

**PLANNING COMMITTEE****11 January 2017 at 7.30 pm**

**MEMBERS:** Councillor Samantha Bourne (Chair), Councillor Muhammad Sadiq (Vice-Chair) and Councillors Hamish Pollock, Jason Reynolds, Kevin Burke, Margaret Court, Patrick McManus, Tony Shields and Graham Whitham

**128. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Vincent Galligan, Councillor Mary Burstow attended as a substitute.

**129. MINUTES**

The Minutes of the meeting held on 30 November 2016 were approved as a correct record, and signed by the Chair.

**130. DECLARATIONS OF INTEREST**

4. APPLICATION NO. C2011/64918 - 107 Westmead Road, Sutton, Surrey, SM1 4JD. Councillor Hamish Pollock, Non Pecuniary, as he had spoken about the application to some of the residents in his ward, however confirmed that he would approach the application with an open mind.

6. APPLICATION NO. D2016/74498 - 4 Belmont Road, Wallington, SM6 8TB. Councillor Muhammad Sadiq, Non Pecuniary, as he had spoken to either the applicant or the agent very briefly at a public event, but they did not discuss details of the application and he confirmed he would approach the item with an open mind.

8. APPLICATION NO. D2016/75592 - Land adj. 37 Redford Avenue, Wallington, SM6 9DT. Councillors Graham Whitham, Tony Shields, Jason Reynolds, Margaret Court, Hamish Pollock and Mary Burstow Non Pecuniary, as they knew the agent for agenda item 8, however all confirmed that they would approach the item with an open mind.

**131. ORDER OF ITEMS**

The Chair announced that the order of items would be altered in order to take items 7 and 8 first. As such, items were discussed in the order as follows in the minutes.

**132. APPLICATION NO. D2016/75530 - WALLINGTON HIGH SCHOOL FOR GIRLS, WOODCOTE ROAD, WALLINGTON, SM6 0PH**

The Committee considered a report on the above application for the erection of a two storey building to provide additional educational facilities.

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 Samantha Bourne, Muhammad Sadiq, Graham Whitham, Tony Shields, Patrick McManus, Kevin Burke, Jason Reynolds, Margaret Court, Hamish Pollock and Mary Burstow.

**Resolved:** That planning permission be granted for application No. D2016/75530, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

**Planning Committee  
11 January 2017**

**133. APPLICATION NO. D2016/75592 - LAND ADJ. 37 REDFORD AVENUE, WALLINGTON, SM6 9DT**

The Committee considered a report on the above application for the erection of a pair of 3 bedroomed semi-detached houses and two car parking spaces.

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 Samantha Bourne, Muhammad Sadiq, Graham Whitham, Tony Shields, Patrick McManus, Kevin Burke, Jason Reynolds, Margaret Court, Hamish Pollock and Mary Burstow.

**Resolved:** That planning permission be granted for application No. D2016/75592, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

**134. APPLICATION NO. C2011/64918 - 107 WESTMEAD ROAD, SUTTON, SURREY, SM1 4JD**

The Committee considered a report on the above application for the demolition of all existing buildings on the site and the erection of four buildings comprising: a three storey block with retail or financial and professional service (Class A1 or A2) units on the ground floor and 6 two bedroom flats over (Block A); a three storey block comprising 6 two bedroom and 2 one bedroom flats (Block B); a terrace comprising 5 three bedroom houses for occupation as social housing (Block C) and a two storey terrace of 11 two storey two bedroom house (Block D), together with layout of a new access road, 43 car parking spaces, cycle and motor cycle storage, refuse storage and the re-siting of an electricity substation.

Cameron Penny, a supporter, and Ana Jablonska, an objector, addressed the meeting under Standing Order 31, and Jon Dingle, the applicant's agent, replied.

The principal issues raised by Cameron Penny were:-

- He felt it would be an appropriate use of the land and would provide some much needed housing stock.
- He referred to neighbouring concerns about noise, and highlighted that he felt the noise was unlikely to increase compared to current traffic and noise in the local area.
- The application would be more attractive and appealing than what is presently at the site.

The principal issues raised by Ana Jablonska were:-

- Loss of privacy - Her house on Harold Road was constructed c.1885 and the houses on that road had never been overlooked. The application would be three storeys and cause residents to feel closed in.
- The proposed application would be higher than what currently stands at the site, causing loss of light for neighbouring residents.
- There would be additional cars to park in an already saturated area, where finding a parking space is difficult.
- The access road and the parking would be behind the gardens of Harold Road residents, which would disrupt the ability for residents to enjoy their outdoor space.

The principal issues raised by Jon Dingle were:-

- Census data suggested that the development was likely to amount to 31 vehicles requiring spaces for parking, and the application offered 43 spaces for 25 living units. He felt that the provision was ample for the predicted demand.

**Planning Committee  
11 January 2017**

- The boundary between the development and the neighbours was robust with road space separating the proposed buildings with the boundaries of neighbouring properties.

Councillors sought clarification on the distance from proposed developments to the neighbouring properties and Andy Webber, Head of Planning, confirmed that there would be an acceptable distance due to the careful design of the site, which amounted to an increase in distance for some neighbours and a reduction for others. Councillor Graham Whitham raised concerns about difficulties within the borough in letting retail units, and the agent responded that the units were not large, and that the applicant would be open to using the spaces to let to small businesses in a future application.

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 Samantha Bourne, Muhammad Sadiq, Graham Whitham, Tony Shields, Patrick McManus, Kevin Burke, Jason Reynolds, Margaret Court, Hamish Pollock and Mary Burstow.

**Resolved:** That planning permission be granted for application No. C2011/64918, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

**135. APPLICATION NO. B2016/75198 - LAND ADJ. KILLICK HOUSE, CROWN ROAD, SUTTON**

The Committee considered a report on the above application for the creation of a ball court with enclosure, removal of 5 car parking spaces and creation of 15 new car parking spaces.

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 Samantha Bourne, Muhammad Sadiq, Graham Whitham, Tony Shields, Patrick McManus, Kevin Burke, Jason Reynolds, Margaret Court, Hamish Pollock and Mary Burstow.

**Resolved:** That planning permission be granted for application No. B2016/75198, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

**136. APPLICATION NO. D2016/74498 - 4 BELMONT ROAD, WALLINGTON, SM6 8TB**

The Committee considered a report on the above application for the change of use to House in Multiple Occupation.

Mr Bev Legge, an objector, and Councillor Joyce Melican, a ward councillor, addressed the meeting under Standing Order 31, and the applicant, Anwar Sharif, answered resulting questions from Councillors.

The principal issues raised by Mr Bev Legge were:-

- His family have lived on Belmont road for 23 years, and he was one of 12 residents who submitted an objection in writing.
- The site was previously occupied by one family with 4 members, and surrounding buildings are either single occupation, or divided into two or three flats.
- The fire service located on the road would be affected by increased congestion on the road which has already seen an increase in congestion, causing delays to emergency services.

**Planning Committee  
11 January 2017**

- The application proposed too many households to be ‘squeezed’ into a site that would usually contain much less people.

Don Anyiam (Principal Engineer, Highways and Transport) confirmed that the authority had not received any complaints about access issues from the fire brigade.

The principal issues raised by Councillor Joyce Melican were:-

- The application would be out of character with the rest of the road.
- The proposed parking plan provides just one parking space for the number of bedrooms proposed.
- The rooms appear to be smaller than a desirable size.
- The entrance to the side of the property would disrupt the daily living for residents at 6 Belmont Road with 10 extra households passing through.

Councillor Shields expressed concerns about the over-intensification of use. Councillor Hamish Pollock suggested that the relevant Local Committee could investigate the possibility of double yellow lines on the road in order to prevent access issues for emergency service vehicles. Councillors debated the suitability of smaller, cheap accommodation, and the needs of the population.

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 Samantha Bourne, Muhammad Sadiq, Graham Whitham, Patrick McManus, Jason Reynolds, Margaret Court, Hamish Pollock and Mary Burstow

Against (2) Councillors Kevin Burke and Tony Shields.

**Resolved:** That planning permission be granted for application No. D2016/74498, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

**137. ANY URGENT BUSINESS**

No urgent business was brought forward.

The meeting ended at 9.03 pm

Chair: .....

Date: .....