

PLANNING COMMITTEE

13 January 2016 at 7.30 pm

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

133. APOLOGIES FOR ABSENCE

An apology was received from Councillor Tony Shields.

134. MINUTES

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

The Minutes of the meeting held on 16 December 2015 were approved as a correct record, and signed by the Chair, subject to the following amendments:

- Minute 122 to remove the word “made” from the last sentence of Councillor Hamish Pollock’s declaration of interest for item 4, to read “*He listened to what was said but expressed no views*”.
- Minute 125 paragraph to be amended after the bullet-pointed Member questions. The paragraph should read “*Councillors Tony Shields and Graham Whitham raised concerns about the decision to build on MOL. Councillor Tony Shields raised concerns about the decision to build on MOL when, with foresight, the Council could have built on brownfield at the Felnex site. It would also mean the loss of MOL could not be replaced.*”
- Minute 131 the motion and resolution to be amended to read that the decision would be deferred to a *future* meeting, not the next meeting.

135. DECLARATIONS OF INTEREST

Agenda Item 6. APPLICATION NO. B2015/73059/HHA - 25 CAMDEN ROAD, SUTTON.

Councillor Samantha Bourne, Non Pecuniary, because she knew some of the neighbours of the property, but stated that she would approach the item with an open mind.

Agenda Item 7. APPLICATION NO. A2015/73229 - 103 CHEAM ROAD, SUTTON SM1 2BE.

Councillor Kevin Burke, Pecuniary, because the application was for his own property.

136. ORDER OF ITEMS

Members agreed to vote on agenda item 7 before the other items, so that Councillor Kevin Burke could leave the room and return for the rest of the meeting.

137. APPLICATION NO. A2015/73229 - 103 CHEAM ROAD, SUTTON SM1 2BE

The Committee considered a report on the above application for the replacement of single glazed windows at rear of first floor with double glazed uPVC windows.

The application had been brought to committee as the applicant was Councillor Kevin Burke, who left the meeting room for this item.

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 Richard Clifton, Samantha Bourne, Margaret Court, Vincent Galligan, Patrick McManus, Hamish Pollock, Jason Reynolds and Graham Whitham

RESOLVED: That planning permission be granted for application No. A2015/73229, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

138. APPLICATION NO. D2015/72902/FUL - BEDDINGTON WASTE MANAGEMENT FACILITY, BEDDINGTON LANE, BEDDINGTON, CR0 4TH

The Committee considered a report on the above application for the use of existing composting and waste product storage buildings and hardstandings for the receipt, bulking and transfer of residual waste, street sweepings, green waste, mixed re-cyclates and food waste for a temporary period until 31 December 2022.

Planning Officers made an amendment to the Addendum Report, that condition 11 should read:

“(11) Total waste inputs into the uses permitted under this permission and the Waste Transfer Facility detailed on drawing 1023187-BD-031 Revision B dated May 2012 permitted under permission D2012/66220/FUL shall not exceed a combined total of 11000 tonnes per annum until the energy recovery facility permitted under permission D2012/66220/FUL becomes fully operational, when the combined total shall not exceed 83500 per annum.

Reason: To avoid unacceptable impacts on the amenities currently enjoyed by the occupants of nearby premises, local amenity and the highway network.”

Councillor Richard Clifton asked why planning permission was needed for buildings within the site, and Officers informed him that each of the buildings had their own planning conditions.

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

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

RESOLVED: That planning permission be granted for application No. D2015/72902/FUL, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

139. APPLICATION NO. C2015/72953/FUL - 16 MILL LANE, CARSHALTON

The Committee considered a report on the above application to allow the land to be used for the sale, storage and distribution of used motor vehicles involving demolition of existing workshop, erection of a single storey building for office use, W.C block and a freestanding canopy together with side fencing, hardstanding for car parking and sliding gate, wall and pillars up to 2.4 metres in height at front.

Clare Nunns, an objector, and Councillor Alan Salter, a ward Councillor, addressed the meeting under Standing Order 31, and the agent, Roberto Rodriguez, replied.

Councillors and Officers established that previous planning permission was for light industrial work, but the history of use is unclear dating back to 1970.

The principal issues raised by Clare Nunns were:-

- A business involving vehicles is likely to bring in more traffic to the area. There are cul-de-sacs that only open onto Mill Lane, and Mill Lane is a narrow road that already experiences congestion.
- There is limited parking in the area, and this business would generate more parking problems.
- She was not convinced that staff and customers would be parking on-site.

The principal issues raised by Councillor Salter were:-

- There were 55 objections, when the threshold to go to committee is 10. 43 objections were from residents of Mill Lane, and 12 from the adjoining cul-de-sacs.
- He felt that paragraph 2.4 in the report was misleading as although the immediate neighbouring property was commercial, a lot of Mill Lane had been converted into residential properties.
- The previous planning permission was granted a long time ago and a lot has changed since, vehicle usage has increased and the area is no longer industrial.
- Virtually none of the site had pavement, which would cause difficulties for pedestrians.

The principal issues raised by Roberto Rodriguez were:-

- He clarified that the parking bays on the front of the premises would be for staff and pre-booked appointment holders only.
- This model was successful at another site in Chessington where there were approximately up to 4 viewings and 1 or 2 cars sold per week.
- There would be no passing trade.
- Maintenance and repairs would be carried out at a service garage in Clapham.
- That there would only be staff on the site for appointments so there would be no passing trade.

Members considered that if the land was theoretically used for another purpose, such as housing or light industrial use, it would be likely to generate more traffic than the application at hand. Councillor Graham Whitham noted that although there had been a lot of objections, it is the content of the objections that are significant.

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

To grant (7) Councillors Richard Clifton, Samantha Bourne, Kevin Burke, Margaret Court, Vincent Galligan, Jason Reynolds and Graham Whitham

Against (2) Councillors Patrick McManus and Hamish Pollock

**Planning Committee
13 January 2016**

RESOLVED: That planning permission be granted for application No. C2015/72953/FUL, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

140. APPLICATION NO. B2015/73059/HHA - 25 CAMDEN ROAD, SUTTON

The Committee considered a report on the above application for the erection of a part one part two storey side extension, a single storey rear extension; and alterations to roof line and provision of extended dormer extension at rear and side.

The application had been de-delegated by Councillor Simon Wales.

Gavin Hyde-Blake, an objector, and Councillor Simon Wales, a ward Councillor, addressed the meeting under Standing Order 31, and the applicant replied.

The principal issues raised by Gavin Hyde-Blake were:-

- The back extension would block natural light from his neighbouring property.
- To build the back extension, they would need to dig over the boundary in order to dig a trench for the foundations.
- He also confirmed that he had been discussing his issues with the applicant and that the applicant had indicated that certain adaptations would be made to the application.

The principal issues raised by Ali Liaquat, the applicant, and Paul Lewis, the agent were:-

- Although the back extension is a permitted development, the applicant had offered to change the roof to an apex to reduce the obstruction to natural light for his neighbour.
- He had also offered to move the boundary wall further into his own property to prevent the need to dig on his neighbour's land and maintain a good neighbourly relationship.

Officers and Councillors noted that the back extension does not require planning permission because it is a permitted development at its current measurements, and therefore a decision to refuse this application would not affect the applicant's right to build the back extension.

Officers and Councillors also noted that the concerns raised about digging for the foundations is not a planning matter, as boundaries are a civil matter and concerns about digging foundations would be the responsibility of Building Control.

The committee noted that the applicant had offered to have further discussions with the objector about the design, and expressed the hope that these would be fruitful.

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 Richard Clifton, Samantha Bourne, Kevin Burke, Margaret Court, Patrick McManus, Hamish Pollock, Jason Reynolds and Graham Whitham

Abstained (1) Councillor Vincent Galligan

RESOLVED: That planning permission be granted for application No. B2015/73059/HHA, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

141. ANY URGENT BUSINESS,

There was no urgent business brought forward.

The meeting ended at 8.53 pm

Chair:

Date:

This page is intentionally left blank

**Appendix to Minutes:
Planning Committee
13 January 2016**

PLANNING CONDITIONS, REASONS AND INFORMATIVES

APPLICATION NO. D2015/72902/FUL - BEDDINGTON WASTE MANAGEMENT FACILITY, BEDDINGTON LANE, BEDDINGTON, CR0 4TH

1) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 0036.00732.16.006.0 Site Location Plan, 0036.00732.16.003.3 Existing Recycling Centre, 0036.00732.16.008.1, 0036.00732.16.004.4 Proposed Recycling Centre, Planning Supporting Statement dated October 2015, Appendix A - Air Quality Assessment dated September 2015 and Appendix B - Noise Assessment dated September 2015.

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

(2) All day time recycling operations involving the receipt, bulking or transfer of residual waste, street sweepings, green waste, mixed recyclates and food waste may only be undertaken between the hours of 0700 and 1730 Monday to Friday, and 0700 and 1300 Saturdays;

Only night time operations involving the reception of street sweepings and local authority collected waste to be carried out between the hours of 17.30 and 0700 Monday to Friday and between the hours of 1730 Friday and 0700 Saturday and from 1300 Saturday until 0700 hours Monday.

Reason: To safeguard the amenities currently enjoyed by the occupants of nearby premises.

(3) There shall be no open fires within the boundary of the site.

Reason: To prevent pollution of the environment.

(4) There shall be no storage of skips on the site other than as may be agreed in writing by the local planning authority.

Reason: To maintain control over activities carried out within the site.

(5) Audible bird scarers shall not be used on the site;

Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining premises and/or dwellings and in the interests of nature conservation.

(6) Activities approved under this permission at night-time hours shall be carried out within a sound level limit of 40dB L_{night} outside at noise sensitive receptors.

Reason: To safeguard the amenities currently enjoyed by the occupants of nearby premises and/or dwellings.

(7) The use hereby permitted will be discontinued by the 31st December 2022.

Reason: To secure creation of Wandle Valley Country Park within agreed timescale.

(8) Unrestricted access to National Grid's towers and equipment should be maintained at all times.

Reason: To protect health and safety and avoid the risks of an electrical flashover.

(9) All buildings and structures shall be removed and the land restored in accordance with the restoration scheme (Condition 42) approved pursuant to planning permission ref:2012/66220/FUL and restored by 31st December 2023.

Reason: To secure creation of Wandle Valley Country Park within agreed timescale.

(10) The number of vehicular movements associated with night time delivery of local authority waste to the Recycling Centre (Monday to Friday 1730 to 0700 and Friday 1730 to 0700 Saturday shall not exceed 86 (43 vehicle movements in 43 vehicle movements out).

Reason: To safeguard the amenities currently enjoyed by the occupants of nearby premises.

(11) Total waste inputs into the uses permitted under this permission and the Waste Transfer Facility detailed on drawing 1023187-BD-031 Revision B dated May 2012 permitted under permission D2012/66220/FUL shall not exceed a combined total of 11000 tonnes per annum until the energy recovery facility permitted under permission D2012/66220/FUL becomes fully operational, when the combined total shall not exceed 83500 per annum.

Reason: To avoid unacceptable impacts on the amenities currently enjoyed by the occupants of nearby premises, local amenity and the highway network.

(12) Records of waste inputs into the uses permitted under this permission and the Waste Transfer Facility detailed on drawing 1023187-BD-031 Revision B dated May 2012 permitted under permission D2012/66220/FUL shall be kept for a minimum period of two years and made available to the Local Planning Authority on request.

Reason: To avoid unacceptable impacts on the amenities currently enjoyed by the occupants of nearby premises, local amenity and the highway network.

(13) The approved details pursuant to planning conditions 5, 6, 7, 11, 23, 24, 31, 32, 34 of application ref: D2012/66220/FUL will be applied to the application site relating to this planning permission.

Reason: To avoid unacceptable cumulative impacts on neighbouring land-uses, environmental quality and local amenity.

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 6268 before proceeding with the work.

(2) 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.

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

APPLICATION NO. C2015/72953/FUL - 16 MILL LANE, CARSHALTON

(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 type and treatment of the materials to be used on the exterior of the building(s) shall be as stipulated on the approved plans unless otherwise agreed in writing by the Local Planning Authority. 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 compliance with policy DM1 of the Site Development Policies DPD.

(3) The development shall not be occupied until acoustic fencing has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local planning Authority to provide refuse and recycling facilities which shall be permanently maintained.

Reason: To comply with Policy DM2 of Sutton's Site Development Policies DPD.

(4) The use hereby permitted use shall operate only between the hours of 09:30 to 17:30 Monday to Fridays and 10:00 to 16:00 on Saturdays and no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of adjacent residential properties.

(5) The delivery of vehicles shall only take place between the hours of 09:30 and 17:00 Monday to Fridays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenity of local residents.

(6) No vehicle servicing or repairs to be undertaken within the site or on-street at any time.

Reason: To safeguard the amenity of local residents and prevent obstruction of the highway.

(7) Development shall not commence until a scheme of hard and soft landscaping and replacement tree planting shall be submitted to and approved in writing by the Local Planning Authority. The submissions shall include full details of materials to be used in hard landscaping along with details of all replacement trees and plants, their sizes, and densities. All landscaping shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised codes of good practice. The works shall be carried out in accordance with the timetable agreed with the Local Planning Authority, and any plants or trees that (within a period of five years after planting) 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 similar size/species/number as originally approved, unless the Local Planning Authority consent to any variation.

Reason: To ensure provision, establishment, and maintenance of amenity afforded by appropriate landscape design.

(8) No car transporters are to be used in the delivery or removal of vehicles to or from the site.

Reason: To prevent highway obstruction and maintain highway safety for pedestrians and cyclists.

(9) No demolition or construction works, including site excavation or any external site works, the operation of plant and machinery, the erection of scaffolding, the delivery of materials, the removal of materials and spoil from the site and the use of any sound amplification equipment, shall take place outside 0800hours to 1800hours Mondays to Fridays and 0800hours to 1300hours on Saturdays and at no time on Sundays or Bank Holidays.

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

(10) The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement, Site Location Plan, 15/2127 1, 15/2127 2 rev B, 15/2127 3, 15/2127 4, 15/2127 5 and 15/2127 6 rev A.

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 5000 before proceeding with the work.

(2) 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.

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

APPLICATION NO. B2015/73059/HHA - 25 CAMDEN ROAD, SUTTON

(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: PL_001, PL_010, PL_005, PL_100 Rev. 08, PL_200 Rev. 07.

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.

(4) The first floor and second floor window(s) in the side elevation of the development hereby approved shall be glazed with obscure glass 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 5000 before proceeding with the work.

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

APPLICATION NO. A2015/73229 - 103 CHEAM ROAD, SUTTON SM1 2BE

(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: Rear elevation received 30/11/2015, Examples of proposed replacement windows received 30/11/2015, Photographs received 30/11/2015, Site Plan 30/11/2015.

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