

PLANNING COMMITTEE - Date:30 September 2015

Report of the Executive Head for Economic Development, Planning and Sustainability.

Ref: A2015/72443/3FR	WARD: A04 / CHEAM	Time Taken: 9 weeks, 0 days
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Site: Cheam Farmers Memorial EWELL ROAD Cheam SM3 8AJ
 Proposal: Rebuilding stone cross and drinking fountain monument.
 Applicant: Miss Sally Squires
 Agent:

Recommendation:

GRANT PLANNING PERMISSION

Reason for Report to Committee: An application made by, on behalf of, or in partnership with the London Borough of Sutton.

Summary of why application proposals are acceptable:

- The proposals would not affect the openness of the Green Belt and would not impact on the visual amenities of the Metropolitan Open Land and therefore is considered acceptable in land use terms.
- The reinstatement of the monument would ensure that a designated heritage asset of special historic interest would be preserved, and this is considered to be of substantial public benefit both in terms of the local and historic environment. As such, the proposal is considered to be acceptable in design and heritage terms.
- The special character and appearance of the area would be preserved.
- The scale of the proposals would ensure that the development would not have a detrimental impact on the amenity of adjoining residential occupiers in terms of loss of daylight/sunlight, privacy and outlook, including noise and disturbance.
- It is considered that the development would not cause harm to existing trees and would not impact on the visual amenity of the area.
- It is considered that the proposed development would not have any undue transport / highway or parking impacts.

1.0 BACKGROUND

1.1 Site and surroundings:

1.2 The application site is located on the northern side of Ewell Road, close to the entrance to Nonsuch Park.

1.3 The site currently comprises a circular stone platform which was formally occupied by the Cheam Farmers monument.

1.4 The surrounding area comprises of an area of public open space which is designated Metropolitan Open Land. There are a number of residential properties on the opposite side of Ewell Road.

1.5 The site is located within the Cheam Village Conservation Area and the former stone cross and drinking fountain monument is a Grade II listed structure.

1.6 **Site specific designations:**

- Cheam Village Conservation Area;
- Grade II listed structure;
- Public Open Space;
- Metropolitan Open Space;
- Green Corridor.

1.7 **Relevant Planning History:**

1.8 There is no relevant planning history.

2.0 **APPLICATION PROPOSALS**

2.1 **Details of Proposal:**

2.2 Planning permission is sought for the restoration of the Farmers monument on Ewell Road, Cheam.

2.3 Following a road traffic accident in 2013 the stone cross and drinking fountain monument was destroyed, leaving only a circular stone platform in place. All of the original parts were removed from the site and put into storage.

2.4 Given that all of the original parts of the monument survived intact, only minimal restoration is required to reassemble the monument.

2.5 **Significant amendments to application since submitted:**

2.6 None

3.0 **PUBLICITY**

3.1 A site notice was posted at the site on the 3rd September and a notice was published in the local press.

3.2 **Number of Letters Received:**

3.3 No letters have been received at the time of writing. Any letters received will be reported orally to the committee.

3.4 **Official Consultation:**

3.5 **Internal:**

3.6 **Senior Engineer:**

3.7 No objection.

3.8 **External:**

3.9 **Historic England:**

3.10 No objections.

3.11 **Transport for London:**

3.12 No objections.

3.13 **Councillor Representation:**

3.14 None

4.0 **MATERIAL PLANNING POLICIES**

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan for the London Borough of Sutton comprises the following documents:

- The London Plan 2015
- The Core Planning Strategy December 2009
- The Site Development Policies DPD March 2012

4.2 Also a material consideration in determining planning applications are:

- National Planning Policy Framework (NPPF).
- National Planning Practice Guidance (NPPG)
- Adopted London Borough of Sutton Supplementary Planning Guidance documents.

4.3 The London Plan (2015):

- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.13 Parking
- Policy 7.4 Local Character
- Policy 7.5 Public realm
- Policy 7.8 Heritage assets and archaeology
- Policy 7.16 Green Belt
- Policy 7.17 Metropolitan Open Land

4.4 Local Development Framework:

- PMP2 Suburban Heartlands
- PMP9 The Open Spaces Network
- BP12 Good Urban Design and Heritage

4.5 Site Development Polices DPD:

- DM1 Character and Design
- DM2 Protecting Amenity
- DM3 Enhancing the Street Scene and Public Realm
- DM4 Historic Environment
- DM15 Green Belt/Metropolitan Open Land
- DM16 Open Space
- DM19 Promoting Sustainable Transport & Accessibility
- DM20 Assessing the Transport Impact of New Development
- DM21 New Development and the Highway Network
- DM22 Parking

4.6 Supplementary Planning Guidance/Documents:

- SPD14 Creating Locally Distinctive Places

5.0 **BACKGROUND TO APPLICATION**

5.1 The Stone Cross and Drinking Fountain monument was erected in 1895 and was designated as a Grade II listed monument. The listing description of the monument reads as follows:

“1895. Stone. Tapering shaft surmounted by richly ornamented cross. Shaft merges at its base into a tall rectangular pedestal which has an embattled band and carved inscription at the top and a moulded base; this in turn rests upon a circular platform. From each side of the pedestal there projects a small rounded water basin supported on a faceted shaft which in turn merges into the base of the pedestal. A carved inscription runs round all sides of the pedestal; “To the glory of God and in loving/Memory of those gone before/This fountain is erected by the/Sons and daughters Matilda Farmer April 1895”.

5.2 The monument was destroyed by a road traffic accident on Sunday 25th August 2013 leaving only a circular stone platform in place.

5.3 All of the original parts of the monument were removed from the site and put into storage for safekeeping. Given that the original parts of the monument survive intact, only minimal restoration is required to reassemble the monument.

6.0 **PLANNING CONSIDERATIONS**

6.1 The principal considerations (including whether any material planning objections have been reasonably addressed) in relation to this application are:

- **Land Use**
- **Design Quality**
- **Impact on Neighbours**
- **Trees**
- **Traffic & Parking**
- **Other Matters**

6.2 **Land Use – Development on Green Belt/Metropolitan Open Land:**

- 6.3 Policy 7.16 (Green Belt) of the London Plan 2015 states that the strongest protection should be given to London's Green Belt, in accordance with national guidance and that inappropriate development should be refused, except in very special circumstances. It goes on to state that development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance.
- 6.4 Policy 7.17 of the London Plan 2015 relates to Metropolitan Open Land and the policy states that London's Metropolitan Open Land should be protected from inappropriate development except in very special circumstances and it should be given the same level of protection as the Green Belt.
- 6.5 Site Development Policy DM15 advises that the Council will not grant planning permission for development adjacent to the Green belt or Metropolitan Open Land (MOL) if it has a detrimental impact on its visual amenities.
- 6.6 The proposed development would involve the reinstatement of the original monument together with its associated repair and restoration.
- 6.7 Whilst there has been a two year lapse since the monument was in place it is considered that the current proposals would not result in any material change to the use of the land given that the proposals involve the reinstatement of an original monument which had been in place for circa. 118 years prior to the traffic accident in 2013. Therefore it is considered that the proposals would not affect the openness of the Green Belt and would not impact on the visual amenities of the Metropolitan Open Land.
- 6.8 As such, no objections are raised to the proposals in land use terms and it is considered that the proposals would comply with policies 7.16 and 7.17 of the London Plan 2015 and policy DM15 of the Site Development Policies DPD.

6.9 **Design Quality:**

- 6.10 Policy BP12 of the adopted Core Planning Strategy, Policy DM1, DM3, DM4 and DM24 of the Site Development Policies DPD and SPD14-Urban Design seek to ensure that all development complements and improves the character of the area and streetscene.
- 6.11 The proposed development would involve the reinstatement of the original monument together with its associated repair and restoration. Following the road traffic accident the original parts of the monument were removed from the site and placed in storage for safe keeping. The monument would be reinstated using the original materials.

Heritage Considerations

- 6.12 The site is located within the Cheam Village Conservation Area and the former stone cross and drinking fountain monument is a Grade II listed structure.
- 6.13 Listed buildings are designated by the Secretary of State for Culture, Media and Sport, acting on advice from Historic England. Buildings are listed for their 'special' architectural or historic interest.

- 6.14 At Government level specific policies have been issued through the National Planning Policy Framework (NPPF) to protect the historic environment and more specifically to preserve and enhance the historic environment. These specific policies are further manifested at local level within The London Plan, the LDF Core Strategy and Site Development Policies DPD.
- 6.15 The National Planning Policy Framework sets out the government's approach to assessing proposals affecting heritage assets. Paragraph 132 of the NPPF states that 'Great weight needs to be given to the asset's conservation'.
- 6.16 Policy 7.8 of the London Plan 2015 states that development should identify value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- 6.17 Policy DM4 of the Site Development Policies DPD states that the Council will grant planning permission for development that preserves and enhances the character and appearance of conservation areas.
- 6.18 The proposed development seeks to restore and reinstate the Stone Cross and Drinking Fountain monument that was damaged in a road traffic accident in 2013.
- 6.19 The special historic interest of the monument is confirmed by its designation as a Grade II listed structure and it is therefore considered important that the heritage asset is reinstated and restored.
- 6.20 It is considered that the structure has been a landmark feature in the street scene along this part of Ewell Road given that it marks the entrance into Nonsuch Park.
- 6.21 The reinstatement of the monument would be restored primarily using original surviving fabric where possible and where necessary using matching or appropriate materials, methods and technologies. This proposed principle of reinstatement is considered acceptable. Should the application be approved a condition would be included to ensure the development is carried out in accordance with the proposed schedule of works.
- 6.22 The site is located within close proximity to the setting of neighbouring heritage assets namely the Grade II listed Park Cottages directly adjacent to the south and the Grade II registered Nonsuch Park located directly adjacent to the north / northwest. It is considered that the proposals would preserve the setting of the adjacent listed buildings.
- 6.23 Historic England have been consulted on the application and have commented that *'the scheme is most welcome and will restore an important heritage asset of both local and national significance'*.
- 6.24 Overall, it is considered that the reinstatement of the monument would ensure that a designated heritage asset of special historic interest would be preserved, and this is considered to be of substantial public benefit both in terms of the local and historic environment. Furthermore it is considered that the proposals would preserve and enhance the character and appearance of the surrounding Cheam Village Conservation Area.
- 6.25 As such the proposal would be in accordance with the NPPF, Policy 7.8 of the London Plan 2015 and Policy DM4 of the Site Development Policies DPD.

6.26 **Neighbouring Amenity**

6.27 Policy DM2 of the Site Development Policies DPD states that the Council will not grant planning permission for any development that adversely affects the amenities of future occupiers or those currently occupying adjoining or nearby properties or has an unacceptable impact on the surrounding area.

6.28 The application proposes the reinstatement of a designated Stone Cross and Drinking Fountain monument and it is therefore considered that the proposal would not result in an unacceptable impact on the amenity of the neighbouring occupiers and would comply with Site Development Policy DM2.

6.29 **Trees**

6.30 The proposed reinstatement of the monument would not result in harm to any significant trees within or adjoining the site.

6.31 **Traffic & Parking**

6.32 Policy DM20 of the Site Development Policies DPD states that the Council will assess all new development applications for their impact on the existing and proposed transport infrastructure and services, and the local environment.

6.33 The proposed development does not propose any alterations to the existing parking provision in the park. It is therefore considered that the proposal would not cause harm in terms of highway and pedestrian safety and would not impact on the parking provision at the park.

6.34 Ewell Road forms part of the Transport for London (TfL) road network and TfL have been consulted on the proposals. TfL have not raised any objections, however, should the application be approved an informative would be included on the decision to advise the applicant of the comments received from TfL.

7.0 **CONCLUSION AND RECOMMENDATION**

7.1 The proposals would not affect the openness of the Green Belt and would not impact on the visual amenities of the Metropolitan Open Land and therefore is considered acceptable in land use terms.

7.2 It is considered that the reinstatement of the monument would ensure that a designated heritage asset of special historic interest would be preserved, and this is considered to be of substantial public benefit both in terms of the local and historic environment. As such, the proposal is considered to be acceptable with respect to design and heritage.

7.3 The residential amenity of neighbouring occupiers would be maintained and protected.

7.4 It is considered that the development would not cause harm to the existing trees and would not impact on the visual amenity of the area.

7.5 It is considered that the proposed development would not have any undue transport / highway or parking impacts.

- 7.6 It is therefore recommended that the application be approved, subject to the recommended conditions.

Background Papers: A2015/72443/3FR

Drawings and other documents can be viewed on line –

- 1) Go to page: <http://gis.sutton.gov.uk/FASTWEB/welcome.asp>
- 2) Enter Planning Application Number: **A2015/72443**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents

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A2015/72443/3FR

DRAFT

WARNING: It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

FIRST SCHEDULE

Cheam Farmers Memorial EWELL ROAD Cheam SM3 8AJ

Rebuilding stone cross and drinking fountain monument.

SECOND SCHEDULE

(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.

() 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>.