

Planning Committee**20 March 2019****PLANNING COMMITTEE****20 March 2019 at 7.30 pm**

MEMBERS: Councillor Kevin Burke (Chair), Councillor Drew Heffernan (Vice-Chair) and Councillors Ben Andrew, Vincent Galligan, Jill Whitehead, Eric Allen and Tim Foster

ABSENT Councillor(s) Muhammad Sadiq, Peter Geiringer and Tony Shields

66. WELCOME AND INTRODUCTIONS

The Chair, Councillor Kevin Burke, welcomed those present.

The Chair announced that item 5 had been withdrawn, and would be presented to the April meeting of the planning committee.

67. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Peter Geiringer with Councillor Tim Crowley attending as substitute, for Councillor Tony Shields with Councillor Param Nandha attending as substitute and from Councillor Muhammad Sadiq with Councillor Richard Clare attending as a substitute.

68. MINUTES OF THE PREVIOUS MEETING

RESOLVED: that the minutes of the meeting held on 13 February 2019 be agreed as an accurate record.

69. DECLARATIONS OF INTEREST**5. APPLICATION NO. DM2019/00071 - Garage Adjacent To 46 Devonshire Road, Sutton, SM2 5HH.**

The following Councillors withdrew for the item:

- Councillor Eric Allen, Non Pecuniary, knew the applicant well.
- Councillor Param Nandha, Non Pecuniary, knew the applicant well.
- Councillor Tim Crowley, Non Pecuniary, knew the applicant well.

The following Councillors declared they were able to approach the application with an open mind:

- Councillor Ben Andrew, Non Pecuniary, knew the applicant well.
- Councillor Drew Heffernan, Non Pecuniary, knew the applicant well.
- Councillor Jill Whitehead, Non Pecuniary, knew the applicant well.
- Councillor Kevin Burke, Non Pecuniary, knew the applicant well.
- Councillor Richard Clare, Non Pecuniary, knew the applicant well.
- Councillor Tim Foster, Non Pecuniary, knew the applicant well.
- Councillor Vincent Galligan, Non Pecuniary, knew the applicant well.

70. APPLICATION NO. DM2019/00071 - GARAGE ADJACENT TO 46 DEVONSHIRE ROAD, SUTTON, SM2 5HH

Emmanuel Agyei, Planning Officer presented the report on the above application for the erection of a detached 2 storey building to provide 2 self contained residential units with parking to the frontage and provision of a single storey detached refuse and cycle store.

Andy Webber, Head of Development Management and Strategic Planning, confirmed to members that pre application advice had not been sought by the applicant.

The application was presented to the Planning Committee, as required by the London Borough of Sutton's constitution, as the applicant is a Councillor.

Members discussed that, included within the London Plan, is suggestion that consideration should be given to small sites for development, and the need for affordable accommodation. The Head of Development Management and Strategic Planning and Members welcomed the fact that the application would provide affordable housing, of one bedroom, as this is noted as a requirement for boroughs in the London Plan.

In discussion members noted that the area surrounding the application has a mix of residential styles, and although the area is suburban in style, the style is not homogenous. This application would lead to intensification of the street scene of the area.

The Head of Development Management and Strategic Planning explained that measures using a density matrix are now somewhat dated, however, a high density measure can be used to provide understanding of other issues. This application (as shown on the plans provided at the meeting) shows that the application has blank walls, high level windows, and is very close to the boundaries of the plot.

Robert de Castro, Senior Engineer, explained that the application met national standards for parking provision, there was recognition that the site is within a 15mins walk of Sutton Town centre and in proximity to bus service provision but that parking provision remains a requirement of the site.

Mr Paul Voller, local resident, objector, addressed the meeting to explain that the area is one of substantial houses, and that this should be preserved within the borough.

Members asked the local resident how this site of garages only had developed to which it was explained that various pieces of land had been sold over the years which had led to this garage site.

Mr Brian Madge, agent, addressed the meeting, he explained the application would make use of a small site, and provide one bedroom affordable properties which are encouraged, as outlined in the London Plan. The agent noted that small site developments have a high record of refusal in the outer London boroughs, whereas nationally authorities are now being seen to be using the opportunity provided by small sites.

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The agent stated that the design of the application could be amended, if members felt the application could be approved with an amended design.

In discussion Members suggested that the design was not appropriate for the site, although they recognised the site is suitable for residential use and noted that it was the application as presented under consideration. Members made reference to the style of the proposed properties for the site and the similarly designed, box shaped, blank wall building opposite, the squash club whilst also noting that the area is generally suburban in style.

Members welcomed the application as it included one bed affordable housing with cycle provision and made use of a small site, however, expressed concerns about the design and intensive use of the site.

APPLICATION NO. DM2019/00071 - Garage Adjacent To 46 Devonshire Road, Sutton, SM2 5HH (Committee Report)	
RESOLVED: That planning permission be refused for application no. DM2019/00071 - Garage Adjacent To 46 Devonshire Road, Sutton, SM2 5HH.	
Councillor Kevin Burke	For
Councillor Drew Heffernan	For
Councillor Ben Andrew	For
Councillor Vincent Galligan	For
Councillor Jill Whitehead	For
Councillor Eric Allen	Not Eligible to Vote
Councillor Tim Foster	Against
Councillor Richard Clare	For
Councillor Tim Crowley	Not Eligible to Vote
Councillor Param Nandha	Not Eligible to Vote
Agreed	

71. APPLICATION NO. DM2018/01667 - 1 BELMONT ROAD, WALLINGTON, SM6 8TE

The item had been withdrawn by the Chair at the outset of the meeting.

72. ANY URGENT BUSINESS

There was no urgent business.

The meeting ended at 8.20 pm

Chair:

Date: