

Planning COMMITTEE
Wednesday, 9 March 2016

PLANNING COMMITTEE

Wednesday, 9 March 2016 at 7.30 pm

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

162 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Jason Reynolds. Councillor Mary Burstow attended as substitute.

163 **DECLARATIONS OF INTEREST**

Members made declarations on the following items:

10. APPLICATION NO. B2015/73049 - KINGSCROFT HOUSE, 27 CEDAR ROAD, SUTTON, SM2 5FL

Councillor Richard Clifton, Personal, as he knew the previous owner of the property, a former Member of Sutton Council, and visited the property some years ago.

164 **MINUTES**

The minutes of the meeting held on 24 February 2016 were not available and will be considered at the next meeting of this Committee.

165 **ORDER OF ITEMS**

Members agreed to rearrange the order of the agenda so that the planning applications without objections could be discussed first. Items 11 and 12 were brought forward.

The Chair also noted that items 8 and 9 had been deferred to a future meeting.

166 **APPLICATION NO. C2016/73461/ADV - PUBLIC CONVENIENCES CORNER OF ROBERTSBRIDGE ROAD AND WRYTHE LANE, CARSHALTON**

The Committee considered a report on the above application for a display of six information boards

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, Mary Burstow, Margaret Court, Vincent Galligan, Patrick McManus, Hamish Pollock, Tony Shields and Graham Whitham.

RESOLVED: That planning permission be granted for application No. C2016/73461/ADV subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

167 **APPLICATION NO. C2016/73509/3FR - BARROW HEDGES PRIMARY SCHOOL, HARBURY ROAD, CARSHALTON, SM5 4L**

The Committee considered a report on the above application for variation of conditions 7 and 8 (relating to a BREEAM New Construction 2011 Final (Post-Construction) Certificate and evidence (e.g. copies of 'as-built' SBEM outputs based on the National Calculation Method and implemented through Simplified Building Energy Model software of previously approved App. No. C2014/69346/3FR for the demolition of disused bridge, two mobile classrooms and hall extension and increase of learning facilities involving a ground floor extension with access steps, balustrade and raised platform, a first floor, part ground floor extension with support columns in courtyard, alterations to entrance, re-cladding of former changing rooms pavilion and alterations to disused pool to provide additional learning resource and alterations to existing school incorporating new windows, solar and photovoltaic panels together with temporary W.C facilities, enlargement of car park accessed from Radcliffe Gardens, new fencing fronting Harbury Road and associated hard and soft landscaping.

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, Mary Burstow, Margaret Court, Vincent Galligan, Patrick McManus, Hamish Pollock, Tony Shields and Graham Whitham.

RESOLVED: That planning permission be granted for application No. C2016/73509/3FR subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

168 **APPLICATION NO. A2015/73366/FUL - 19-21 CENTRAL ROAD, WORCESTER PARK, KT4 8EH**

The Committee considered a report on the above application for the demolition of existing building and erection of a four storey building comprising seven 2-bedroomed self-contained flats and one retail unit at ground floor, together with amenity space, cycle parking, refuse storage and seven car parking spaces.

Councillors raised concerns about the removal of three trees as detailed within paragraph 5.48 of the report and asked a range of questions about the condition, size and location of the trees that Planning Officers present were unable to answer,

although they could confirm that the borough's Tree Officer had carried out an inspection of the trees.

A motion was put forward by Councillor Tony Shields and seconded by Councillor Hamish Pollock to defer the vote on the officer's recommendation to grant permission, in order for further information to be supplied to the Committee on the three trees to be removed, as detailed in paragraph 5.48 of the report. Members asked that information be supplied on the age, condition, location and spread of the trees, as well as details of any attack by common ivy.

The motion was voted on:

To defer (8) Councillors Samantha Bourne, Kevin Burke, Mary Burstow, Margaret Court, Vincent Galligan, Patrick McManus, Hamish Pollock, Tony Shields and Graham Whitham.

Against (1) Councillor Kevin Burke

Abstained (1) Councillor Richard Clifton

RESOLVED: That the decision to grant permission for application No.A2015/73366/FUL be deferred to a later meeting of the Committee.

169 **APPLICATION NO. B2016/73428 - THE INSTITUTE OF CANCER RESEARCH, 15 COTSWOLD ROAD, SUTTON, SM2 5NG**

The Committee agreed to consider both applications for the Institute of Cancer Research at the same time, although voted separately on the two applications. The minute for both items is detailed under Minute 170.

A poll vote on the officers' recommendation to grant permission for application No. B2016/73428 was held in accordance with Standing Order 31.4, when there voted:

To grant (9) Councillors Richard Clifton, Samantha Bourne, Kevin Burke, Mary Burstow, Margaret Court, Vincent Galligan, Hamish Pollock, Tony Shields, Graham Whitham.

Against (0)

Abstained (1) Councillor Patrick McManus

RESOLVED: That planning permission be granted for application No. B2016/73428, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

170 **APPLICATION NO. B2016/73429 - THE INSTITUTE OF CANCER RESEARCH, 15 COTSWOLD ROAD, SUTTON, SM2 5NG**

The Committee considered a report on application No. B2016/73428 for enabling works to prepare the site for development including site clearance, the diversion of

services and site levelling.

The Committee also considered a report on application No. B2016/73429 for the erection of a four storey building with lower ground floor and extract fan at roof level for laboratory (B1b) use with ancillary accommodation incorporating office, meeting room/cafe together with gantry linked two storey service building (one floor at lower ground), provision of cycle spaces, car parking spaces and re-allocating of existing parking area together with associated hard and soft landscaping.

Dr Denis Potter an objector, and Councillor David Hicks a ward councillor, addressed the meeting under Standing Order 31, and the applicant replied.

The principal issues raised by Dr Potter were:-

- Concerns about HGVs using the junction of Brighton Road / Cotswold Road / Chiltern Road, which will lead to further traffic congestion in the area. Dr Potter pointed out that there is a discrepancy in the reports for the two applications on this issue:

For application no. B2016/73428, paragraph 5.36 of the report states:

“the applicant has been made aware that the routing of HGVs should follow the route via Cotswold Road, Sutton Lane and Winkworth Road and will not be permitted to follow Brighton Road”. However for application no. B2016/73429/FUL, this information is not supplied.

- The position of car parking spaces backing onto Woodbury Drive, which he was raising on behalf of a resident of Woodbury Drive, who felt that the spaces not far enough from some of the houses, and could lead to pollution, and loss of privacy for residents.

The principal issues raised by Councillor David Hicks were:-

- Extending thanks to the Institute for Cancer Research for the way in which the applications have been prepared, which has included significant consultation with residents and Councillors. Furthermore they have taken in consideration comments made by members of the public.
- Welcoming the application, as the development will be a huge asset to the area.
- A concern about access to the site which is only available via the Royal Marsden Hospital on Cotswold Road, so he sought reassurance that this would be properly managed, and that this should be considered for future applications.

In response to these concerns, and those raised by the Committee, Mary-Jane O'Neill, the Regional Director of Signet Planning, and Richard Green, the Planning Manager made the following points:

- That for application No. B2016/73429/FUL, Condition 8 includes a clause on construction traffic routing.
- Parking spaces will be at least 40m from the nearest residential property which exceeds LB Sutton's standard 20m distance, and is in excess of the normal provision.
- Replacement landscaping will ensure that there is adequate screening between the homes and parking.
- An Ecology Officer has been appointed to oversee the biodiversity strategy for the site, which will include retaining some trees and planting new ones.

Councillor Samantha Bourne suggested that the scheme for external lighting referred to in Condition 14 be as low level as possible, to ensure minimum inconvenience to residents.

The Planning Manager proposed that Condition 8 be amended to include the following clause:

“Any changes to access arrangements must be detailed within an amended Construction Management / Logistics Plan, which shall be submitted to, and approved in writing by the Local Planning Authority.

A poll vote was held on the amendment to Condition 8, when there voted:

Agreed (8) Councillors Richard Clifton, Samantha Bourne, Kevin Burke, Mary Burstow, Margaret Court, Vincent Galligan, Hamish Pollock, Tony Shields and

Abstained (2) Councillors Patrick McManus, Graham Whitham

RESOLVED: That Condition 8 to application No. B2016/73429 be to include the following clause:

“Any changes to access arrangements must be detailed within an amended Construction Management / Logistics Plan, which shall be submitted to, and approved in writing by the Local Planning Authority.

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, Mary Burstow, Margaret Court, Vincent Galligan, Hamish Pollock, Tony Shields, Graham Whitham

Against (0)

Abstained (1) Councillor Patrick McManus

RESOLVED: That planning permission be granted for application No. B2016/73429 subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

171 **APPLICATION NO. A2015/72349 - HAREDON HOUSE, 810 LONDON ROAD, NORTH CHEAM, SM3 9BJ**

The Committee considered a report on the above application for change of use of first floor into residential (Class C3), provision of basement accommodation, a two storey front ground and first floor extension and two additional floors at fourth and fifth floor levels all to provide an additional 65 self contained flats (two studio, nine 1 - bedroomed, thirty seven 2 - bedroomed and seventeen 3- bedroomed) together with car parking within a 3 - level stacking system, cycle provision at basement level, refuse store and associated hard and soft landscaping.

The application had been de-delegated by Councillor Nick Emmerson.

Sean Colohan, an objector speaking on behalf of several residents present, and Councillors Nick Emmerson and Adrian Davey, both ward councillors, addressed the meeting under Standing Order 31. The applicant was not present to respond.

The principal issues raised by Sean Colohan were:-

- The height of the building, at six storeys, will not be in keeping with the local areas and will negatively impact the residents of Westbourne Avenue, by reducing their privacy and levels of light.
- Construction work currently taking place has caused hitherto unprecedented levels of noise and nuisance, and dumping on site is attracting vermin.
- The proximity of the entrance to the building is only a short distance from the junction of London Road and Gander Green Lane, which is already congested, and this will worsen.
- There are four new housing developments in the area, and the impact of additional vehicles on the road will cause further congestion, and increase pollution.
- Overspill parking into neighbouring residential streets will place extra pressure on limited space available.

The principal issues raised by Councillors Nick Emmerson and Adrian Davey were:-

- The scale of the development is too large for the area in which it is situated.
- The volume of traffic is already too large, and this development would exacerbate current problems.
- The development will reduce privacy and light to nearby properties.

The Strategic Development Management Adviser explained that the noise and other issues coming from the current development are not an issue for this Committee's consideration, but will be referred to the Environmental Health Team so that options to remedy the issues can be pursued. He also explained that the proposed parking spaces are in excess of requirements, and Transport for London have suggested a reduction in the provision.

It was moved by Councillor Samantha Bourne and seconded by Councillor Graham Whitham that this application should be refused for the following reasons:

- The proposed development by reason of its design, scale, massing and height, in particular to the additional floors, frontage extension, basement excavation and car storage, would result in an unacceptable development which would appear out of character with the surrounding area and would also have an adverse impact on the outlook of neighbouring properties.
- The proposal would also result in an unacceptable intensification of the use of the land, which would have a detrimental impact on the amenity of the neighbouring occupiers in terms of increased vehicle movements and associated noise and disturbance.
- The proposal is therefore contrary to the principles of design contained in the National Planning Policy Framework 2012, Policies 3.4, 7.4, 7.6 and 7.7 of the London Plan 2015, and Policies DM1, DM2 and DM3 of the Site Development Policies DPD.

A poll vote on the refusal of permission was held in accordance with Standing Order 31.4, when there voted:

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

Against (0)

Abstained (0)

RESOLVED: That planning permission be refused for application No. A2015/72348, on the grounds that:

- The proposed development by reason of its design, scale, massing and height, in particular to the additional floors, frontage extension, basement excavation and car storage, would result in an unacceptable development which would appear out of character with the surrounding area and would also have an adverse impact on the outlook of neighbouring properties.
- The proposal would also result in an unacceptable intensification of the use of the land, which would have a detrimental impact on the amenity of the neighbouring occupiers in terms of increased vehicle movements and associated noise and disturbance.

- The proposal is therefore contrary to the principles of design contained in the National Planning Policy Framework 2012, Policies 3.4, 7.4, 7.6 and 7.7 of the London Plan 2015, and Policies DM1, DM2 and DM3 of the Site Development Policies DPD.

172 **APPLICATION NO. A2015/73137/FUL - 700 LONDON ROAD, NORTH CHEAM, SM3 9BY**

This item was not discussed as it had been agreed prior to the meeting that it would be deferred to a future meeting of the Committee.

173 **APPLICATION NO. B2016/73546/3FR - MANOR PARK PRIMARY SCHOOL, GREYHOUND ROAD, SUTTON, SM1 4AW**

This item was not discussed as it had been agreed prior to the meeting that it would be deferred to a future meeting of the Committee.

174 **APPLICATION NO. B2015/73049 - KINGSCROFT HOUSE, 27 CEDAR ROAD, SUTTON, SM2 5FL**

The Chair, Councillor Richard Clifton left the meeting for discussion of this item. The Vice-Chair, Councillor Samantha Bourne took the chair for this item.

The Committee considered a report on the above application for the reconfiguration of existing house in multiple occupation to create an additional 10 rooms, together with the erection of a new second floor incorporating 11 rooms, thereby providing 52 rooms in total. Alterations to external staircase and elevations and relocation of refuse and cycle stores.

The application had been de-delegated by Councillor Trish Fivey.

Maggie Carr an objector, and Councillor Trish Fivey a ward councillor, addressed the meeting under Standing Order 31, and the agent, Charles Rose replied.

The principal issues raised by Maggie Carr were:-

- As a neighbour of this property, she and other residents are negatively impacted by noise from residents of Cedar Court, particularly during the Summer when they sit outside, or go outside to smoke.
- The increased size of the building would allow for 52 residents, which would lead to increased noise.
- The new rooms to be added if permission is granted will overlook three flats in the building next door.
- There would be noise disruption from the garden, particularly in the Summer, if the property is full and residents use the garden.

- That the Committee consider imposing a condition regarding closing off one of the exits to the building to the garden.

The principal issues raised by Councillor Trish Fivey were:-

- Local residents feel that this building, if permission is granted, will be too large and house too many people; 52 people will be excessive.
- The space allocated to each room is too small.
- If the Committee is minded to grant permission, they are requested to add a condition that 24 hour security must be provided on site.

In response, Charles Rose made the following points:

- A comprehensive management plan has been submitted as part of this application, which includes provision of 24 hour CCTV in communal areas and the entrance to the building.
- The tenancy agreement will include a clause relating to anti-social behaviour.
- The current capacity of the premises is 40 people. Previous consent granted in 2012 (now lapsed) increased capacity to 49 people. This application will lead to three additional residents, a total of 52 people.
- This development will house people from LB Sutton's Housing Register, and presents an opportunity for housing some of the borough's residents who are most in need.
- There is no evidence of any crime or complaints to Environmental Health as a result of behaviour of current residents.
- The location of the premises is in a town centre, in an area of dense housing, which is appropriate for a house of multiple occupancy.

A short discussion about closing off one of the exits to the building to the garden resulted in no change to the design.

The Strategic Development Management Advisor advised the Committee of issues within their consideration and suggested many of the concerns raised could be addressed through the management plan.

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

To grant (5) Councillors Kevin Burke, Mary Burstow, Margaret Court, Hamish Pollock, Graham Whitham

Against (1) Councillor Tony Shields.

Abstained (3) Councillors Samantha Bourne, Vincent Galligan, Patrick McManus

RESOLVED: That planning permission be granted for application No. B2015/73049 subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

175 **ANY URGENT BUSINESS**

No urgent items were brought forward.

The meeting ended at 10.45 pm

Chair

Date