

PLANNING COMMITTEE

30 September 2015 at 7.30 pm

MEMBERS: Councillor Richard Clifton (Chair), Councillor Samantha Bourne (Vice-Chair) and Councillors Mary Burstow, Margaret Court, Vincent Galligan, Patrick McManus, Hamish Pollock, Jason Reynolds, Tony Shields and Graham Whitham

OFFICERS: Kemi Erifevieme, Richard Green, Victoria Lower, Gary Smith, Kelly Sweeney, Andy Webber and Maggie Wright

63. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Kevin Burke. Councillor Mary Burstow attended as a substitute.

64. MINUTES

The Minutes of the meeting held on 2 September 2015 were approved as a correct record, and signed by the Chair.

65. DECLARATIONS OF INTEREST

5. 24 - 34 SUTTON COURT ROAD, SUTTON - APPLICATION NO. B2015/72308. Councillor Margaret Court, Non Pecuniary, as Mr Simon Grainger was the agent for the application Councillor Margaret Court declared that he knew him from when he previously worked at the London Borough of Sutton as a Planning Officer. Councillor Margaret Court informed the meeting that he would approach the application with due objectivity.

5. 24 - 34 SUTTON COURT ROAD, SUTTON - APPLICATION NO. B2015/72308. Councillor Hamish Pollock, Non Pecuniary, as Mr Simon Grainger was the agent for the application Councillor Hamish Pollock declared that he knew him from when he previously worked at the London Borough of Sutton as a Planning Officer. Councillor Hamish Pollock informed the meeting that he would approach the application with due objectivity.

5. 24 - 34 SUTTON COURT ROAD, SUTTON - APPLICATION NO. B2015/72308. Councillor Tony Shields, Non Pecuniary, as Mr Simon Grainger was the agent for the application Councillor Tony Shields declared that he knew him from when he previously worked at the London Borough of Sutton as a Planning Officer. Councillor Tony Shields informed the meeting that he would approach the application with due objectivity.

5. 24 - 34 SUTTON COURT ROAD, SUTTON - APPLICATION NO. B2015/72308. Councillor Graham Whitham, Non Pecuniary, as Mr Simon Grainger was the agent for the application Councillor Graham Whitham declared that he knew him from when he previously worked at the London Borough of Sutton as a Planning Officer. Councillor Graham Whitham informed the meeting that he would approach the application with due objectivity.

66. 1-6, 7-12 AND 13-16 HENRY HATCH COURT, CHRISTCHURCH PARK, SUTTON - APPLICATION NO. B2015/72513/3FR

The Committee considered a report on the above application for the replacement of single glazed windows and rear doors with brown PVCu double glazed windows and new rear doors.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 31.4, when there voted:

To grant (10) Councillors Samantha Bourne, Mary Burstow, Richard Clifton, Margaret Court, Vincent Galligan, Patrick McManus, Hamish Pollock, Jason Reynolds, Tony Shields and Graham Whitham

Resolved: That planning permission be granted for application No. B2015/72513/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

67. COPTHORNE COURT, OAKHILL ROAD, SUTTON - APPLICATION NO. B2015/72238/3FR

The Committee considered a report on the above application for the replacement of single glazed windows and rear doors with PVCu double glazed windows and new rear doors.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 31.4, when there voted:

To grant (10) Councillors Samantha Bourne, Mary Burstow, Richard Clifton, Margaret Court, Vincent Galligan, Patrick McManus, Hamish Pollock, Jason Reynolds, Tony Shields and Graham Whitham

Resolved: That planning permission be granted for application No. B2015/72238/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

68. ST CECILLIA'S ROMAN CATHOLIC PRIMARY SCHOOL, LONDON ROAD, NORTH CHEAM - APPLICATION NO. A2015/72295/FUL

The Committee considered a report on the above application for the demolition of single storey store to assembly hall and erection of a replacement store at increased height and provision of a new external staircase.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 31.4, when there voted:

To grant (10) Councillors Samantha Bourne, Mary Burstow, Richard Clifton, Margaret Court, Vincent Galligan, Patrick McManus, Hamish Pollock, Jason Reynolds, Tony Shields and Graham Whitham

Resolved: That planning permission be granted for application No. A2015/72295/FUL, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

69. BELMONT ALLOTMENTS, COTSWOLD ROAD, SUTTON - APPLICATION NO. B2015/72343/3FR

The Committee considered a report on the above application for the erection of a detached timber shed.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 31.4, when there voted:

To grant (10) Councillors Samantha Bourne, Mary Burstow, Richard Clifton, Margaret Court, Vincent Galligan, Patrick McManus, Hamish Pollock, Jason Reynolds, Tony Shields and Graham Whitham

Resolved: That planning permission be granted for application No. B2015/72343/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

70. CHEAM FARMERS MEMORIAL, EWELL ROAD, CHEAM - APPLICATION NO. A2015/72167/LBC

The Committee considered a report on the above application for listed building application for rebuilding stone cross and drinking fountain monument.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 31.4, when there voted:

To grant (10) Councillors Samantha Bourne, Mary Burstow, Richard Clifton, Margaret Court, Vincent Galligan, Patrick McManus, Hamish Pollock, Jason Reynolds, Tony Shields and Graham Whitham

Resolved: That planning permission be granted for application No. A2015/72167/LBC, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

71. CHEAM FARMERS MEMORIAL, EWELL ROAD, CHEAM - APPLICATION NO. A2015/72443/3FR

The Committee considered a report on the above application for the rebuilding stone cross and drinking fountain monument.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 31.4, when there voted:

To grant (10) Councillors Samantha Bourne, Mary Burstow, Richard Clifton, Margaret Court, Vincent Galligan, Patrick McManus, Hamish Pollock, Jason Reynolds, Tony Shields and Graham Whitham

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Resolved: That planning permission be granted for application No. A2015/72443/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

72. 165 & 165A BISHOPSFORD ROAD, 5 & 5A KEYNSHAM WALK, 27 & 27A LOVE LANE, 269 & 269A BISHOPSFORD ROAD, 1, 1A, 3 & 3A HEXHAM ROAD, 473 & 473A GREEN WRYTHE LANE, 339 & 339A BISHOPSFORD ROAD, 55 & 55A WENDLING ROAD, 82-82A WENDLING ROAD, 1 & 1A LOVE LANE, 13 & 13A KEYNSHAM ROAD, 84-98 & 100-114 WENDLING ROAD, 65-65A LOVE LANE, 290-290A WRYTHE LANE, 196 & 196A WRYTHE LANE, 8-22 TAVISTOCK WALK, 186-186A WRYTHE LANE, 26-40 TINTERN ROAD - APPLICATION NO. C2015/72213, 72214, 72218, 72226, 72236, 72237, 72282, 72283, 72293, 72314, 72338, 72356, 72358, 72361, 72380, 72402, 72403, 72404/3FR

The Committee considered a report on the above application for the replacement of all existing uPVC single glazed windows and doors with uPVC double glazed windows and doors.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 31.4, when there voted:

To grant (10) Councillors Samantha Bourne, Mary Burstow, Richard Clifton, Margaret Court, Vincent Galligan, Patrick McManus, Hamish Pollock, Jason Reynolds, Tony Shields and Graham Whitham

Resolved: That planning permission be granted for application No. C2015/72213, 72214, 72218, 72226, 72236, 72237, 72282, 72283, 72293, 72314, 72338, 72356, 72358, 72361, 72380, 72402, 72403, 72404/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

73. SUTTON HOSPITAL, COTSWOLD ROAD, SUTTON - APPLICATION NO. B2015/71927/DEM

The Committee considered a report on the above application to determine whether prior approval of the Local Planning Authority is required to the method of demolition of various buildings at Sutton Hospital.

The application had been de-delegated by Councillor Jane Pascoe.

Alan Trickey, an objector, and Councillor Jane Pascoe, a ward councillor, addressed the meeting under Standing Order 31, and Terry Murphy, the applicant, replied.

The principal issues raised by Alan Trickey were:-

- The notice for prior approval was posted on a post inside the hospital grounds and so not in public view.
- Letters were only sent to three residents whereas they should have been sent to all those within the vicinity of the site.
- Survey in August found bat roosts on the site and the proposal would cause significant harm without proper mitigation.

- It had been suggested that bat roosts were places in trees on the other side of the site which would not be sufficient.
- Tree protection methods had not been put in place and trees would likely be damaged.
- Boarding on the site had been extended around other historic building which had raised concerns that these are to be demolished also.

The Chair noted that Conditions 7 and 8 required the applicant to be granted a licence from Natural England as bats were affected by this application. The Head of Planning stated the Biodiversity Officer had agreed the mitigation factors and that professional advice had been sought. The Planning Officer confirmed that the site notice was compliant with regulations. It was confirmed that there is a dual regulating system where the Council has to be satisfied with the proposed mitigation measures in relation to protected species, and the applicant then has to obtain a licence from Natural England before they can commence development.

The principal issues raised by Councillor Pascoe were:-

- Were there any penalties for the illegal removal of bats.
- Assurances were required regarding the recording of decibel levels and there was discrepancy in the papers submitted.
- A definitive answer on the extended hoardings was necessary.
- Assurances were required that notifications of any future developments on the Sutton Hospital site would be sent to ward councillors and residents.
- Thanked officers and the NHS Trust for the constructive meetings and amendments made.

In response to Member questions Councillor Pascoe stated she was concerned regarding the methodology of the demolition. Councillor Pascoe stated it was important that enforcement action was taken, if necessary, and noted that if there were issues regarding a section of the site then further issues would arise regarding the rest of the site. It was suggested that decibel meters were provided to neighbouring properties so levels could be monitored.

The Head of Planning confirmed that noise issues would need to be report to Environmental Health which had a 24/7 phone number. Furthermore Epsom & St Helier NHS Trust could provide a phone number also for residents to call if there were any problems.

The principal issues raised by Terry Murphy were:-

- A meeting had been held on site with ward councillors and planning officers and concerns had been taken on board.
- The buildings due for demolition were not fit for healthcare.
- Majority of healthcare services had been moved from the site to Epsom and St Helier hospitals.
- Hoarding had been placed around blocks A, B and C due to extreme vandalism being experience, including fire. There was no intention to demolish these building at present and an additional application would be required.
- A Phase 1 Habitat Survey and Bat Survey had been completed and had found three bats on site.

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- Recommendations from a further survey were being reviewed and put into action by an Ecology Officer who was working with Natural England.
- The licence from Natural England can only be applied for after permission for demolition had been granted.
- Arbocultural conditions and recommendations would be complied with.

In response to Member questions Mr Murphy confirmed there would be a dedicated Project Manager who will liaise regularly with the contractors who were part of the Considerate Contractors scheme. Furthermore the contractors would place meters on the edge of the site to monitor decibel levels. Mr Murphy stated that a 24/7 phone number would be available for residents to call and someone would respond.

Members noted that in the past not all contractors had complied with conditions, however assurances had been provided. It was noted that consultation had taken place with ward councillors and concerns taken on board. The concerns raised would be valid no matter the future use of the site and that demolition would be required for any future usage.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 31.4, when there voted:

To grant (8) Councillors Samantha Bourne, Mary Burstow, Richard Clifton, Margaret Court, Vincent Galligan, Hamish Pollock, Jason Reynolds, and Graham Whitham

Against (2) Councillors Patrick McManus and Tony Shields

Resolved: That planning permission be granted for application No. B2015/71927/DEM, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

74. 24 - 34 SUTTON COURT ROAD, SUTTON - APPLICATION NO. B2015/72308

The Committee considered a report on the above application for the demolition of existing buildings and erection of a new residential development comprising of a total of 132 flats in a nine storey and an eighteen storey connecting building comprising forty four 1- bedroomed, sixty nine 2- bedroomed and six 3- bedroomed self contained flats for general sale and seven 1- bedroomed and six 2- bedroomed affordable self contained flats together with 15 car parking at basement level accessed from existing car park under Leben Court together with residents gym and indoor children's play space, internal cycle stores, refuse and recycling facilities, plant accommodation and associated hard and soft landscaping.

In response to Member questions officers confirmed there were two entrances to the gym, and separate play spaces and entrances to the blocks of apartments for the affordable apartments. Members were concerned that separate entrance and play spaces would not create an integrated community.

Officers clarified that 15 parking spaces were being provided as the development was located in the most sustainable area of the borough and a condition on the

planning permission would be to restrict residents from acquiring resident permits. It was stated that it would not be possible for future residents to abuse the resident parking system and they would be unable to acquire visitor permits. The allocation of parking spaces was above the London standards and it was considered unviable to build an underground car park for this development.

The Committee were informed that Sutton was required to provide an additional 363 dwellings per year, which was likely to increase. Due to the demand it would be necessary for high density developments to be built and it was felt that town centres were the most appropriate location for these developments, to ensure that the suburban character of Sutton did not come under pressure for higher density development.

The Head of Planning confirmed that an assessment on wind pressures had been conducted for this development in its own right as well as an assessment against the combined effect of the approved South Point development.

Concerns were raised by Members that the transition of the height of the buildings was not sympathetic as the proposal would be too tall next to Leben Court.

Simon Grainger, the agent, addressed the meeting under Standing Order 31.

The principal issues raised by Simon Grainger were:-

- The finishes and quality would be high throughout the development.
- The service charge for the private sale area could not be matched by affordable housing providers so it was necessary to separate the areas.
- There would thus be a separate entrance for the affordable housing section and this had been discussed with an officer at the Greater London Authority.
- The play space was calculated in the same way for both the private and affordable housing.

In response to Member questions Mr Grainger confirmed it would not be viable to create an underground car park on this development as the affordable housing proportion would need to be removed. Mr Grainger clarified that the affordable housing would be located on the first to third floors of the development.

Mr Grainger stated that the proposed development was located in an area of high level developments and that the design provided for a stepping down to taking into account the height of Leben Court. The design was objective and the applicant had tried to find an agreement with Planning officers and the Greater London Authority. It was noted that the scheme was the last development opportunity on the road so no new large developments would be proposed.

Members raised concerns that a large number of the apartments would be sold to foreign investors and would not be available to local residents. Mr Grainger stated it was not possible for planning to restrict the sale of properties, however it was likely that they would be available for general sale and recent developments by the developers had been available to local residents.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 31.4, when there voted:

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To grant (7) Councillors Samantha Bourne, Mary Burstow, Richard Clifton, Margaret Court, Vincent Galligan, Hamish Pollock and Jason Reynolds

To refuse (3) Councillors Patrick McManus, Tony Shields and Graham Whitham

Resolved: That planning permission be granted for application No. B2015/72308/FUL, subject to

(a) the written conclusion of a 'section 106' agreement to be completed by 4 November 2015, or such longer period as may be agreed in writing by the Executive Head of Economic Development, Planning and Regeneration, after which time the decision to grant planning permission will be rescinded. Should a completed S106 legal agreement not be forthcoming by the date and time specified above the Planning Committee also agree to give delegated authority to officers, should they wish, to refuse permission on the basis that the proposal would fail to provide a series of infrastructure and environmental improvements; and

(b) referral to the Greater London Authority. The application is referable to the Greater London Authority under Category 1C of the Schedule of the Town and Country Planning (Mayor of London) Order 2008: "Development which comprises or includes the erection of a building more than 30 metres high and is outside the City of London." If the Committee resolves to grant permission, the application is referred to The Greater London Authority which has 14 days to decide whether or not to review the planning permission (under article 5.(1) of the Town and Country Planning (Mayor of London) Order 2008); and

(c) the conditions, reasons and informatives set out in the Appendix to these Minutes.

75. UNIT 12 SANDIFORD ROAD, SUTTON - APPLICATION NO. A2015/72203/FUL

The Committee considered a report on the above application for the use of premises and site as a waste transfer and recycling station and provision of a 7metre high screen fence at rear (facing Minden Road).

Laurie Evans, an objector, addressed the meeting under Standing Order 31, and Ian Oliver, the applicant, replied.

The principal issues raised by Laurie Evans were:-

- They occupy the unit to the right of the site and have a party wall with the unit.
- They experienced severe vibrations from the site which had caused considerable distress to staff.
- Vibrations were not due to construction of the unit.
- Retrospective application for waste transfer.
- Compromise or solution would be welcome if it were possible.
- Have tried to discuss issues with the applicant but had not received any replies.

Planning Officer confirmed that they had visited the site unannounced earlier in the day and did not see any evidence of usage. Environmental Health had been consulted regarding the vibrations and they suggest the vibrations were due to construction. The Head of Planning stated that the site was in an industrial location and that noise would be expected and it would be difficult to control noise levels on the site. The Committee were informed that the seven metre fence would be used to shield the skips from view and to block dust and debris from leaving the site.

In response to Member questions Mr Evans confirmed that there was a party wall agreement between the two units.

The principal issues raised by Ian Oliver were:-

- Intend to have a waste transfer unit.
- Seven metre fence to keep dust movement to surrounding area to a minimum.
- Vibrations are due to pile holes being made into the concrete floor to investigate whether the ground is contaminated.
- Vibrations would cease once the floor was complete which would take two to three months.

In response to Member questions Mr Oliver confirmed he would likely use a conveyer belt to sort waste which would not cause a noise disturbance to neighbouring businesses. Mr Oliver stated that he was unaware that the neighbouring premises had attempted to contact him as he was not working from the site at present.

Members queried whether a one year license could be granted so the vibrations being created could be monitored. The Head of Planning stated it would likely be considered unreasonable to grant a temporary license only and that it was felt by officers that sufficient conditions had been placed on the application.

The Chair requested that Councillor Adrian Davey, ward councillor, facilitate discussions between the applicant and objectors along with the local business community.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 31.4, when there voted:

To grant (8) Councillors Samantha Bourne, Mary Burstow, Richard Clifton, Margaret Court, Vincent Galligan, Patrick McManus, Hamish Pollock, Jason Reynolds, Tony Shields and Graham Whitham

Abstained (2) Councillors Patrick McManus and Tony Shields

Resolved: That planning permission be granted for application No. A2015/72203/FUL, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

**76. JOHN FISHER ROMAN CATHOLIC HIGH SCHOOL, PEAKS HILL,
PURLEY - APPLICATION NO. D2015/72166/FUL**

The Committee considered a report on the above application for the removal of temporary classroom and erection of a detached two storey building to provide additional education facilities to existing school and alterations of land bank to provide enlarged play space.

In response to Member questions the officers confirmed that the proposed development was of similar height and materials as the other school buildings on the site. Furthermore, the Council did consult the London Borough of Croydon due to the proximity of the borough boundary and had received no objections.

Kieran Holliday, Jim Pierce, Simon Garner and Marie Curzon, the applicant, addressed the meeting under Standing Order 31.

The principal issues raised by Kieran Holliday were:-

- 4,000 primary school places had been commissioned and it was now necessary to commission secondary school places.
- Located close to the borough boundary with the London Borough of Croydon, but that priority would be given to Sutton pupils.

The principal issues raised by Jim Pierce were:-

- A feasibility study of the school site had been completed which looked at possible overlooking, amenity and tree removal.
- The development had been moved approximately 6 metres to the south to avoid damage to a beech tree and to improve the outlook for neighbours.
- Obscured glazing would be used on the first floor.
- The trees that would be removed would be replaced and an arboreal consultant had been hired.
- The development would act a noise buffer to surrounding neighbours.

The principal issues raised by Simon Garner were:-

- A transport assessment had been carried out.
- The school had a gold travel plan.
- Parking survey had been completed at the end of the school day it had been found that there was capacity for over 700 cars in the surrounding roads.
- Problems had been identified directly outside the school, however the school were deploying staff to monitor the school gates and advise parents.

In response to Member questions Mr Pierce stated that it should be possible to replace trees that were to be felled on a 2:1 basis. The committee were also informed that eight out of ten trees to be removed were less than three years old. Mr Pierce further informed the committee that the obscured glazing was being installed at the request of the neighbour, however it would be possible to discuss with the Tree Officer as to whether it was viable to plan a fast growing tree to obscure the windows also.

The Tree Officer confirmed that a survey of ash trees had been completed for the site and that ash dieback had been identified in a neighbouring borough.

The Head of Planning suggested that Condition 9 was amended so the landscaping scheme including replacement tree planting was to be submitted to the Council for approval.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 31.4, when there voted:

To grant (10) Councillors Samantha Bourne, Mary Burstow, Richard Clifton, Margaret Court, Vincent Galligan, Patrick McManus, Hamish Pollock, Jason Reynolds, Tony Shields and Graham Whitham

Resolved: That planning permission be granted for application No. D2015/72166/FUL, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

77. 57 MONTAGU GARDENS, WALLINGTON - APPLICATION NO. D2015/72164/FUL

The Committee considered a report on the above application for the part increase, part lowering of ridge/eaves height and additional dormer extensions to east and west extensions, removal of chimneys, reposition and additional rooflights, alterations to elevations at ground and first floor incorporating increase in size, style and position of windows and doors and the formation of two front entrance porches. Variation of condition 17 (Drawing Numbers) of previously approved App. No D2014/70119/FUL for the Conversion of premises into one 1 bedroom and twelve 2 bedroom self contained flats involving erection of two, two storey side extensions, two storey infill extension and formation of three dormer extensions at rear, six dormer extensions at front and one dormer extension on each side. Together with refuse and cycle stores, 13 car parking spaces, maintenance store, alterations of existing vehicle access onto Rectory Lane and a new access onto Montagu Gardens.

To grant (9) Councillors Samantha Bourne, Richard Clifton, Margaret Court, Vincent Galligan, Patrick McManus, Hamish Pollock, Jason Reynolds, Tony Shields and Graham Whitham

Resolved: That planning permission be granted for application No. D2015/72164/FUL, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

78. HENDERSON HOSPITAL, 2 HOMELAND DRIVE, SUTTON - APPLICATION NO. B2015/72131/FUL

The Committee considered a report on the above application for the removal of condition 12 of planning approval 2014/70157/FUL (Code for sustainable homes).

To grant (10) Councillors Samantha Bourne, Mary Burstow, Richard Clifton, Margaret Court, Vincent Galligan, Patrick McManus, Hamish Pollock, Jason Reynolds, Tony Shields and Graham Whitham

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Resolved: That planning permission be granted for application No. B2015/72131/FUL, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

79. UNIT 4, 131 BEDDINGTON LANE, BEDDINGTON - APPLICATION NO. D2015/72172/FUL

The Committee considered a report on the above application for the use of premises for a mix of clinical waste and healthcare waste transfer station (Sui Generis) and as a storage facility (Class B8) together with ancillary office accommodation and retention of parking spaces.

To grant (8) Councillors Samantha Bourne, Mary Burstow, Richard Clifton, Margaret Court, Vincent Galligan, Hamish Pollock, Jason Reynolds, and Graham Whitham

To refuse (2) Councillors Patrick McManus and Tony Shields

Resolved: That planning permission be granted for application No. D2015/72172/FUL, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

80. REAR GARDEN OF 37 MANOR ROAD, WALLINGTON - APPLICATION NO. TPO 2015/02

The Committee considered a report on the above application to confirm the provisional Tree Preservation Order (TPO) 2015/02.

The Tree Officer confirmed the trees which were under the TPO were lime trees, and that the TPO was being proposed due to the public benefit from the trees. An intent to fell the trees had been received and was investigated as they are within a conservation areas. One tree had been felled and was being investigated.

Mr Gary Hall and Mr Victor Stopp, objectors, addressed the meeting under Standing Order 31.

The principal issues raised by Mr Hall were:-

- A document outlining objections had been submitted to committee members ahead of the meeting.
- The trees will be preserved as the plans were modified after receiving a letter from the tree officer.
- The area had been cleared of flytipping.
- The building had been placed there to encourage more business to the area.
- New fencing and gates had been put in position.

The principal issues raised by Mr Stopp were:-

- A document outlining objections had been submitted to committee members ahead of the meeting.
- Important to encourage business and employment.

In response to member questions Mr Hall confirmed that the trees would be maintained and that he was no longer objecting to the Tree Preservation Order.

The Committee noted that Danbury Mews did require improvement, but that trees were important and should be preserved.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 31.4, when there voted:

To grant (10) Councillors Samantha Bourne, Mary Burstow, Richard Clifton, Margaret Court, Vincent Galligan, Patrick McManus, Hamish Pollock, Jason Reynolds, Tony Shields and Graham Whitham

Resolved: That Tree Preservation Order (TPO) 2015/02 be confirmed.

81. GARDEN LAND AT REAR OF 17 TO 25 AULTONE WAY, SUTTON - APPLICATION NO. B2015/72286

This application was deferred before the meeting.

The meeting ended at 10.29 pm

Chair:

Date:

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PLANNING CONDITIONS, REASONS AND INFORMATIVES

1-6, 7-12 and 13-16 HENRY COURT, CHRISTCHURCH PARK, SUTTON - APPLICATION NO. B2015/72513/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02, 03, 04, 05 and 06.

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

INFORMATIVES.

(1) This application has been assessed against the relevant policies of the London Plan 2011, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

COPTHORNE COURT, OAKHILL ROAD, SUTTON - APPLICATION NO. B2015/72238/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02 and 03.

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

INFORMATIVES.

(1) This application has been assessed against the relevant policies of the London Plan 2011, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

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(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

**ST CECILLIA'S ROMAN CATHOLIC PRIMARY SCHOOL, LONDON ROAD,
NORTH CHEAM - APPLICATION NO. A2015/72295/FUL**

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 10416(L)00-01 Rev. A, 10416(L)00-02, 10416(L)00-03, 10416(L)00-04, 10416(L)00-05, 10416(L)00-06, 10416(L)00-07, 10416(L)00-08 Rev. A, 10416(L)00-09

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

(3) All external facing materials, treatments and finishes shall be similar to those of the original building. Where this is not possible the type and treatment of the materials to be used shall be agreed in writing by the Local Planning Authority prior to the development being carried out.

Reason: To ensure that the extension harmonises with the existing building.

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 5000 before proceeding with the work.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

(3) No skips or construction materials shall be kept on the footway or carriageway on the TLRN at any time. Should the applicant wish to install scaffolding or a hoarding on the footway whilst undertaking this work, separate licences may be required with TfL, please see, <https://www.tfl.gov.uk/info-for/urban-planning-and-construction/highway-licences>

(4) All vehicles must only park/ stop at permitted locations and within the time periods permitted by existing on-street restrictions.

(5) The footway and carriageway must not be blocked during the construction works. Temporary obstructions must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic.

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BELMONT ALLOTMENTS, COTSWOLD ROAD, SUTTON - APPLICATION NO. B2015/72343/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Block Plan, Proposed Site Memembers Shed, Roof Plan.

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

(3) All external facing materials, treatments and finishes shall be as specified within the planning application form. Where this is not possible the type and treatment of the materials to be used shall be agreed in writing by the Local Planning Authority prior to the development being carried out.

Reason: To ensure that the building harmonises with the surrounding area.

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 5000 before proceeding with the work.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

CHEAM FARMERS MEMORIAL, EWELL ROAD, CHEAM - APPLICATION NO. A2015/72167/LBC

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

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

Location Plan - ref: VAL 3666, Condition Survey reference 67376 carried out by Stonewest dated July 2015, Design and Access Statement / Statement of Significance.

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

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(3) The monument shall be reinstated using the original surviving fabric where possible and where necessary using materials to match existing, in accordance with the details outlined in the Condition Survey reference 67376 carried out by Stonewest dated July 2015. Where this is not possible the type and treatment of the materials to be used shall be agreed in writing by the Local Planning Authority prior to the development being carried out.

Reason: To ensure that the development would preserve and enhance the heritage asset in accordance with NPPF, Policy 7.8 of the London Plan 2015 and Policy DM4 of the Site Development Policies DPD

CHEAM FARMERS MEMORIAL, EWELL ROAD, CHEAM - APPLICATION NO. A2015/72443/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

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

Location Plan - ref: VAL 3666, Condition Survey reference 67376 carried out by Stonewest dated July 2015, Design and Access Statement / Statement of Significance.

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

(3) The monument shall be reinstated using the original surviving fabric where possible and where necessary using materials to match existing, in accordance with the details outlined in the Condition Survey reference 67376 carried out by Stonewest dated July 2015. Where this is not possible the type and treatment of the materials to be used shall be agreed in writing by the Local Planning Authority prior to the development being carried out.

Reason: To ensure that the development would preserve and enhance the heritage asset in accordance with NPPF, Policy 7.8 of the London Plan 2015 and Policy DM4 of the Site Development Policies DPD.

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 5000 before proceeding with the work.

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() This application has been assessed against the relevant policies of the London Plan 2015, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The site of the proposed development is on the A232 Ewell Road, which forms part of the Transport for London Road Network (TLRN). TfL is the highway authority for the TLRN. The applicant is hereby advised of the comments which have been received from Transport for London (TfL):

The footway and carriageway on the A232 Ewell Road must not be blocked during the development of the site. Temporary obstructions during construction must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic on Ewell Road.

All Vehicles associated with the development of the site must only park/stop at permitted locations and within the time periods permitted by existing on-street restrictions.

No skips or construction materials shall be kept on the footway or carriageway on the TLRN at any time. Should the applicant wish to install scaffolding or a hoarding on the footway whilst undertaking this work, separate licences may be required with TfL, please see, <https://www.tfl.gov.uk/info-for/urban-planning-and-construction/highway-licences>.

165 & 165A BISHOPSFORDS ROAD, MORDEN, SM4 6BH – APPLICATION NO. C2015/72213/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02, 03 and 04.

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

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

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(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

5 & 5A KEYNHAM WALK, MORDEN, SM4 6NW – APPLICATION NO. C2015/72214/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02, 03 and 04.

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

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

27 & 27A LOVE LANE, MORDEN, SM4 6LQ – APPLICATION NO. C2015/72218/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02, 03 and 04.

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

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

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(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

269 & 269A BISHOPSFORD ROAD, MORDEN, SM4 6BW – APPLICATION NO. C2015/72226/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02, 03 and 04.

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

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

1, 1A, 3 & 3A HEXHAM ROAD, MORDEN, SM4 6NH – APPLICATION NO. C2015/72236/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02, 03, 04 and 05.

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

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other

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legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

**473 & 473A GREEN WRYTHE LANE, CARSHALTON, SM5 1JR –
APPLICATION NO. C2015/72237/3FR**

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02, 03 and 04.

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

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

**339 & 339A BISHOPSFORD ROAD, MORDEN, SM4 6BW – APPLICATION NO.
C2015/72282/3FR**

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02 Rev B, 03 and 04.

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

INFORMATIVES.

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(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

55 & 55A WENDLING ROAD, SUTTON, SM1 3NE – APPLICATION NO. C2015/72283/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02 and 03.

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

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

82-82A WENDLING ROAD, SUTTON, SM1 3NE – APPLICATION NO. C2015/72293/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02, 03 and 04.

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

INFORMATIVES.

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(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

1 & 1A LOVE LANE, MORDEN, SM4 6LQ – APPLICATION NO. C2015/72314/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02 and 03.

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

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

13 & 13A KEYNSHAM ROAD, MORDEN, SM4 6NL – APPLICATION NO. C2015/72338/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02, 03 and 04.

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

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(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

84-98 & 100-114 WENDLING ROAD, SUTTON, SM1 3NE – APPLICATION NO. C2015/72356/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02, 03, 04, 05, 06 and 07.

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

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

65-65A LOVE LANE, MORDEN, SM4 6LT – APPLICATION NO. C2015/72358/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02 and 03.

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

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(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

290-290A WRYTHE LANE, CARSHALTON, SM5 1AF – APPLICATION NO. C2015/72361/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02 and 03.

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

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

196 & 196A WRYTHE LANE, CARSHALTON, SM5 1TU– APPLICATION NO. C2015/72380/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02, 03 and 04.

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

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

8-22 TAVISTOCK WALK, CARSHALTON, SM5 1QN – APPLICATION NO. C2015/72402/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02, 04 and 05.

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

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

186-186A WRYTHE LANE, CARSHALTON, SM5 1TU – APPLICATION NO. C2015/72403/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02, 03 and 04.

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

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

26-40 TINTERN ROAD, CARSHALTON, SM5 1QQ – APPLICATION NO. C2015/72404/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02, 03 (Window Schedule Appendix) and 03 (Window Schedule Appendix B).

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

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

SUTTON HOSPITAL, COTSWOLD ROAD, SUTTON - APPLICATION NO. B2015/71927/DEM

The Council, in pursuance of its planning powers, hereby determines that prior approval of the authority will be required for the demolition of the buildings referred to in the schedule above and demolition consent is granted, subject to the following conditions:

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,

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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

(2) Prior to the demolition of the buildings, documentary evidence to show that any asbestos in the existing buildings has been fully removed, shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: Having regard to health and safety issues.

(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.

(4) The development hereby approved may only be carried out in accordance with the submitted tree protection plan (dwg ref: TPPD_SH July '15) and the associated arboricultural method statement. The submitted arboricultural details require a pre-commencement meeting between the Local Planning Authority's tree officer, the retained arboricultural consultant, and the contractor to comply with the approved details. The applicant or their agent is required to contact the Local Planning Authority tree officer in respect of this matter, giving a minimum of 10 days notice, prior to the commencement of demolition.

Reason: In order to safeguard the retention of existing trees adjacent to the site that represent significant visual amenity.

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(5) No development shall start until a restoration strategy, showing how the site would be restored following demolition, has been submitted to and approved in writing by the Local Planning Authority. The site shall be restored in accordance with the agreed details within 6 months of the demolition of the buildings on site.

Reason: Having regard to the character of the area.

(6) Notwithstanding the submitted documentation, no machinery or plant shall be operated, no process carried out and no demolition related deliveries taken at or dispatched from the site except between the hours of 08:00 to 18:00 Monday to Friday, 08.00 to 13.00 on Saturday, and not at any time on Sundays, Bank or Public Holidays.

Reason: In the interests of the amenities of nearby residents.

(7) The development shall be carried out in accordance with the recommendations and mitigation measures outlined in section 17 of the submitted 'Bat presence/Likely-absence Survey' dated August 2015.

Reason: Having regard to the impact on protected species.

(8) Prior to the demolition of Cheviot House, a copy of the European Protected Species Licence granted by Natural England shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the terms of the licence granted.

Reason: Having regard to the impact on protected species.

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(1) The contractor should ensure that measures are taken to:-

- Protect residents, users of buildings close by and passers by from nuisance or harm;
- Protect Buildings from physical damage caused by vibration

(2) Separate legislation relates to the removal of asbestos in a building (The Control of Asbestos Regulations 2012). The applicant is reminded of the need to comply with all relevant legislation in this regard.

(3) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5070.

(4) The information to be submitted in relation to condition 3 in relation to noise and dust should make reference to the Supplementary Planning Guidance produced by the GLA as well as the Council's Code of Practice. Appropriate control measures should be identified and detailed in the Method Statement.

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(5) The information to be submitted in relation to condition 3 in relation to noise should ensure that noise from the crushing operations do not exceed 67 dBLAeq(one hour) at residential premises. The measures to reduce noise should include the duration of the works, noise levels and noise mitigation measures such as noise barriers.

24 - 34 SUTTON COURT ROAD, SUTTON - APPLICATION NO. B2015/72308

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(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.

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(3) The windows in the eastern flank elevation of the 9 storey element shall be obscure glazed and fixed shut up to 1.7 metres in height above floor level and therefore maintained.

Reason: To protect the privacy of the adjoining neighbours.

(4) Prior to the commencement of development, revised full details and samples where applicable showing the type and treatment of the materials to be used on the exterior of the buildings, including details of the podium, balconies and railings and external railings and doors, shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved materials and completed prior to its occupation/use and retained thereafter.

Reason: To safeguard the visual amenities of the area and to ensure compliance with policy BP12 of the Core Planning Strategy which seeks to ensure buildings are of a high standard of design and where applicable compatible with existing townscape.

(5) No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme for all external lighting showing details of all private and public areas, parking areas and road surfaces. The approved scheme shall be installed in accordance with the approval and carried out prior to the occupation of any part of the development hereby permitted and thereafter retained.

Reason: To safeguard the visual amenities of the area and to ensure compliance with policy BP12 of the Core Planning Strategy which seeks to ensure buildings are of a high standard of design and where applicable compatible with existing townscape.

(6) No development shall take place until there has been submitted to and approved by the Local Planning Authority details of all finished levels. There shall be no change in levels unless specifically shown on the approved plans.

Reason: To ensure a satisfactory standard of development is provided.

(7) No development shall take place until there has been submitted to and approved by the Local Planning Authority a revised scheme of hard and soft landscaping, tree planting and the details of all proposed boundary treatments, which indicates all existing trees and hedgerows on the land and details of any to be retained and includes a management plan. All planting, seeding or turfing shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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Reason: To ensure compliance with policy DM1 of the Site Development Policies DPD that the landscaping scheme provides a satisfactory townscape incorporating hard and soft landscaping and to make proper provision for suitable boundary treatments and screening to provide suitable landscaped areas and sitting space where appropriate.

(8) The development hereby permitted shall not be occupied until the communal and public realm areas have been provided and a management plan has been submitted and approved by the Local Planning Authority. Such communal provision shall thereafter be kept for the use of all the residential occupants of the development hereby approved.

Reason: To ensure a satisfactory standard of development is provided.

(9) No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of green/brown roofs which indicates method of construction, species and future maintenance. The details once approved in writing by the Local Planning Authority, shall be retained thereafter.

Reason: To ensure compliance with policy DM17 of the Site Development Policies DPD which supports the creation of new site of nature conservation.

(10) The development shall not be commenced until a scheme for biodiversity protection (including Schedule 1 species) and enhancements has been submitted to and approved in writing by the Local Planning Authority. Work shall be undertaken in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enhance the biodiversity value of the land in accordance with policy DM17 of the Site Development Policies DPD which seeks to create, conserve or enhance biodiversity.

(11) Prior to the occupation of the development hereby permitted, full details of the necessary crime prevention measures to achieve 'Secured by design' accreditation shall be submitted to and approved in writing by the Local Planning Authority. Details shall include natural surveillance, car and cycle parking, lighting, fencing, gates, doors, windows etc. The car parking facilities should achieve the Park Mark Safer Parking award. The details once approved in writing by the Local Planning Authority, shall be implemented in accordance with the approved details and retained thereafter.

Reason: To ensure the proposed development provides a safe environment.

(12) No development shall take place until there has been submitted to and approved by the Local Planning Authority a detailed waste management scheme 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

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occupation of the development and thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate arrangements are made for the storage and collection of refuse and recycling materials from all parts of this development in a manner that does not adversely affect the amenities of adjoining properties.

(13) No development shall take place until there has been submitted to and approved by the Local Planning Authority a detailed cycle storage scheme to show how cycles will be stored and method of storage. The development shall thereafter be carried out in accordance with the approved plans which shall be provided prior to the occupation of the development and thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate off-street parking provisions is made to avoid danger and inconvenience to highway users and to meet sustainability objectives.

(14) The development shall not be occupied until the modified vehicular access from Leben Court, Sutton Court Road, has been constructed in accordance with the approved plans, and thereafter be permanently retained.

Reason: In the interest of road safety.

(15) The development shall not be occupied until details of the management and use of the parking have been submitted to and agreed in writing by the Local Planning Authority. Only the approved details shall be implemented and thereafter be permanently maintained.

Reason: To ensure that adequate off-street parking provisions is made to avoid danger and inconvenience to highway users and to meet sustainability objectives.

(16) The development hereby permitted shall not be occupied until 15 car parking spaces and 264 long stay cycle parking have been provided. Such parking provision shall thereafter be kept for the use of the occupants of the development hereby approved.

Reason: To ensure that adequate off-street parking provisions is made to avoid danger and inconvenience to highway users and to meet sustainability objectives.

(17) The development shall not be occupied until the redundant accesses from the site to Sutton Court Road have been permanently closed and any kerbs, verge, footway, fully reinstated by the applicant, in a manner to be agreed in writing with the Local Planning Authority; and only the approved details shall be implemented.

Reason: To restrict access onto the public highway where it is necessary in the interest of highway safety.

(18) Prior to development and first occupation a full Construction Management Plan (CMP) and Delivery and Service Plan (DSP) shall be submitted to and approved by

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the Local Planning Authority. The approved details shall be implemented and retained thereafter.

Reason: In the interest of road safety.

(19) The development shall not begin until a Construction Method Statement / Environmental Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding, behind any visibility zones
- (f) construction traffic routing
- (g) means to prevent deposition of mud on the highway and wheel washing facilities.
- (h) means to minimise dust pollution, air pollution and suppress noise and vibration in order to protect surrounding residential properties from any disturbance;
- (i) means to manage and control construction traffic.
- (j) Signing system for works traffic.
- (k) Compliance with Sutton Council's Code of Practice for the Control of Pollution and noise from Demolition and Construction Sites, May 2008.
- (l) Hours of construction.
- (m) means to minimise potential disturbance to nearby Peregrine falcons

have been submitted to and approved in writing by the Local Planning Authority; and only the approved details shall be implemented during the construction period.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(20) All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are capable of falling within 3.0m of the boundary with Network Rail.

Reason: In the interest of rail safety.

(21) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters (the site is located over a Principal Aquifer and within SPZ1).

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(22) Prior to building work starting on site, further documentary evidence must be submitted to the Local Planning Authority and approved in writing which demonstrates how the proposed ventilation and cooling strategy for the development will ensure that the dwellings will not be at risk from overheating now or in the future and will reduce reliance on air conditioning systems in accordance with the Mayor's cooling hierarchy. These details shall incorporate dynamic thermal modeling based on CIBSE guides TM42 and TM49 and that the ventilators would need to be an acoustically treated, type 'A' ventilator, as specified within the Noise Insulation Regulations 1975.

Reason: To provide sufficient ventilation with the windows closed and ensure that there would not be any harm by way of noise.

(23) The noise level from any extraction/ventilation plant together with any associated ducting, shall not exceed 10 dB(A) above the measured background noise level at the nearest noise sensitive premises. Should the predicted noise levels of the extraction system exceed those specified in this condition, a scheme of insulation works to mitigate the noise shall be submitted to and approved by the Local Planning Authority prior to the commencement of use. The method of assessment should be carried out in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'

Reason: To ensure that users of the surrounding area do not suffer a loss of amenity by reason of noise nuisance.

(24) The Good Standard of 30 dBLAeq,T in living rooms and bedrooms and 45 dBLAmax (measured with F time-weighting and between 2300 and 0700 hours) in bedrooms in accordance with BS8233 shall not be exceeded unless with written agreement with the Local Planning Authority.

Reason: To protect neighbouring amenity and the amenity of future occupiers.

(25) Prior to the commencement of the development, a scheme shall be submitted for approval to the Local Planning Authority to show how residential flats will be isolated from the gym, mechanical plant and children's play room which should include details relating to sound insulation methods to pillars, floor/ceilings and walls and include the effectiveness of the methods. The approved details shall be implemented and retained thereafter.

Reason: To protect the amenity of future occupiers.

(26) Prior to commencement of development a scheme detailing additional sound reduction measures, to be installed to the separating walls and separating floor / ceiling constructions to limit the airborne and impact sound transmission through the structure shall be submitted to and approved by the Local Planning Authority. The sound insulation shall be designed to be 5dB better than that given in Approved Document E (2003 Edition incorporating 2004 and 2010 amendments) of the Building Regulations (Table 0.1a, page 12).

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Reason: In accordance with Planning Policy DM12, improve on the sound insulation standards in Part E of the Building Regulations by 5dB in accordance with the Mayor's preferred standards set out in the Mayor's Sustainable Design and Construction SPG (2006) as amended.

(27) Prior to commencing of the development an Air Quality Assessment shall be submitted and approved in writing by the Local Planning Authority. The assessment shall include air dispersion modelling of the emissions from the proposed flue and compare them to the national air quality objectives to demonstrate compliance.

Reason: To minimise the adverse impacts of air pollution during both construction and the lifetime of the development in accordance with Sutton Policy DM10.

(28) The boiler unit installed shall meet or improve upon the emissions standards and technical details described in the Air Quality Impact Assessment. Prior to the commencement of the use the applicant shall provide details, to be approved by the Local Planning Authority of tests undertaken on the installed unit to demonstrate that the emissions standards have been met, and shall maintain the unit thereafter in such a way as to ensure that these standards continue to be met.

Reason: To minimise the adverse impacts of air pollution during both construction and the lifetime of the development in accordance with Sutton Policy DM10.

(29) The Combined Heat and Power (CHP) unit installed shall meet or improve upon the emissions standards and technical details described in the Air Quality Impact Assessment. Prior to the commencement of the use the applicant shall provide details, to be approved by the Local Planning Authority, of tests undertaken on the installed unit to demonstrate that the emissions standards have been met, and shall maintain the unit thereafter in such a way as to ensure that these standards continue to be met.

Reason: To minimise the adverse impacts of air pollution during both construction and the lifetime of the development in accordance with Sutton Policy DM10.

(30) The development hereby approved shall not be implemented until a contaminated land remedial strategy, has been submitted to, and agreed in writing by the local Planning Authority. The approved remediation works shall be completed on site, in accordance with a quality assurance scheme, agreed as part of the contaminated land assessment. On completion of the agreed remediation works, a closure report shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To prevent harm to human health and pollution of the environment.

(31) Prior to building work starting on site, a revised energy strategy incorporating 'as-designed' BRUKL outputs prepared under the Standard Assessment Procedure (SAP) must be submitted to the Local Planning Authority and approved

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in writing which demonstrates how the development will apply the Mayor's energy hierarchy (use less energy, supply energy efficiently and use renewable energy) to secure at least a 40% reduction in CO2 emissions below the target emission rate (TER) based on Part L1A of the 2010 Building Regulations (or equivalent reduction compared to Part L1A 2013).

The revised energy strategy should include further details of proposed energy efficiency measures, the CHP unit and renewable energy technologies together with calculations to show that the targeted reduction in emissions can be delivered at each stage of the Mayor's energy hierarchy. The revised energy strategy should also include a commitment to ensuring that the development will connect to any future district heating network serving the wider area by demonstrating that sufficient space will be safeguarded within the energy centre to accommodate the heat exchangers that would enable future connection.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD.

(32) Prior to occupation of the development, 'as-built' BRUKL outputs prepared under the Standard Assessment Procedure should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved details. If the development is unable to meet the required reduction in CO2 emissions through the approved energy strategy, then any shortfall should be made up through the application of further sustainability measures unless otherwise approved by the Local Planning Authority in writing.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD.

(33) Before commencement of development, final designs should be submitted to and approved by the Local Planning Authority. These should utilise conclusive calculation figures and include details on the choice of SuDS along with their locations, capacities and drainage details. The site should aim to achieve Greenfield runoff, as per Policy 5.13 of the London Plan. If this is not proposed, a justification should be made as to why which will need to be agreed by the LPA. Where infiltration SuDS have been chosen, test results should be provided which support the decision. There should also be a SuDS specific management strategy. No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the approved submitted details to the Local Planning Authority. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To comply with sustainable principles and policy 5.13 of the London Plan.

(34) Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been

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demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

Reason Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

(35) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

(36) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), no part of the building shall be used as a house in multiple occupation without planning permission from the Local Planning Authority.

Reason: In order that the Local Planning Authority may exercise further control of potential impacts from a house of multiple occupation and in the interests of highway safety, the amenities of occupiers of nearby properties and the amenities of the future occupiers of the building.

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 5000 before proceeding with the work.

(2) The applicant was provided with pre application advice. As the submitted application accorded with that advice and complied with the relevant policies Sutton Council has accordingly granted planning permission.

(3) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5070.

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(4) Attention is drawn to the need to comply with the Equality Act 2010. The implementation of this planning permission does not over-ride the need to achieve full compliance with the Equality Act.

(5) NAMING AND NUMBERING. This permission creates one or more new units which will require a correct postal address. Contact the Street Naming & Numbering Section at 24 Denmark Road, Carshalton, Surrey SM5 2JG, telephone 020 8770 6369 or e-mail street.naming@sutton.gov.uk.

(6) This application has been assessed against the relevant policies of the London Plan 2015, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(7) The applicant's attention is drawn to the fact that the London Borough of Sutton monitors the implementation of permissions and in particular that conditions imposed are fully complied with. Should you have any queries with regard to the discharge of the conditions please telephone 020 8770 5070 for further information.

(8) The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that under the Highways Act 1980, a licence must be obtained from the Head of Highways and Streetcare at 24 Denmark Road, Carshalton (tel. 020 8770 6061), before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. In the case of development related to the S278 Highways Act 1980 highway improvement works, the S278 Agreement must be concluded before works can start on the public highway.

(9) Under (Section 163) Highways Act 1980 the surface water drainage of the site should be designed so as to prevent the discharge of water onto the public highway.

(10) Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.

(11) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority.

(12) The developer is reminded that under the Highways Act 1980 Sections 131, 148 and 149, it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any

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expenses incurred in clearing, cleaning or repairing highway surfaces and also to prosecute persistent offenders.

(13) A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

(14) There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

(15) With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

(16) With regard to water supply, this comes within the area of the Sutton & East Surrey Water Company. For your information the address to write to is -Sutton & East Surrey Water Company, London Road, Redhill, Surrey, RH1 1LJ Tel - (01737) 772000.

UNIT 12 SANDIFORD ROAD, SUTTON - APPLICATION NO. A2015/72203/FUL

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

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

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Drawings: Location Plan, 2248/BR/02 Rev D, 2248/PL/PR/05 Rev D, 2248/PL/PR/07 Rev C, V400-001 Rev B.

Documents: Planning Statement dated 26 June 2015, Appendices document, Transport Statement – reference PPL0137-01a (dated 7th July 2015), Site Investigation and Remediation Letter Report carried out by Sevenoaks Environmental Consultancy Ltd – reference 14 10 09 Ltr Rpt 01 Rev 01 HA JW (dated 4th February 2015), Geo-Environmental Desk Study carried out by Sevenoaks Environmental Consultancy Ltd – reference 2243 14 10 06 RPT 01 REV 01 HA JW, Air Quality Assessment and Management Plan carried out by Isopleth Ltd – reference: 01.0029.0001 (v3) (dated June 2015), Noise Assessment carried out by Aran Acoustics – reference: RPT 150620.0 (dated 22/06/15).

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

(3) If during implementation of this development, contamination is encountered which has not previously been identified, the additional contamination shall be fully assessed and a specific contaminated land assessment and associated remedial strategy shall be submitted to, and agreed in writing by, the Local Planning Authority before the additional remediation works are carried out. The agreed strategy shall be implemented in full prior to completion of the development hereby approved.

Reason: To prevent harm to human health and pollution of the environment in accordance with the aims and objectives of Policy 5.21 of the London Plan 2015 and Policy DM11 of the Site Development Policies DPD

(4) The use of the premises hereby permitted shall not operate other than within the following times:

08:00 Hours to 18:00 Hours Monday through to Friday,
08:00 Hours to 13:00 Hours Saturdays, and not at all on Sundays, Bank Holidays or Public Holidays.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or of the area generally.

(5) The development hereby approved shall be carried out in strict accordance with the mitigation measures set out in the Air Quality Assessment and Management Plan (Report Ref: 01.0029.0001 (v3)).

Reason: To minimise potential emissions from the site and to protect local air quality in accordance with Policy 7.14 of the London Plan 2015 and Policy DM10 of the Site Development Policies DPD.

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(6) Noise from the site should not exceed a level of 45dB(A) when measured at the nearest residence in accordance with the British Standard BS 4142 - 2014 and in accordance with the recommendations set out in the Noise Assessment (report reference: RPT 150620.0 (dated 22/06/15)).

Reason: To protect the amenities of adjoining occupiers.

(7) Notwithstanding the details hereby approved, waste materials delivered to the site shall not exceed 250 tonnes per working week and 12,000 tonnes per annum, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(8) Notwithstanding the information contained in the Transport Statement, vehicle movements from the site shall not exceed 30 lorry movements per working day, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(9) Prior to the commencement of the development hereby approved, full details of the proposed fencing including details of materials shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the visual amenities of the area.

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 5000 before proceeding with the work.

(2) This application has been assessed against the relevant policies of the London Plan 2015, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The applicant is hereby advised of the following comments which have been received from the Environment Agency:

This development may require an Environmental Permit for certain activities. The Environmental Permitting Regulations (England and Wales) 2010, cover water discharge activities, groundwater activities, radioactive substances, waste, mining waste and installations. Please see our website for further information on

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permitting process: <https://www.gov.uk/environmental-permit-how-to-apply/overview>.

(4) Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.

**JOHN FISHER ROMAN CATHOLIC HIGH SCHOOL, PEAKS HILL, PURLEY -
APPLICATION NO. D2015/72166/FUL**

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(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.

(3) The type and treatment of the materials to be used on the exterior of the building shall be approved in writing by the Local Planning Authority prior to the development being carried out. The approved materials shall be used in the construction of the development hereby approved and completed prior to its occupation/use.

Reason: To safeguard the visual amenities of the area and to ensure buildings are of a high standard of design and where applicable compatible with existing townscape.

(4) The development shall not begin until a Construction Method Statement, to include details of:

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- (a) parking for vehicles of site personnel, operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials;
- (d) programme of works (including measures for traffic management);
- (e) provision of boundary hoarding, behind any visibility zones;
- (f) construction traffic routing;
- (g) means to prevent deposition of mud on the highway;

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

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(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.

(6) No development shall commence until a scheme of site supervision and monitoring is submitted to and approved in writing by the Local Planning Authority. The submissions shall include provision for the specialist arboricultural monitoring of excavations for services and the removal of hard surfacing materials within the root protection area of beech tree, T2. All works shall be in accordance with the approved plans and documents and shall adhere to the recommendations and guidelines within British Standard BS 5837:2012 'Trees in Relation to Design, Demolition, and Construction - Recommendations'.

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Reason: To ensure the adequate protection of trees on and adjacent to the site which make a valuable contribution to the character of the area.

(7) Notwithstanding the submitted plans, prior to the commencement of development, revised drawings FQ097-01-120, 140, 150 & 260 (all rev. D), where the position of the Beech tree has been omitted, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed revised plans.

Reason: To ensure the adequate protection of trees on and adjacent to the site which make a valuable contribution to the character of the area.

(8) The development hereby approved may only be carried out in accordance with the submitted tree protection plan (dwg ref: 2282P_TPP_01 Rev C) and the associated arboricultural method statement.

Reason: In order to safeguard the retention of existing trees on and adjacent to the site that represent significant visual amenity.

9) Prior to occupation of the development a scheme of landscaping which shall include replacement tree planting, indications of all existing trees and hedgerows on the land and details of those to be retained shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Any trees or plants that (within a period of five years following completion of development) are removed, die, or become (in the opinion of the Local Planning Authority) seriously damaged or defective shall be replaced as soon as is reasonably practicable with others of a species/size/number as originally approved, unless the Local Planning Authority gives its consent to any written variation.

Reason: To ensure the provision, establishment, and maintenance of a reasonable standard of landscape in accordance with the approved designs.

(10) The proposed development shall be carried out in accordance with the recommendations set out in the submitted "BREEAM Ecological Assessment for Development at The John Fisher School, Peaks Hill, Purley, Surrey, CR8 3YP". In addition, prior to the commencement of development, a soft landscaping scheme of value for wildlife, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: Having regard to the biodiversity value and potential of the site.

(11) If during implementation of this development, evidence of ground contamination is encountered it shall be fully assessed and a specific contaminated land assessment and associated remedial strategy shall be submitted to the Local Planning Authority

Reason: To prevent harm to human health and pollution of the environment.

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(12) Noise from plant, shall be assessed and rated in accordance with BS4142:1997. The rated noise level shall not exceed a noise level 5dB below the background noise level at nearby noise sensitive windows. Alternatively, the noise from the plant shall not exceed 35 dBLAeq(5 minutes) at nearby noise sensitive windows.

Reason: Having regard to neighbouring amenity.

(13) Prior to the commencement of development a drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that runoff rates are within acceptable levels.

(14) Within 3 months of building work starting on site, a BREEAM New Construction 2014 Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE) or equivalent authorizing body, must be submitted to the Local Planning Authority and approved in writing to show that the development will demonstrate an overall 'Very Good' rating, with a minimum of 5 credits achieved under criterion ENE 01 on 'Reduction of energy use and carbon emissions'.

Reason: To comply with Policy DM5 of Sutton's Site Development Policies DPD.

(15) Prior to first occupation of the development, a BREEAM New Construction 2014 Final (Post-Completion) Certificate, issued by the BRE or equivalent authorizing body, must be submitted to the Local Planning Authority and approved in writing to demonstrate that a 'Very Good' rating has been achieved. All the measures integrated shall be retained for as long as the development is in existence.

Reason: To comply with Policy DM5 of Sutton's Site Development Policies DPD.

(16) Prior to occupation of the development, documentary evidence incorporating 'as-built' BRUKL outputs prepared under the simplified building energy model (SBEM) should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has achieved at least a 40% reduction in CO2 emissions below the target emission rate (TER) based on Part L2A of the 2010 Building Regulations and seek to achieve at least a 20% reduction in total CO2 emissions (regulated and unregulated) through on-site renewable energy generation.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD.

(17) Prior to building work starting on site, evidence, including any relevant design or specification documentation, must be submitted to the Local Planning Authority and approved in writing, to demonstrate that maximum BREEAM credits will be achieved respectively under criteria Mat 01 on 'Life cycle impacts' and Mat 03 on

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'Responsible sourcing of materials' of the BREEAM New Construction 2014 scheme.

Reason: To comply with Policy DM5 of Sutton's Site Development Policies DPD and Sutton's One Planet Action Plan targets.

(18) The proposed windows in the east facing elevation of the development hereby approved shall be glazed with obscure glass fixed shut in a manner that they cannot be opened and so maintained.

Reason: To safeguard the current level of privacy enjoyed by the occupants of adjoining properties.

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) This application has been assessed against the relevant policies of the London Plan 2015, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

(4) The use of a suitably qualified arboricultural consultant is advised to ensure that approved arboricultural details (particularly the position of tree protective fencing) are correctly implemented. All works shall comply with the recommendations and guidelines contained within relevant British Standard BS 5837:2012.

(5) With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

(6) With regard to water supply, this comes within the area of the Sutton & East Surrey Water Company. For your information the address to write to is -Sutton &

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East Surrey Water Company, London Road, Redhill, Surrey, RH1 1LJ Tel - (01737) 772000.

(7) The applicant's attention is drawn to the fact that the London Borough of Sutton monitors the implementation of permissions and in particular that conditions imposed are fully complied with. Should you have any queries with regard to the discharge of the conditions please telephone 020 8770 5070 for further information.

(8) In relation to Condition 10, the soft landscaping scheme of value for wildlife should expand on the recommendation given in section 5.1.2 of the submitted Ecological Assessment, (which refers solely to tree and shrub species of value). A variety of non-native species can be utilised, the RHS' Perfect for Pollinators is a useful start:

<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/encourage-wildlife-to-your-garden/plants-for-pollinators>. However, a high proportion (at least 50%) should be of native and local provenance to provide suitable habitat for the various life-stages of local invertebrates.

**57 MONTAGU GARDENS, WALLINGTON - APPLICATION NO.
D2015/72164/FUL**

(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.

(2) No works or development shall take place until all trees and hedgerows to be retained are protected in accordance with British Standard BS: 5837:2012. The protection measures shall be retained until the completion of all construction works hereby approved and the construction machinery and materials have been entirely removed.

Reason: To ensure adequate protection is afforded to the trees adjacent to the proposal.

(3) All external facing and hardsurfacing materials, treatments and finishes shall be agreed in writing by the Local Planning Authority prior to the development being carried out. The approved materials shall be used in the construction of the development hereby approved and completed prior to its occupation/use.

Reason: To ensure that the extension harmonises with the existing building.

(4) Any window/s on either flank wall of the development hereby approved shall be fitted with obscured glazing that shall be fixed shut up to a height of 1.7 metres above the finished floor level of the room that those windows serve, the remaining elements above may be clear glazed and openable.

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Reason: To safeguard the level of privacy enjoyed by the current occupants of the adjoining properties.

(5) The approved method of refuse storage shall be provided prior to the occupation of any part of the development hereby permitted and thereafter retained.

Reason: To ensure that this necessary facility is provided in a manner that does not adversely affect the amenities of nearby premises.

(6) The approved parking layout shown on plan 25 Rev F, shall be provided prior to the occupation of any part of the development hereby permitted and thereafter retained.

Reason: To prevent obstruction and inconvenience to other highway users (especially pedestrians, cyclists and those with disabilities), and also in the interest of highway safety.

(7) All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music or speech shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00 am and 1.00pm on Saturdays and not at all on Sundays, Public and Bank Holidays.

Reason: To safeguard the amenity of the occupiers of adjacent premises and the area generally during the building construction process.

(8) Prior to building work starting on site, an Energy Statement must be submitted to the Local Planning Authority and approved in writing which demonstrates how the development will apply the Mayor's energy hierarchy (use less energy, supply energy efficiently and use renewable energy) to secure at least a 30% reduction in CO2 emissions below the target emission rate (TER) based on Parts L1A and L1B of the 2010 Building Regulations and seek to achieve at least a 10% reduction in total CO2 emissions (regulated and unregulated) through on-site renewable energy generation.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD.

(9) Prior to occupation of the development, evidence (e.g. 'as-built' SAP worksheets prepared under the Standard Assessment Procedure) should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved details. If the development is unable to meet the required 30% reduction in CO2 emissions through the approved energy strategy, then any shortfall should be made up through the application of further sustainability measures unless otherwise approved by the LPA in writing.

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

Design and Access Statement submitted by Get Planning dated July 2014, 01 Rev B, 02 Rev B, 03 Rev B, 04 Rev A, 05 Rev A, 09 Rev A, 10 Rev A, 17 Rev B, 18 Rev B, 19 Rev B, 20 Rev A, 21 Rev C, 22 Rev B, 23, 24 Rev A, 25 Rev F, 26, Design and Access Statement submitted by Get Planning dated June 2015, Financial Viability Analysis submitted by S106 Management dated July 2014, Code for Sustainable Homes Preliminary Assessment submitted by Falcon Energy Limited dated July 2014, BREEAM Domestic Refurbishment Pre-Assessment Report submitted by Stroma Technology dated July 2014, Sustainability Statement submitted by Get Planning dated July 2014 and Lambeth Survey Methodology and Results submitted by The Safety Forum.

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

(11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), no part of the building shall be used as a house in multiple occupation without planning permission from the local planning authority.

Reason: In order that the Local Planning Authority may exercise further control of potential impacts from a house of multiple occupation and in the interests of highway safety, the amenities of occupiers of nearby properties and the amenities of the future occupiers of the building.

INFORMATIVES.

(1) This application has been assessed against the relevant policies of the London Plan 2011, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

(3) NAMING AND NUMBERING. This permission creates one or more new units which will require a correct postal address. Contact the Street Naming & Numbering Section at 24 Denmark Road, Carshalton, Surrey SM5 2JG, telephone 020 8770 6369 or e-mail street.naming@sutton.gov.uk.

(4) The Council consider that this permission is liable for a contribution under the Community Infrastructure Levy (CIL) and a CIL Determination form is attached for you to complete and return to Development Control, 24 Denmark Road Carshalton SM5 2JG.

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HENDERSON HOSPITAL, 2 HOMELAND DRIVE, SUTTON - APPLICATION NO. B2015/72131/FUL

(1) The development hereby permitted shall be carried out in accordance with the following approved plans (of planning permission ref: B2014/70157/FUL): 1304: 01, 02C (Phasing Plan), 02D, 02(E) location of residential refuse store, 03A, 04, 05, 06A, 07, 08, 09, 10, 10A, 11, 11A, & 13; 13A (Refuse Store Details), 02(Extract), 14 and 2615/D: 001A, 002A, 003G, 004A and L00364-300 Rev PO1, 2615_DR_100-D, 2615_DR_101-A, 2615_DR_102-B and 12436/S1.

Planning Statement, Design and Access Statement, Tree Survey Report (Lloyd Bore Ltd 2615/R02 24 January 2013), Arboricultural Impact Assessment & Method Statement (Lloyd Bore Ltd 2615/R02 June 2013), BREEAM New Construction: Category 11: Land Use and Ecology (Lloyd Bore Ltd 2615/R01 February 2013), Transport Assessment (Scott White and Hookins LLP SG/lh/W00537 September 2013) and Site Investigation (Risk Management Limited RML5144 April 2013), Ecological Appraisal (Lloyd Bore Ltd 2615_RP_001 November 2013), Landscape Design Statement November 2013, Waste Management Scheme, Landscape Specification dated April 2014, Landscape Management Plan April 2014, RigiSystems Green Roofs - Ecozip, Sustainability Statement by Thrive Architects dated July 2014, Sustainability Statement by Bianco Sale Limited dated July 2013, Brukl Output document, Energy Performance Certificate, Sustainable Design and Construction Statement, BREEAM 2011 New construction pre-assessment estimator, Deliveries and removals statement, Construction Method Statement, Brunswick Autumn Istock details, Garsdale fibre cement slates details, Vacant Land Strategy, Medical Centre Car Park and Residential Area External Lighting Report, Sustainable Green Roofing Systems.

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

(2) Prior to the occupation of the relevant phase, as shown on drawing numbered 1304/02(C) (excluding phase 1), of the development hereby permitted, full details of the necessary crime prevention measures to achieve 'Secured by design' accreditation shall be submitted to and approved in writing by the Local Planning Authority. Details shall include natural surveillance, car and cycle parking, lighting, fencing, gates, doors, windows etc. The car parking facilities should achieve the Park Mark Safer Parking award. The details once approved in writing by the Local Planning Authority, shall be implemented in accordance with the approved details and retained thereafter.

Reason: To ensure the proposed development provides a safe environment.

(3) The development shall not be occupied until the modified vehicular access to Moore Way, has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and thereafter be permanently retained.

Reason: In the interest of road safety.

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(4) Phase 2 as shown on drawing 1304/02(C) of the development hereby permitted shall not be occupied until 9 integrated residential garages and 9 parking spaces have been provided. Phase 3 as shown on drawing 1304/02(C) of the development hereby permitted shall not be occupied until 45 parking spaces have been provided of which 6 spaces will be for people with disabilities. Such parking provision shall thereafter be kept for the use of the occupants of the development hereby approved.

Reason: To ensure that adequate off-street parking provisions is made to avoid danger and inconvenience to highway users and to meet sustainability objectives.

(5) The medical centre shown as part of the development under Phase 3 of drawing numbered 1304/02(C) shall not be occupied until details of the management and use of the proposed parking have been submitted to and agreed in writing by the Local Planning Authority. Only the approved details shall be implemented and thereafter be permanently maintained.

Reason: To ensure that adequate off-street parking provisions is made to avoid danger and inconvenience to highway users and to meet sustainability objectives.

(6) Prior to the occupation of the relevant phase, as shown on drawing numbered 1304/02(C) (excluding phase 1), of the development hereby approved shall not be occupied until bicycle and motorcycle storage facilities have been provided in accordance with a scheme which shall be submitted to and agreed in writing by the Local Planning Authority. Such storage provision shall thereafter be kept for the use of the occupants of the development hereby approved.

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

(7) Before the first and each subsequent occupation of the medical centre, shown as part of the Phase 3 development of drawing numbered 1304/02(C), a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall then be implemented, developed, monitored and enforced in accordance with the approved details.

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

(8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending or revoking and re-enacting that Order), planning permission shall be required in respect of development falling within Class(es) A, B, D and E of Part 1 to Schedule 2 to that Order.

Reason: To ensure that the impacts of further development on nearby properties and the streetscene can be formally assessed by the Council.

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(9) Within 6 months of the first occupation of the medical centre shown as part of Phase 3 of drawing numbered 1304/02(C), a BREEAM New Construction 2011 Final (Post-Construction) Certificate, issued by the BRE or equivalent authorizing body, must be submitted to the Local Planning Authority and approved in writing to demonstrate that a minimum 'very good' 'Excellent' rating has been achieved for the proposed medical centre. A minimum overall score of 64.0 must be demonstrated, with at least 6 credits achieved under criterion ENE1.

Reason: To comply with Policy DM5 of Sutton's Site Development Policies DPD

(10) Prior to first occupation of the housing approved under phase 2 of drawing numbered 1304/02(C), a Code for Sustainable Homes Final (Post-Construction) Certificate, issued by the BRE or equivalent authorizing body, must be submitted to the Local Planning Authority and approved in writing to demonstrate that Level 4 has been achieved for each of the proposed dwellings. All the measures integrated shall be retained for as long as the housing is in existence.

Reason: To comply with Policy DM5 of Sutton's Site Development Policies DPD

(11) Prior to the occupation of the relevant phase, as shown on drawing numbered 1304/02(C) (excluding phase 1), of the development hereby permitted, documentary evidence (i.e. 'as-built' SAP2009 or SBEM worksheets as appropriate) should be submitted to the Local Planning Authority and approved in writing to demonstrate that each element of the development has been carried out in accordance with the approved details. If the development as a whole is unable to meet the required development plan reduction in CO2 emissions through the approved energy strategy, then any shortfall should be made up through the application of further sustainability measures unless otherwise approved by the LPA in writing.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD

(12) Prior to the occupation of the relevant phase, as shown on drawing numbered 1304/02(C) (excluding phase 1), of the development hereby permitted, written confirmation that the approved scheme for the management of surface water run-off, including sustainable urban drainage (SUDS) measures, have been implemented as part of the development as built must be submitted to the Local Planning Authority and approved in writing. Where different from the approved details, further evidence should be provided to show that peak run-off rates and annual volumes of run-off are less than previous conditions on the site. All the measures integrated shall be retained for as long as the development is in existence.

Reason: To comply with Policy DM7 of Sutton's Site Development Policies DPD.

(13) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning

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authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To protect groundwater resources. The site lies on the Lewes Nodular, Seaford and New Haven Chalk Formation (undifferentiated). The formation is classed as a Principal Aquifer in terms of the large amounts of water it can yield for supply and its ability to provide baseflow to surface water to supply aquatic ecology. The site lies within the outer area of a source protection zone (SPZ 2) designated to protect a nearby public water supply borehole. The area is therefore sensitive in terms of groundwater protection. The aquifer may be vulnerable to pollution from any contaminants present at the site.

(14) No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To protect groundwater resources. The site lies on the Lewes Nodular, Seaford and New Haven Chalk Formation (undifferentiated). The formation is classed as a Principal Aquifer in terms of the large amounts of water it can yield for supply and its ability to provide baseflow to surface water to supply aquatic ecology. The site lies within the outer area of a source protection zone (SPZ 2) designated to protect a nearby public water supply borehole. The area is therefore sensitive in terms of groundwater protection. The aquifer may be vulnerable to pollution from any contaminated surface water discharges from the site.

(15) No works or development shall take place until the recommendations of the Arboricultural Impact Assessment and Method Statement reference no. 2615/R004 (Lloyd Bore Ltd June 2013) have been fully implemented. The protection measures and recommendations shall be retained until such time the completion of all construction works hereby approved and the construction machinery have been entirely removed.

Reason: To ensure, where applicable, adequate protection is afforded to the trees within the site, which are covered by tree preservation orders.

(16) All planting, seeding or turfing shall be carried out in the first planting and seeding season following the occupation of the relevant phase, as shown on drawing numbered 1304/02(C), or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the relevant phase die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure compliance with policy DM1 of the Site Development Policies DPD that the landscaping scheme provides a satisfactory townscape incorporating hard and soft landscaping and to make proper provision for suitable boundary

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treatments and screening to provide suitable landscaped areas and sitting space where appropriate.

(17) The Medical Centre and pharmacy use hereby permitted shall operate only between the hours of 0800h to 2000h Mondays to Fridays, and between the hours of 0800h to 1300h on Saturdays and not at all on Sundays and Bank Holidays.

Reason: To safeguard the amenities of adjacent residential properties.

(18) The pharmacy hereby approved shall be ancillary to the use of the Medical Centre use and sales shall predominantly be for the dispensing of prescribed medication from the Medical Centre, in accordance with the Typical Stock Order (Enclosure 1) associated with it and for no other retail purposes.

Reason: To ensure the proposal complies with Policies DM21 and DM23 of the Site Development Policies which seeks to ensure the proposal does not result in an increase in on-street parking, adversely affects traffic flows or the amenities of local residents or local environment.

INFORMATIVES.

(1) This application has been assessed against the relevant policies of the London Plan 2015, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(2) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5070.

(3) Attention is drawn to the need to comply with the Disability Discrimination Act. The implementation of this planning permission does not over-ride the need to achieve full compliance with the Disability Discrimination Act.

(4) NAMING AND NUMBERING. This permission creates one or more new units which will require a correct postal address. Contact the Street Naming & Numbering Section at 24 Denmark Road, Carshalton, Surrey SM5 2JG, telephone 020 8770 6369 or e-mail street.naming@sutton.gov.uk.

(5) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(6) The permission hereby granted confers no rights on the applicant to encroach upon, extend over or otherwise enter upon property not in his ownership for any purposes connected with the implementation of this planning permission.

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(7) The applicant's attention is drawn to the fact that the London Borough of Sutton monitors the implementation of permissions and in particular that conditions imposed are fully complied with. Should you have any queries with regard to the discharge of the conditions please telephone 020 8770 5070 for further information.

(8) The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that under the Highways Act 1980, a licence must be obtained from the Head of Highways and Streetcare at 24 Denmark Road, Carshalton (tel. 020 8770 6061), before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. In the case of development related to the S278 Highways Act 1980 highway improvement works, the S278 Agreement must be concluded before works can start on the public highway.

(9) Under (Section 163) Highways Act 1980 the surface water drainage of the site should be designed so as to prevent the discharge of water onto the public highway.

(10) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority.

(11) The developer is reminded that under the Highways Act 1980 Sections 131, 148 and 149, it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and also to prosecute persistent offenders.

(12) Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

(13) Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on

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0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

(14) With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

(15) This decision notice should be read in conjunction with the agreement under section 106 of the Town and Country Planning Act 1990.

(16) The Council consider that this permission is liable for a contribution under the Community Infrastructure Levy (CIL) and a CIL Determination form is attached for you to complete and return to Development Control, 24 Denmark Road Carshalton SM5 2JG. Please note that if you commence work without giving prior notice of the start date the CIL charge must be paid immediately.

UNIT 4, 131 BEDDINGTON LANE, BEDDINGTON - APPLICATION NO. D2015/72172/FUL

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: OS Maps (1:1250 and 1:500), Site Location Plan, Site Access plan, PR/201/01 Rev. 05, PR/201/02 Rev. 01, PR/202/01 Rev. 05, PR/201/02 Rev. 05 and PR/204/01 Rev. 02.

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

(3) The uses hereby permitted shall operate only between 0400 - 2300 hours Monday to Friday and 0600 - 1800 on Saturday, with no operation on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjacent residential properties.

(4) Before the commencement of the waste use of the site hereby permitted a written Delivery Service Plan shall be submitted to and approved by the Local Planning Authority, and the recommendations of that report shall be followed for as long as the use is in operation.

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Reason: To safeguard the amenities of adjacent residential properties.

(5) The type and treatment of the materials to be used on the proposed fence and gates shall be submitted to and approved in writing by the Local Planning Authority prior to the development being carried out. The approved materials shall be used in the construction of the development hereby approved and completed prior to its occupation/use.

Reason: To safeguard the visual amenities of the area.

(6) The waste transfer activities hereby approved, and storage of waste or skips containing waste, shall not be located outside of the main warehouse building, except for the location of the outside skip as identified on drawing no. PR/204/01 Rev. 02, without the written consent of the Local Planning Authority.

Reason: To prevent disturbance to nearby business users.

(7) The existing parking area at the premises, (as shown on the application drawings), shall be permanently maintained for that purpose.

Reason: To prevent obstruction and inconvenience to other highway users (especially pedestrians, cyclists and those with disabilities), and also in the interest of highway safety.

(8) Vehicle movements to the site shall not exceed 153 movements per working week.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 5000 before proceeding with the work.

(2) This application has been assessed against the relevant policies of the London Plan 2011, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

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