

**PLANNING COMMITTEE****24 June 2015 at 7.30 pm**

**MEMBERS:** Councillor Richard Clifton (Chair), Councillor Samantha Bourne (Vice-Chair) and Councillors Kevin Burke, Margaret Court, Vincent Galligan, Patrick McManus, Tony Shields and Graham Whitham

**OFFICERS:** Andy Webber, Richard Green, Angela Guest

**8. APOLOGIES FOR ABSENCE**

An apology was received from Councillor Hamish Pollock and Councillor Amy Haldane attended as substitute.

**9. MINUTES**

The Minutes of the meeting held on 3 June 2015 were approved as a correct record, and signed by the Chair.

**10. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**11. GRACE COURT, 138 BRIGHTON ROAD, SUTTON - APPLICATION NO. B2015/71623/FUL**

The Committee considered a report on the above application for the demolition of the existing building and erection of a three storey building linked to a part four, part five storey building to provide 50 residential sheltered housing units, comprising forty 1-bedroomed and ten 2-bedroomed self contained units together with communal and staff facilities, cycle and refuse stores, associated amenity spaces and 23 car parking spaces. The Planning Officer reported that an additional condition would be imposed to install a sedum roof.

Mr Brown, an objector, addressed the meeting under Standing Order 31, and Mr Owen, the applicant replied.

The principal issues raised by Mr Brown were:-

- Unfairness of the allocation of properties in that Mr Brown had expressed an interest in a two bedroom property due to a disability that meant he was unable to share a bedroom.
- To request that the committee defer decision to make a recommendation to Croydon Churches Housing Association (CCHA) regarding his case.

The Chair responded that Mr Brown's objection refers to the allocation of new property which was an operational matter and that whilst he had much sympathy for Mr Brown it was not a planning consideration for the Committee.

The principal issues raised by Mr Owen were:-

- That CCHA had been a registered provider since 1967 of general need and supported housing provision.
- That this application was a 100% affordable housing scheme.
- The current building was no longer fit for purpose.

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- He expressed sympathy for Mr. Brown and stated that a one bedroom property had been offered to him and that CCHA were continuing their dialogue with Mr Brown.
- The larger property was to meet increasing need and was being part funded by HCA.
- Street trees and hedges would be retained and that parking provision was enough.

The Committee commented that this was a good scheme being 100% affordable and applauded the use of solar panels.

The Chair put forward a recommendation that was seconded by Councillor Tony Shields that CCHA be encouraged to continue their dialogue with Mr Brown until a satisfactory outcome had been achieved.

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, Amy Haldane, Patrick McManus, Tony Shields and Graham Whitham.

**Resolved:** (i) That planning permission be granted for application No. B2015/71623/FUL, subject to (a) the written conclusion of a 'section 106' agreement within a period of six months from the date of this decision, or such longer period as may be agreed in writing by the Executive Head of Planning and Transportation, after which time the decision to grant planning permission will be rescinded; and (b) the conditions, reasons and informatives set out in the Appendix to these Minutes.

(ii) To request that Croydon Churches Housing Association continue their dialogue with Mr Brown until a satisfactory outcome had been achieved.

**12. WALLINGTON SPORTS AND SOCIAL CLUB, 34 MOLLISON DRIVE, WALLINGTON - APPLICATION NO. D2015/71530/FUL**

This item was withdrawn prior to the meeting as further information was needed regarding the use of the building.

**13. WALLINGTON SPORTS AND SOCIAL CLUB, 34 MOLLISON DRIVE, WALLINGTON - APPLICATION NO. D2015/71531/FUL**

This item was withdrawn prior to the meeting as further information was needed regarding the use of the building.

**14. WALLINGTON SPORTS AND SOCIAL CLUB, 34 MOLLISON DRIVE, WALLINGTON - APPLICATION NO. D2015/71532/FUL**

The Committee considered a report on the above retrospective application for the retention of a very small amount of hard standing (concrete) located at the bottom of the steps leading from the Club House to the playing field. The application stated that the area of hard standing assists in preserving the grass around the Club House, as it provides a more solid area for heavy pedestrian traffic.

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, Amy Haldane, Patrick McManus, Tony Shields and Graham Whitham.

**Resolved:** That planning permission be granted for application No. D2015/71532/FUL, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

**15. WALLINGTON SPORTS AND SOCIAL CLUB, 34 MOLLISON DRIVE, WALLINGTON - APPLICATION NO. D2015/71533/FUL**

This item was withdrawn prior to the meeting as further information was needed regarding the use of the building.

**16. WALLINGTON SPORTS AND SOCIAL CLUB, 34 MOLLISON DRIVE, WALLINGTON - APPLICATION NO. D2015/71534/FUL**

**Resolved:** That Application No. D2015/71534/FUL be deferred in order to hear it with other applications from the same site, that had received objections to it.

**17. THE OLD STABLE BLOCK, CROYDON LANE ART STUDIO, BANSTEAD - APPLICATION NO. C2015/71439/LBC**

The Committee considered a report on the above application for Listed Building application for repairs and alterations to studios including, installation of a replacement window, repairs to brickwork, replacement of defective timber doors as necessary, removal and replacement of gutters, downpipes and fascia boards and replacement and repair of roof tiles.

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, Amy Haldane, Patrick McManus, Tony Shields and Graham Whitham.

**Resolved:** That Listed Building consent, subject to referral to the national Planning Casework unit, be granted for application No. C2015/71439/LBC, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

**18. OAKS PARK, CROYDON LANE, THE OLD STABLE BLOCK, BANSTEAD - APPLICATION NO. C2015/71440/FUL**

The Committee considered a report on the above application for a replacement window to the courtyard facing northeast elevation. The replacement window would be a like for like replacement of the existing window (painted galvanised steel in a timber subframe).

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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, Amy Haldane, Patrick McManus, Tony Shields and Graham Whitham.

**Resolved:** That planning permission be granted for application No. C2015/71440/FUL, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

**19. ST PHILOMENAS SCHOOLS, POUND STREET, CARSHALTON -  
APPLICATION NO. C2015/71763/FUL**

The Committee considered a report on the above application for repair and renovation works to several sections of the existing boundary wall. The works are intended to repair parts of the wall which are deteriorating, either through age/weathering, or through the harmful effects of previous, poor repair work. Where brickwork is proposed to be replaced it would be on a like for like basis. The majority of the repair works would involve replacing brickwork and re-pointing with a lime mortar mix.

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, Amy Haldane, Patrick McManus, Tony Shields and Graham Whitham.

**Resolved:** That planning permission be granted for application No. C2015/71763/FUL, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

**20. ST PHILOMENAS SCHOOLS, POUND STREET, CARSHALTON -  
APPLICATION NO. C2015/71764/LBC**

The Committee considered a report on the above application for repair and renovation works to several sections of the existing listed boundary wall. The works are intended to repair parts of the wall which are deteriorating, either through age/weathering, or through the harmful effects of previous, poor repair work. Where brickwork is proposed to be replaced it would be on a like for like basis. The majority of the repair works would involve replacing brickwork and re-pointing with a lime mortar mix.

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, Amy Haldane, Patrick McManus, Tony Shields and Graham Whitham.

**Resolved:** That Listed Building Consent, subject to referral to the National Planning Casework Unit, be granted for application No. C2015/71764/LBC, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

**21. 10 NEW ROAD, MITCHAM JUNCTION - APPLICATION NO. C2015/71344/HHA**

The Committee considered a report on the above application for the erection of a single storey extension to the rear of the existing property. It would be 3.05m deep, 6.38m wide and 2.6m in height with a flat roof. The extension would be finished in materials to match the existing house

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, Amy Haldane, Patrick McManus, Tony Shields and Graham Whitham.

**Resolved:** That planning permission be granted for application No. C2015/71344/HHA, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

**22. 168 - 181 CHAUCER GARDENS, SUTTON - APPLICATION NO. B2015/71776/3FR, B2015/71781/3FR, B2015/71782/3FR**

The Committee considered a report on the above application for alterations to existing elevations to facilitate the renewal of the existing timber balconies with steel balconies.

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, Amy Haldane, Patrick McManus, Tony Shields and Graham Whitham.

**Resolved:** That planning permission be granted for application Nos. B2015/71776/3FR, B2015/71781/3FR, B2015/71782/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

**23. SUTTON INCLUSION CENTRE, NORTHSPUR ROAD, SUTTON - APPLICATION NO. B2015/71713/3FR**

The Committee considered a report on the above application for the reduction of the existing paved area to create 13 car parking spaces. The proposed development would involve the reduction in the size of the existing footpath along the south west boundary of the site from 3 metres to 1.2 metres wide, to accommodate 13 additional car parking spaces. According to information provided by the applicant, the additional car parking was required to facilitate the operation of the local 'meals on wheels' service which currently operates from the centre.

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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, Amy Haldane, Patrick McManus, Tony Shields and Graham Whitham.

**Resolved:** That planning permission be granted for application No. B2015/71713/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

The meeting ended at 8.15 pm

Chair: .....

Date: .....

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**PLANNING CONDITIONS, REASONS AND INFORMATIVES**

**GRACE COURT 138 BRIGHTON ROAD SUTTON SM2 5LU - APPLICATION NO. B2015/71623/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:

13-037-D(00)100 E, 13-037-D(00)101 B, 13-037-D(20)100 E, 13-037-D(20)101 E, 13-037-D(20)102 E, 13-037-D(20)103 E, 13-037-D(20)104 E, 13-037-D(20)200 C, 13-037-D(20)201 C, 13-037-D(20)202 C, 13-037-D(20)203 C, 13-037-D(20)204 C, 13-037-D(20)205 C, 13-037-D(20)206 C, 13-037-D(20)207 C, 13-037-D(20)208 C, 13-037-D(20)209 C, 13-037-D(20)210 C, 13-037-D(20)300 C, 13-037-D(20)301 C, 13-037-D(20)302 C, 13-037-D(20)303 C, 13-037-D(20)400 B, 13-037-D(20)401 B, 13-037-D(20)402 B, 13-037-D(20)403 B, FSL-BPT-GRC-TOP-100 Rev 00, Planning Statement submitted by HTA Design LLP dated March 2015, Design & Access Statement submitted by BPTW Partnership dated March 2015, Daylight & Sunlight Report (K140813/psd/G8) submitted by CAlford Seaden dated March 2015, Transport Statement submitted by VEctos dated April 2015, Arboricultural Impact Assessment submitted by Landscape Planning Ltd dated November 2014 and Preliminary Ecological Appraisal submitted by Landscape Planning Ltd dated November 2014.

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

(3) Prior to the commencement of development, the type and treatment of the materials to be used on the exterior of the buildings and hard surfacing areas including samples of materials, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To safeguard the visual amenity of the area and a high standard of design.

(4) Prior to the commencement of development, the type and treatment of all boundary treatments and/or fences/hedges/walls within the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details prior to the first occupation of the building to which it relates.

Reason: To safeguard, where applicable, the security, visual amenity and privacy of occupiers of adjoining properties and the development hereby approved.

(5) Prior to the first occupation of any building, the approved refuse and recycling storage shall be completed and made available to residents and retained thereafter.

Reason: To ensure that this facility is provided in a manner which seeks to ensure that such facilities integrate with the overall form of development and to encourage the collection and recycling of appropriate materials for re-use.

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(6) Prior to the first occupation of any building, the approved internal cycle/scooter storage and external cycle storage shall be provided and made available to residents and retained thereafter.

Reason: To ensure that cycle storage provision is made as part of new development.

(7) Prior to the first occupation the car park shall be provided in accordance with the approved details and retained as such thereafter.

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

(8) No persons under the age of 60 years of age and or a partner of 55 years shall occupy any of the retirement living units hereby permitted with the exception of guests and / or warden(s), unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that sufficient parking is provided with the proposed development.

(9) The development shall not be occupied until the proposed vehicular accesses or modified accesses to Brighton Road have been constructed in accordance with the approved plans, and thereafter be permanently retained.

Reason: In the interest of road safety

(10) The development 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 reduce reliance on the private car and promote access by non-car modes and to ensure that the parking is accessible to all residents of the development.

(11) 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) hours of operation.
- (h) means to control dust.
- (i) means to control noise
- (j) means to prevent deposition of mud on the highway.

has been submitted to and approved by the Local Planning Authority. The development shall be constructed in accordance with the approved statement.

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

(12) 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

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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.

(13) Prior to building work starting on site, other than demolition works, a scheme for the management of surface water run-off must be submitted to the Local Planning Authority and approved in writing which identifies appropriate site drainage and flood risk management measures, including SUDS, in order to manage surface water run-off as close to its source as possible, ensure that peak run-off rates and total volumes of run-off are less than previous conditions on the site for all storm events up to and including the 1 in 100 year 6-hour storm event (plus 30% for climate change) and achieve 'greenfield' run-off rates where possible.

Reason: To comply with Policy DM7 of the Site Development Policies DPD.

(14) Prior to first occupation of the development, written confirmation that the approved site drainage and flood risk management measures, including SUDS, 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 total volumes of run-off are less than previous conditions on the site for all storm events up to and including the 1 in 100 year 6-hour storm event (plus 30% for climate change). All the measures integrated shall be retained and maintained thereafter.

Reason: To comply with Policy DM7 of the Site Development Policies DPD.

(15) 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.

Reason: If contamination is discovered during the development this will need to be managed appropriately to the satisfaction of the Council and the Environment Agency so that there are no remaining unacceptable risks to human health or the environment.

(16) No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

(17) Wherever possible, the position of all underground services shall be located outside the RPA of retained trees. Should any services fall within the RPA of existing trees then all ground works shall abide by the recommendations in Volume 4; National Joint Utilities

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Group Guidelines for the Planning, Installation, and Maintenance of Utility Apparatus in Proximity to Trees (issue 2).

Reason: In order to safeguard the retention of existing trees on and adjacent to the site.

(18) Details of pruning works to tree T17, and any other trees requiring pruning for site access shall be submitted to and approved in writing by the Local Planning Authority. All approved works shall be carried out in accordance with the recommendations in British Standard BS 3998:2010.

Reason: To ensure the continuity of amenity afforded by trees that represent significant visual amenity in accordance with policy DM1.

(19) Full details of both hard and soft landscaping proposals shall be submitted to and approved by the Local Planning Authority. The landscaping plan should make provision for the retention of all hedges bordering the site and shall pay adequate attention to tree replacement; replacement tree planting is required in respect of the 19 trees being removed to facilitate development. All works 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 prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants 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 species/size/number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision of amenity, afforded by appropriate landscape design.

(20) For works within the RPA of retained and protected trees, an arboricultural method statement shall be provided detailing ground protection measures and the means whereby tree roots shall be protected as part of operations to renew or extend any existing hard surfacing. The method statement shall be specific to the site and shall be fit for purpose, in line with the recommendations in British Standard 5837:2012 and APN 12 and shall be approved in writing by the Local Planning Authority prior to the commencement of works or the storage of materials on site. The method statement shall include cross sectional details of the proposed car park/resurfacing and where any excavations are to be carried out to alter levels for the car park, these excavations shall be accompanied by appropriate arboricultural supervision by the retained arborist.

Reason: To ensure good arboricultural practice and to ensure adequate attention is paid to the protection of trees on and adjacent to the site in accordance with British Standard BS 5837:2012 'Trees in Relation to Design, Demolition, and Construction' and council policy DM1.

(21) Where foundations fall within the RPA of retained trees, methods of excavation, demolition, and construction shall be supervised by the retained arborist and shall be in accordance with the recommendations in British Standard BS 5837:2012.

Reason: To enable proper consideration be given to the impact of proposed development on existing trees.

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

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

(4) 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 developer related S278 Highways Act 1980 highway improvement works, the S278 Agreement must be concluded before works can start on the public highway.

(5) 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.

(6) 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.

(7) This decision notice should be read in conjunction with the agreement under Section 106 of the Town and Country Planning Act 1990 as subsequently amended agreed in conjunction with this application.

(8) 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.

(9) Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

(10) 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

(11) The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

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(12) Any large diameter felled trees should be retained on site and partially buried in a semi-shade area to provide habitat for fungi and invertebrates that specialize in deadwood. In order to provide habitat for stag beetles and other fauna and fungi.

(13) It is suggested that a pre-commencement meeting between the Council's Tree Officer, retained arboricultural consultant, and the contractor is arranged to ensure compliance with the approved details. The applicant or their agent is requested to contact the Council's Tree Officer in respect of this matter giving a minimum of 10 days notice of the pre-commencement meeting.

(14) The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree conditions above. All works shall comply with the recommendations and guidelines contained within British Standard 5837:2012.

**WALLINGTON SPORTS AND SOCIAL CLUB 34 MOLLISON DRIVE WALLINGTON  
SM6 9BY - APPLICATION NO. D2015/71532/FUL**

(1) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: LP03 Rev B, 103, 113 and 'Planning Design & Access Statement'.

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 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.

**THE OLD STABLE BLOCK CROYDON LANE ART STUDIO BANSTEAD SM7 3BA –  
APPLICATION NO: C2015/71439/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 51 of the Planning and Compulsory Purchase Act 2004 (as amended).

(2) Rainwater goods shall be constructed from cast iron or cast aluminium only.

Reason: Having regard to the historic character of the Listed Building.

(3) All re-pointing works shall be carried out with lime mortar and resin crack repair only.

Reason: Having regard to the historic character of the Listed Building.

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(4) The paint to be used on the doors and windows shall be in 'heritage green' to match the existing.

Reason: Having regard to the historic character of the Listed Building.

(5) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 745 01, 745 05, 745 06, 745 07, 745 08, 745/ 09 and 745/ 10, Design and Access Statement incorporating Statement of Significance dated 17th March 2015 and Schedule of Proposed Repairs dated 17th March 2015.

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 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 Listed Building Consent 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.

**THE OLD STABLE BLOCK, CROYDON LANE ART STUDIO, BANSTEAD SM7 3BA –  
APPLICATION NO: C2015/71440/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: 745 01, 745 05, 745 06, 745 07, 745 08, 745/ 09 and 745/ 10, Design and Access Statement dated 17<sup>th</sup> March 2015 and Schedule of Proposed Repairs dated 17<sup>th</sup> March 2015.

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 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.

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**ST PHILOMENAS SCHOOL, POUND STREET, CARSHALTON SM5 3PS –  
APPLICATION NO: C2015/71763/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: 1641-1, letter dated 10th November 2014, letter dated 15th December 2014 and 'Boundary Wall (External Faces) – Report reference 32637-01.'

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

(3) The footway and carriageway on the A232 Pound Street must not be blocked during the works on the St Philomena's School boundary wall. Temporary obstructions during the conversion must not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic on the A232 Pound Street.

Reason: To avoid danger and inconvenience to highway users.

(4) All vehicles associated with the works on the St Philomena's School boundary wall must only park/ stop at permitted locations and within the time periods permitted by existing on-street restrictions.

Reason: To avoid danger and inconvenience to highway users.

(5) No skips or construction materials shall be kept on the footway or carriageway on the TLRN at any time throughout the works.

Reason: To avoid danger and inconvenience to highway users.

**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) 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>

**Appendix to Minutes:  
Planning Committee  
24 June 2015**

**ST PHILOMENAS SCHOOL, POUND STREET, CARSHALTON SM5 3PS –  
APPLICATION NO: C2015/71764/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 of the Planning (Listed Buildings and Conservation Areas) Act (as amended).

(2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 1641-1, letter dated 10th November 2014, letter dated 15th December 2014 and 'Boundary Wall (External Faces) – Report reference 32637-01.'

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

(3) All external facing materials, treatments and finishes shall be identical to those of the original wall. 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: Having regard to the historic character of the existing wall.

**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 Listed Building Consent 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.

**10 NEW ROAD, MITCHAM JUNCTION CR4 4JL – APPLICATION NO:  
C2015/71344/HHA**

(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) 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.

(3) The development hereby permitted shall be carried out in accordance with the following approved plans: 001, 002, 003, 004A, 005A and 006.

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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 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.

**168 - 181 CHAUCER GARDENS SUTTON SM1 2QY (B2015/71776/3FR)**

**182 - 195 CHAUCER GARDENS SUTTON SM1 2QY (B2015/71781/3FR)**

**196 - 209 CHAUCER GARDENS SUTTON SM1 2QY (B2015/71782/3FR)**

(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: 229 144 001(A), 229 144 002(A), 229 144 003, 229 144 004, 229 144 005, 229 144 010 and 229 144 011.

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.

**SUTTON INCLUSION CENTRE, NORTHSPUR ROAD, SUTTON SM1 2BF –  
APPLICATION NO: B2015/71713/3FR**

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

**Appendix to Minutes:  
Planning Committee  
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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:

Drawing No. VAL 3250, VAL 3645, VAL 3668, Flood Risk Assessment.

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

(3) Prior to the commencement of the development hereby approved, a method of construction statement which sets out details of surface water drainage, 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 prevent the increased risk of flooding.

#### 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.

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