

PLANNING COMMITTEE

24 April 2019 at 7.30 pm

MEMBERS: Councillor Kevin Burke (Chair), Councillor Drew Heffernan (Vice-Chair) and Councillors Ben Andrew, Vincent Galligan, Muhammad Sadiq, Jill Whitehead, Eric Allen, Peter Geiringer Tim Crowley and Tim Foster

ABSENT Councillor(s) Tony Shields

73. WELCOME AND INTRODUCTIONS

The Chair, Councillor Kevin Burke, welcomed those present.

74. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Tony Shields with Councillor Tim Crowley attending as substitute.

75. MINUTES OF THE PREVIOUS MEETING

RESOLVED: that the minutes of the meeting held on 20 March 2019 be agreed as an accurate record and signed by the Chair.

76. DECLARATIONS OF INTEREST

6. APPLICATION NO .DM2018/02044 Former Sludge Beds To The West Of Beddington Lane And Land To The Rear Of 79-93 Beddington Lane, Beddington.

Councillor Jill Whitehead, Non Pecuniary, declared that she was previously a trustee of Wandle Valley park.

7. APPLICATION NO.DM2018/01687 Wandle Trading Estate, Goat Road, Mitcham Junction CR4 4HW.

Councillor Jill Whitehead, Non Pecuniary, declared that she was previously a trustee of Wandle Valley park.

77. APPLICATION NO.DM2018/01667 1 BELMONT ROAD WALLINGTON SM6 8TE

Rory Moores, Planning Officer, presented the report on the above application for Change of use from A3 (café) to A5 (Hot food takeaway) together with the installation of an extractor fan and canopy, cycle and motorcycle parking.

Members sought clarity on the proposed opening times of the business, if the majority of customers would be using delivery bike and car services, and clarification on other non-

24 April 2019

residential use properties in the immediate location. They queried how the opening hours of those establishments compared with this application.

The officer responded accordingly.

There was discussion regarding the height of the extractor flue and the impact on the street scene. The officer confirmed that the height is 7.5 metres.

James King, an objector, and Councillor Barry Lewis, a ward councillor, addressed the meeting under Standing Order 31, and the applicant replied.

The principal issues raised by Mr James King were:-

- Mr King confirmed he was representing a group of local residents and wanted to raise their concerns regarding this application.
- He expressed concern regarding the excessive opening hours in particular as the location is so close to residential properties and Collingwood Primary School.
- The application site is in a one way street. He raised concerns regarding traffic and car/ bike parking.
- Concern regarding increased litter, odour, noise and anti-social behaviour.
- The impact on the street scene.

Members sought clarification on the objectors main concern. The objector confirmed main concern is with the proposed excessive opening hours.

The principal issues raised by Councillor Barry Lewis were:-

- Belmont Road falls within Wallington District centre but is very close to residential properties. He expressed concern regarding the opening hours and increase in cars and bikes collecting take away food and that motorbikes will cross the pavement and create a risk for pedestrians
- Will spoil the visual amenity of the Area
- Concerns about odour
- Concerns regarding the concentration and number of food outlets in close proximity

Roger Lieberg the agent from Roger Lieberg Ltd addressed the meeting. The key points raised were:

He advised the committee that as the premises is located close to the railway and bus route he believes a large percentage of trade would be from commuters returning from work and collecting food to take away rather than food for delivery by car or bike. He also advised that the nature of the food would mean that it would not create an increase in littering as it could not be eaten on the move but would be consumed at home.

He advised that his client would be happy to reduce the opening hours.

24 April 2019

In terms of ventilation he confirmed this complied with new defra guidelines and that should ensure no noticeable odours.

Members sought clarification parking facilities locally and Mr De Castro the Transport and Highways officer confirmed that there is ample parking in the surrounding streets and nearby car parks. He advised that in terms of policy there is no specific requirement to provide additional parking.

In debate Members were minded that many of the concerns of residents were in respect of the proposed excessive opening hours and indicated that as the applicant had offered to reduce the proposed opening hours if they could be amended by condition that could be something they could support.

APPLICATION NO.DM2018/01667 1 Belmont Road Wallington SM6 8TE (Committee Report)	
A poll vote on the officers' recommendation to grant permission with an amendment to opening hours to be open from noon to 10pm seven days per week secured by condition was held in accordance with Standing Order 31.4, when there voted:	
Resolved: That planning permission be granted for application No. NO.DM2018/01667 , subject to amended planning condition 5 regarding opening hours from noon to 10pm seven days per week, and conditions, reasons and informatives set out in the planning portal.	
Councillor Kevin Burke	For
Councillor Drew Heffernan	For
Councillor Ben Andrew	For
Councillor Vincent Galligan	Abstain
Councillor Muhammad Sadiq	For
Councillor Jill Whitehead	Abstain
Councillor Eric Allen	For
Councillor Peter Geiringer	For
Councillor Tim Foster	Against
Councillor Tim Crowley	For
Agreed	

78. ORDER OF ITEMS

The Chair announced that item 9 Drapers Centre, Monkey Puzzle Way Carshalton would be heard next.

79. APPLICATION NO.DM2018/01121 DRAPERS CENTRE MONKEY PUZZLE WAY CARSHALTON SM5 4NR

The Report on the proposal to construct a new pedestrian footpath and install lighting, was taken as Read, and the committee moved to vote.

APPLICATION NO.DM2018/01121 Drapers Centre Monkey Puzzle Way Carshalton SM5 4NR (Committee Report)	
A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 31.4, when there voted:	
Resolved: That planning permission be granted for application No. DM2018/01121 , subject to the conditions, reasons and informatives set out in the planning portal.	
Councillor Kevin Burke	For
Councillor Drew Heffernan	For
Councillor Ben Andrew	For
Councillor Vincent Galligan	For
Councillor Muhammad Sadiq	For
Councillor Jill Whitehead	For
Councillor Eric Allen	For
Councillor Peter Geiringer	For
Councillor Tim Foster	For
Councillor Tim Crowley	For
Agreed	

24 April 2019

80. APPLICATION NO .DM2018/02044 FORMER SLUDGE BEDS TO THE WEST OF BEDDINGTON LANE AND LAND TO THE REAR OF 79-93 BEDDINGTON LANE, BEDDINGTON.

Iain Williams Planning Officer, presented the report on the above application for redevelopment of the former sludge beds to provide four industrial units providing 20,746 sqm of industrial floorspace (Use Class B1c/B2/B8) and ancillary offices together with 186 car parking spaces, 12 disability spaces and 23 HGV spaces, new access and landscaping. Restoration of former sludge bed to the north of Mile Road to create a new ecology area.

Members questions focused on the number of car parking spaces and if public transport could be improved. The discussion covered concerns regarding if traffic and congestion in the locality would be impacted by this application and if electric vehicles could be used on site

The officer responded accordingly and commented that the parking provision was in accordance with the policy.

Members raised concerns regarding air quality and the cumulative impact of additional HGV traffic from this and other developments. The officer responded that TFL had been consulted and have assessed the trip generation and raised no objection.

Members also queried how the Bio-Diversity enhancements offered within the application would be enforced and officers confirmed that they would be secured by legal agreement if Members were minded to grant the application.

Councillor Nick Matthey, a ward councillor, addressed the meeting under Standing Order 31, and the applicant replied.

The principal issues raised by Councillor Nick Matthey were:-

- Concerns regarding increase in HGV and traffic in the location and the cumulative impact of this on the area bearing in mind other proposed developments nearby which may also generate an increase in traffic in the locality.
- The light pollution and air pollution for residents and wildlife.
- Councillor Matthey advised that numerous residents had raised their concerns to him directly and he is representing their concerns.

Members sought clarification on other developments that Councillor Matthey referred to in particular changes to ability for HGV to use main routes, also changes that Croydon Council may also implementing by building new homes near Valley park which would also mean that HGV traffic will be increased.

Officers confirmed that both Croydon and Merton Councils had been approached and asked for comments but that no response had been received.

24 April 2019

The Agent Catherine Williams, from Savills acting for Prologis joined by Laura Bazley, WSP, Simon Taber Ecology Solutions, Oliver Bycroft, and David Mellor from Prologis, and Lucy Aspden from Savills addressed the committee.

The key points raised were:

- Significant employment floorspace had been created
- The previous engagement with the Beddington and Wallington local committee
- The agents are a Long term stakeholders and recognise the importance of the environment and community
- Prologis have the skills and track record to implement the scheme and take ecologic commitments seriously.

Members asked about any mitigating actions that could be put in place regarding the increase in traffic and heavy vehicles and the current PTAL rating. The agent responded that they had gifted a section of land to be used to widen the carriage way and create a separate footway and cycleway. The land is being provided to help ensure that people can safely walk or cycle from the tram station to the site.

Members also queried energy usage in the park, and if the units would be unheated. The Agent confirmed the warehouse space is unheated as it is very well insulated, and therefore power demand is low.

In debate, members focused on their concerns regarding traffic and congestion and the need for additional public transport, and also that they would want the commercial development to be successful and to generate new jobs.

APPLICATION NO .DM2018/02044 Former Sludge Beds To The West Of Beddington Lane And Land To The Rear Of 79-93 Beddington Lane, Beddington. (Committee Report)

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

Resolved: That planning permission be granted for application No.**DM2018/02044**, subject to conditions (a) completion of the Section 106 Agreement and Stage 2 Referral to the GLA. Completion of a S106 agreement by 31 May 2019 to secure a financial contribution towards the restoration of the River Wandle, Employment and Training, A travel Plan along with a 278 Agreement, or later date as may be agreed in writing by the Strategic Director, Environment, Housing, & Regeneration and Stage 2 Referral to the GLA. and the conditions, reasons and informatives set out in the planning portal

Councillor Kevin Burke	For
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Councillor Drew Heffernan	For
Councillor Ben Andrew	For
Councillor Vincent Galligan	For
Councillor Muhammad Sadiq	For
Councillor Jill Whitehead	For
Councillor Eric Allen	Against
Councillor Peter Geiringer	Against
Councillor Tim Foster	Against
Councillor Tim Crowley	Against
Agreed	

Meeting adjourned at 10.15pm for a brief comfort break. All Members returned by 10.20pm for the next item to be started.

81. APPLICATION NO.DM2018/01687 WANDLE TRADING ESTATE, GOAT ROAD, MITCHAM JUNCTION CR4 4HW

Sarah Buxton , Planning Officer, presented the report on the above application for Variation of condition 29 relating to the approved plans and 6 (flood risk) of the extant permission C2016/74653/FUL (Variation of conditions 2, 3 ,9, 10, 12, 14, 15, 18, 19, 20, 22, 23, 24, 25, 26, 27, 28, 30, 31, 32 and 33 of planning permission C2013/68191/FUL to enable a phased development and to incorporate minor material amendments to the southern site layout (proposed Phase 1) including substitution of 3 No. 2-bedroomed houses for 3 No. 3-bedroomed houses ,amendment to house types and flats design, associated alterations to parking and landscaping; together with removal of conditions 4 , 5, 13 and 21 and submission of information to discharge conditions (as amended) 2 (materials), 3 (means of enclosure), 12 (contamination), 18 (Construction Method Statement), 22 (Archaeology), 24 (Hard landscaping), 25 (soft landscaping), 27 (Energy), 28 (Ecology buffer zone) and 30 (Piling Risk Assessment)

Following a brief discussion Members indicated that they were ready to move to vote.

Junction CR4 4HW (Committee Report)

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

Resolved: That planning permission be granted for application No. **DM2018/01687**, subject to the completion of the deed of variation to the section 106 agreement. Completion of a s.106 legal agreement to be completed by midday on 1st May 2019, or such longer period as may be agreed in writing by the Strategic Director of Housing, Planning and Regeneration, after which time the resolution to grant 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) the conditions, reasons and informatives set out in the planning portal

Councillor Kevin Burke	For
Councillor Drew Heffernan	For
Councillor Ben Andrew	For
Councillor Vincent Galligan	For
Councillor Muhammad Sadiq	For
Councillor Jill Whitehead	For
Councillor Eric Allen	For
Councillor Peter Geiringer	For
Councillor Tim Foster	For
Councillor Tim Crowley	For

Agreed

82. APPLICATION NO.B2017/77814 HENDERSON HOSPITAL 2 HOMELAND DRIVE SUTTON SM2 5LT

This item was withdrawn.

83. ANY URGENT BUSINESS

There was no urgent business.

The meeting ended at 10.25 pm

Chair:

Date: