecological Assessment dated March 2015, BREEAM UK New Construction 2014 Pre-Assessment Estimator, BRUKL Output Document, IES Modelling report dated 31 May 2015, Arboricultural Impact Assessment dated August 2015, Method Statement dated August 2015, Planning Statement, Design & Access Statement, School Travel Plan dated May 2015, School Travel Plan Appendix B, Parking Survey, Transport Assessment, 001 Rev A and 002 Rev A.

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

Following consultation with the Council's School Travel Plan Co-ordinator and in order to ensure that the School's Travel Plan is sufficiently robust, a more tightly worded condition is recommended, which will result in measurable improvements to sustainable transport. Therefore, it is recommended that Condition 5 be amended to read:

(5) Prior to the development being occupied an amended Travel Plan describing in detail the measures to be implemented, which will reduce travel by car and in the interests of promoting sustainable transport modes, to include but not be limited to the following:

- Hands up mode of travel surveys with pupils and staff annually.
- An initial paper or online consultation survey with pupils and staff.
- Establishment of a working group.
- Participation in a walking / cycling zone project which includes development of a map for staff.
- Utilisation of TfL's New Pupils toolkit (this could happen as part of the Travel Ambassador's work).
- Provision of Bikeability cycle training to year 7 as a minimum.
- Provision of cycle storage, sufficient for 5% of the school population, along with scooter storage space.
- Staff showers and a changing area with a drying room for staff, as well as locker space for pupils and staff.
- Complete other activities as stated in STAR's to reach Bronze level.

shall be submitted annually to and approved in writing by the Local Planning Authority. The plan shall be implemented by the school and monitored and enforced by the Local Planning Authority in accordance with the approved details.

Reason: To promote sustainable transport choices to encourage access by non-car modes and reduce the need to travel especially by car.

**ITEM 9:- 57 Montagu Gardens, Wallington.  
D2015/72164/FUL**

**Amend Condition (1) to read as follows –**

(1) The development must be begun not later than the expiration of three years beginning with the date of the original permission dated 5 December 2014.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

**Remove conditions (2), (7), (9) and (14) as these have now been approved in relation to the original permission. Renumber the remaining conditions.**

**ITEM 11 – Rear garden of 37 Manor Road, Wallington**

Members are advised to note that paragraphs 1.2, 2.2, and 5.7 of the report incorrectly state the Conservation Area as Holy Trinity. Members are requested to note that the correct designation is the Wallington Green Conservation Area. Officers apologise for this slight error in the report.

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