

PLANNING COMMITTEE**16 December 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, Hamish Pollock, Jason Reynolds, Tony Shields and Graham Whitham

OFFICERS: Kemi Erifevieme, Angela Guest, Don Anyiam, Andy Webber, and Richard Green

120. APOLOGIES FOR ABSENCE

There were no apologies for absence.

121. MINUTES

Agreement of the Minutes of the meeting held on 2 December 2015 was deferred to the meeting to be held on 13 January 2016.

122. DECLARATIONS OF INTEREST**Agenda item 4. APPLICATION NO. C2015/72418/3FR - Proposed Primary School Expansion, London Road, Mitcham Junction**

Councillor Margaret Court, Non Pecuniary, as she had known the Headteacher for many years, was Chair of Governors and had attended a preliminary site meeting.

Councillor Jason Reynolds, Non Pecuniary, as he had also attended the preliminary site meeting.

Councillor Hamish Pollock, Non Pecuniary, he had attended a meeting in connection with this application in July 2014. He listened to what was said but made expressed no views

Agenda item 6. APPLICATION NO. B2014/69110/FUL - Seears Park Gardens and Nursery, St. Dunstan's Hill, Cheam

Councillors Kevin Burke and Richard Clifton stated that they had not made representations as stated on page 46 of the report.

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123. APPLICATION NO. C2015/72918/3FR - 173-173A BISHOPSFORD ROAD, MORDEN, SM4 6BH

The Committee considered a report on the above application for the replacement of nine existing UPVC windows with new PVCu double-glazed windows. Three windows were to be replaced on the front elevation, four windows on the side elevation, and two windows on the rear elevation. No additional windows or doors were proposed.

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

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

Resolved: That planning permission be granted for application No. C2015/72918/FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

124. APPLICATION NO. C2015/72385/LBC - THE OLD RECTORY, FESTIVAL WALK, ECOLOGY CENTRE, CARSHALTON, SM5 3NY

The Committee considered a report on the above application for structural alterations to the existing building. The proposed works were as follows:

- The installation of additional joists to strengthen upper timber floors.
- Repair all external wall fractures with helical bars.
- Tie in the southern flank wall to the floors and roof and reinforce.
- Repair and re-point eroded brickwork and mortar.
- Repair damaged plaster to walls.
- Repair fractured steps to external staircase.

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

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

Resolved: That planning permission be granted for application No. C2015/72385/LBC, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

125. APPLICATION NO. C2015/72418/3FR - PROPOSED PRIMARY SCHOOL EXPANSION, LONDON ROAD, MITCHAM JUNCTION

The Committee considered a report on the above application for the erection of a new two storey primary school for 420 pupils for educational and part community use incorporating soft and hard play area, car and cycle parking pedestrian accesses and a vehicular access with raised table crossing onto London Road (Departure Planning Application).

The Head of Pupil Based Commissioning and the Project Manager addressed the meeting under Standing Order 31.

The principal issues raised were:-

- School places were needed and 42 schools had expanded already
- The school had been designed with green sustainability in mind
- Surrounding would be enhanced with wider pavements, green roof and meadow planting
- Energy consumption would be minimised
- The benefits would go beyond the school

In response to Member questions it was reported that:

- Development would be phased and the school would be for 420 pupils

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- Officers has spoken with the Greater London Authority (GLA) regarding support for building on Metropolitan Open Land (MOL) and the response was affirmative

Councillors Tony Shields and Graham Whitham 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 that the loss of MOL could not be replaced.

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

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

Resolved: That planning permission be granted for application No. C2015/72418/3FR, subject to (a) referral to the Greater London Authority; and (b) the conditions, reasons and informatives set out in the Appendix to these Minutes.

126. APPLICATION NO. B2015/72850/FUL - 190-196 HIGH STREET, SUTTON, SM1 1NR

The Committee considered a report on the above application for the removal of conditions 11 and 12 (relating to a code for Sustainable Homes Interim and BREAAAM Domestic Refurbishment 2012 Interim Certificates) of previously approved App. No. B2014/70480 for the erection of a part one part two storey rear extension at first and second floors and conversion of part of rear ground floor to provide, one 2-bedroomed, eight 1-bedroomed flats, two 1-bedroomed duplex units and three studio units incorporating alterations to rear elevation with part new cladding, bin and cycle stores together with hard landscaping and soft landscaping at first floor.

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

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

Resolved: That planning permission be granted for application No. B2015/72850/FUL, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

127. APPLICATION NO. C2015/72769 - DURAND CLOSE REGENERATION SCHEME, DURAND CLOSE, PHASES 3 TO 4, CARSHALTON

The Committee considered a report on the above application for the variation of Conditions 2, 8, 11, 13, 15, 18, 22, 25, 26 and 27 (relating to:- remediation, drainage, surface water, implementation of planting, riverside environmental management plan, lighting, design stage sustainable homes, final sustainable homes certificate and energy strategy) to previously approved application ref C2014/70533 for 'Erection of twelve 2-bedroomed and thirty two 3-bedroomed terraced houses in two and three storey buildings and six 1-bedroomed and twenty six 2-bedroomed self contained flats in a mix of three and five storey buildings together with car parking, cycle, refuse and recycling facilities, new roads, soft and hard landscaping and new public park' to avoid delays to the commencement of development and secure sooner occupation of completed units.

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

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

Resolved: That planning permission be granted for application No. C2015/72769/FUL, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

**128. APPLICATION NO. D2015/72898/FUL - BEDDINGTON WASTE
MANAGEMENT FACILITY, BEDDINGTON LANE BEDDINGTON CR0 4TH**

The Committee considered a report on the above application for the variation of Condition 13 of previously approved application D2005/54794/FUL, to permit the disposal of Local Authority waste between 13.00 and 16.30 for six Saturday afternoons in any one calendar year.

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

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

Resolved: That planning permission be granted for application No. D2015/72898/FUL, subject to (a) subject to completion of a deed of variation to the original S.106 legal agreement to be completed by 5 January 2016 or such longer period as may be agreed in writing by the Executive Head of Economic Development, Planning and Sustainability, after which time the resolution to grant will be rescinded; and (b) the conditions, reasons and informatives set out in the Appendix to these Minutes.

**129. APPLICATION NO. B2015/72658/FUL - 17 SUTTON COURT ROAD,
SUTTON**

The Committee considered a report on the above application for the formation of 14 additional self contained flats; eight 1-bedroomed and six 2-bedroomed at first and second floors; amendments to gymnasium previously approved under application reference B2011/63901/FUL.

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

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

Resolved: That planning permission be granted for application No. B2015/72658, subject to (a) the completion of a section 106 legal agreement by the 21 December 2015, or such longer period as may be agreed in writing by the Executive Head of Planning and Transportation, after which time the resolution to grant will be rescinded; and (b) the conditions, reasons and informatives set out in the Appendix to these Minutes.

**130. APPLICATION NO. A2015/73045/TOW - TELECOMMUNICATION MAST
BETWEEN REAR OF 4 FIELDSSEND ROAD AND ST DUNSTAN'S HILL CHEAM**

The Committee considered a report on the above application to replace existing monopole with new 15 metre high monopole and provision of an additional equipment cabinet.

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The application had received more than 10 objections contrary to officer recommendations.

Mr Lloyd Bond, an objector, and Councillor Mary Burstow, a ward councillor, addressed the meeting under Standing Order 31.

The principal issue raised by Mr Bond was:-

- Ofcom had listed the mast twice for EE and 3 as 20.3 metres and he feared that a mast of this height might be installed: Council officers had not assuaged his fears.

The Planning Officer responded that the application was for a 15 metre mast and that a mast of 20.3 metres would require full planning permission.

The principal issue raised by Councillor Burstow was:-

- Residents could live with a 15 metre mast but was disappointed that officers had not explained to residents about planning permission needed for masts over 20 metres.

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

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

Resolved: That planning permission be granted for application No. A2015/73045/TOW, subject to a) no object from Transport for London and b) the conditions, reasons and informatives set out in the Appendix to these Minutes.

The meeting was adjourned at 8.38pm to allow for the movement of audience from the overspill meeting room. It reconvened at 8.43pm.

131. APPLICATION NO. A2015/72735/FUL - BROADLANDS NURSING HOME, 51 BURDON LANE, CHEAM, SM2 7PP

The Planning Officer presented a report on the above application for the demolition of existing Nursing Home and erection of a two storey building with roof accommodation, a two storey building with interlink comprising a 32 bed care home together with ancillary facilities, car parking and refuse and cycle facilities.

The application had been de-delegated by Councillor Holly Ramsey.

Members requested more detailed drawings of design, frontage and elevations, which most of the representations were concerned with. These were not available.

Councillor Pollock consequently submitted a motion to defer a decision on the application until these were available. This was seconded by Councillor Burke who said that a decision on the appearance and effect on the surrounding area could not be taken due to lack of this information.

Councillor Whitham stated that the debate should go ahead and residents attending the meeting would be happy to support that.

Planning Officers advised the Committee that there would be a risk to continuing without the full information required to make a decision and apologised to the Committee for that.

A vote on the motion to defer decision to the next meeting was carried.

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To defer (7) Councillors Richard Clifton, Samantha Bourne, Kevin Burke, Margaret Court, Vincent Galligan, Hamish Pollock and Jason Reynolds

Against (2) Councillors Patrick McManus and Graham Whitham

Abstained (1) Councillor Tony Shields

Resolved: That application No. A2015/72735/FUL, be deferred until the next meeting when further visuals of the appearance and elevations of the proposal would be available.

The meeting adjourned at 9.07pm until 9.17pm.

132. APPLICATION NO. B2014/69110/FUL - SEEARS PARK GARDENS AND NURSERY, ST. DUNSTANS HILL, CHEAM

The Committee considered a report on the above application for the phased development of the restoration and development of a community park involving a single storey side and rear extension with decking and alterations and refurbishment to Quarry Cottage to provide a café on ground floor and a 2 - bedroomed self contained flat at first floor, accessed by a new external staircase; erection of a single storey multifunction pavilion and separate W.C. and development of a play garden involving elevated ramps with pods with performance area, together with up to twenty one vehicle parking spaces, motor and cycle parking and new access road.

In response to Member questions it was explained that:

- Licensing was not a planning consideration
- The applicant confirmed that no alcohol licence was being, or would be sought for the café.
- Transport for London (TFL) had been in discussions with the Council and the Applicant and TFL were happy with the revised scheme.
- In the first tranche, concerns had been raised about road safety to which the Applicant had to provide a road safety audit. All this was back and forth to TFL which had caused the delay to this application.

Lizzie Hall, an objector, Paul Cawthorne, a supporter, and Councillor Simon Wales, a ward councillor, addressed the meeting under Standing Order 31 and the applicant Kevin Driver and the applicant's agent Niall Blair replied.

The principal issues raised by Lizzie Hall were:-

- Road safety and a 5mph speed limit was requested
- Concern about land outside of the boundary line being taken over
- Residents would not able to use their gardens due to traffic
- Residents liked the quiet park as it was.

Members requested and received clarification on a couple of points made by Lizzie Hall.

The principal supporting statements by Paul Cawthorne were:-

- The project provided acceptable community work
- There had been no problems with access or accidents over many years the project had been running.
- The building would be used for community use rather than being demolished.
- The road from St Dunstan's should have a speed limit.
- 21 parking spaces were already there and no more were being proposed.
- There would not be an alcohol licence.
- It was a great scheme for students with learning disabilities and volunteers were coming forward already.

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In response to a Member question Paul Cawthorne explained that the horticultural centre was provided by a community enterprise and van were used to transport students to the centre.

The principal issues raised by Councillor Simon Wales were:-

- Safety of access into the site
- Concerns about the days and times of opening and closing at weekends and bank holidays.
- A licence for alcohol could be granted by the Licensing Committee.
- Preserving trees
- Speed limit

In response to a Member question Councillor Wales explained that opinion was divided among residents regarding the application and any conditions. The users experience would be advanced but there need to be a balance. Residents were not against the activity of the centre and thought residents would be happy if access and operating times were improved.

The principal supporting statements by Niall Blair and Kevin Driver were:-

- The building was dilapidated
- The café needed to be made as accessible as possible
- The parkside furniture would be stored in the evenings.
- There would be phasing to provide a café on the ground floor with a two bedroomed flat above with the provision of a lift and glazed views to the original cottage.
- Community days had been held for residents to come and voice their concerns.
- This was a revised application and a licence for alcohol would not be sought.
- A safety audit had been done, the hedging would remain and parking was by reservation.
- The site had been used for people with learning disabilities since the year 2000 and there had been no accidents or resident complaints of speeding. Vans used hazard lights when driving through the park drivers were reminded to adhere to the speed limit.

In response the Members questions it was reported that:

- There was no intention to sell alcohol
- All parking was reserved parking for drop-offs and those that had mobility issues.
- There would be a disabled toilet inside the café and another outside in the park
- The teaching room was separated from the café to the east of the building
- If the community wish to host an event after 6.30pm then that would be considered but the applicant had no plans for that at the moment.

Councillor Whitham stated that this access situation reminded him of Nonsuch Park where there were considerable activities and it worked and was therefore reassured at how this access would perform regarding accidents. He and several other Members agreed that traffic measures should be looked at and thought the Local Committee should look at that.

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, Vincent Galligan, Hamish Pollock, Jason Reynolds and Graham Whitham

Against (2) Councillors Patrick McManus and Tony Shields

Resolved: That planning permission be granted for application No. B2014/69110/FUL, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

