

**Planning Committee****3 March 2021****PLANNING COMMITTEE****3 March 2021 at 7.00 pm**

**MEMBERS:** Councillor Drew Heffernan (Chair), Councillor Kevin Burke (Vice-Chair) and Councillors Richard Clare, Vincent Galligan, Amy Haldane, Jill Whitehead, Eric Allen, Peter Geiringer, Tony Shields and Tim Foster

**ABSENT** None

**103. WELCOME AND INTRODUCTIONS**

The Chair, Councillor Drew Heffernan, welcomed those present and those watching on the live stream.

**104. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**105. MINUTES OF THE PREVIOUS MEETING**

**RESOLVED:** that

the minutes of the meeting held on 2 February 2021 be agreed as an accurate record, with page 11 of the agenda amended to read:

- The Sutton Garden suburb is a conservation area, the design and character of the proposed houses did not fit with the special character of the houses within the Conservation Area, roof shape, rounded arches, rooms in the attic.
- The area currently had a mix of houses and was spacious in layout.
- Given the site sloped away the proposal did not pay special regard to the views into and within the Conservation Area.
- The application would affect the character of the area, the green space and overlooking.
- There would be a loss of urban green space which was not adequately compensated for as there would be no useable space for the community
- There would be no signposting to the new open space, so those from other areas would not be aware of it.

And

The Development Management Planning Manager explained that the open space would be maintained for 10 years and following that period it would either be gifted to either the Council or the public. At present, there is no confirmation of (amend from to) the arrangements."

Also

Points made by Rob Yuille, Sutton Garden Suburb Residents Association

- The application did not address residents' concerns in relation to flooding, access, traffic, parking, noise and fire.
- There could (amend from would) be a net loss of biodiversity, both habitats and trees.

#### **106. DECLARATIONS OF INTEREST**

For item 5 Councillor Tony Shields declared he had an interest in a premises in Aultone Way.

#### **107. APPLICATION NO. DM2019/00322 - ALLOTMENT GARDEN LAND REAR GREENHILL AND WOODEND SUTTON SM1 3LJ**

The Committee considered a report on the above application for the erection of nine two storey dwellings with accommodation at roof level together with parking, new vehicular access from Woodend and associated landscaping. Provision of open space, playground, pond and allotment plots.

The application had been de-delegated by Councillor Penneck, also the application had received more than 10 letters of objection.

The consideration of the application had been adjourned from the meeting of 3 February 2021.

In debate Members drew attention that the application would create additional family housing in the borough. However, Members noted the application was within a conservation area, and that the suggestion the housing in the application did not fit with the conservation area. Members mentioned concerns about the effect on views both from within and outside the site.

In relation to flooding in the area, Members were aware that drainage reports had been submitted as a part of the application and that SUDS would be included.

Members raised concern about the maintenance of the park space both in the first ten years and beyond. They also drew attention to effects on biodiversity at the site.

In consideration of the need for car parking in the area for users of the open space and the allotments Members suggested that if the park and allotments were to be for use by local residents, there would not be a requirement for the amount of car parking shown in the application. Members suggested that if car parking were reduced the space gained could be replaced by landscaping. Members felt the car parking plan could be amended in discussion with the applicant, and some car parking provision be replaced with landscaping.

A poll vote on the officers' recommendation to grant permission, with an amendment to condition 24 to reduce the amount of car parking and replace this with additional landscaping was held in accordance with Standing Order 31.4, when there voted:

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To grant (6) Councillors Eric Allen, Richard Clare, Tim Foster, Amy Haldane, Kevin Burke, Drew Heffernan

Against (2) Councillors Peter Geiringer, Tony Shields

Abstained (2) Councillors Vincent Galligan, Jill Whitehead

Resolved: That planning permission be granted, with an additional condition to amend the car parking plan, for application No. DM2019/00322 - ALLOTMENT GARDEN LAND REAR GREENHILL AND WOODEND SUTTON SM1 3LJ subject to the conditions, reasons and informatives set out in the planning portal.

**Application No. DM2019/00322 - ALLOTMENT GARDEN LAND REAR GREENHILL AND WOODEND SUTTON SM1 3LJ (Committee Report)**

A poll vote on the officers' recommendation to grant permission, with an amendment to condition 24 to reduce the amount of car parking and replace this with additional landscaping was held in accordance with Standing Order 31.4, when there voted:

Resolved: That planning permission be granted, with an additional condition to amend the car parking plan, for application No. DM2019/00322 - ALLOTMENT GARDEN LAND REAR GREENHILL AND WOODEND SUTTON SM1 3LJ subject to the conditions, reasons and informatives set out in the planning portal.

Councillor Drew Heffernan	For
Councillor Kevin Burke	For
Councillor Richard Clare	For
Councillor Vincent Galligan	Abstain
Councillor Amy Haldane	For
Councillor Jill Whitehead	Abstain
Councillor Eric Allen	For
Councillor Peter Geiringer	Against
Councillor Tony Shields	Against
Councillor Tim Foster	For

**Agreed**

**108. APPLICATION NO. DM2020/01348 - 2 WEST WAY CARSHALTON SM5 4EW**

The Committee considered a report on the above application for the part demolition and erection of a part one, part two storey front/side/rear extension in connection with the creation of a first floor, raising ridge height and new roof with dormer extensions to the rear to create additional habitable accommodation within roof space, rooflights to the front roof slope and provision of a raised patio with steps to rear garden

The application had been de-delegated by Councillor Tim Crowley and had received more than ten letters of objection.

Katy Johnson, Deputy Planning Manager presented the report.

Daniel Corcoran, an objector, addressed the meeting under Standing Order 31, and the applicant replied.

The principal issues raised by Daniel Corcoran were:-

- The inclusion of large additions to the current property in all dimensions
- The Impact on the Pine Walk area of Special Character
- The proportion of demolition of the current property
- The distances of the application from the boundary

The Head of Development Management and Strategic Planning confirmed the site was adjacent to an area of Special Character and not within it. He also confirmed the Planning Authority was satisfied the application was a householder application. He also explained that there appeared to be a boundary dispute between the applicant and the adjoining occupier at 2a West Way, but the applicant had surveyed the site, submitted amended drawings and officers were confident that the development could be carried entirely within land owned by the applicant.

The principal issues raised by Hannah Evans, applicant were:

- The site had been cleared recently which allowed light to neighbouring properties
- Following the clearing of the site, with advice from Council Officers, there had been significant planting
- There is no single style of property in the surrounding area
- Streetscene would be improved
- The ridge line of the roof would not be above those of other neighbouring properties
- Side access to the garden would be 1.2 metres wide
- The application would meet the complex needs of the family
- Ample parking existed at the front of the property for the family's needs
- The patio shown in the plans was original

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Members clarified that the access width to the garden could meet the needs of the family, both hospital and Sutton OT staff had been consulted. The applicant would be happy to include planting which increases privacy for both the applicant and neighbours.

The meeting was adjourned at 20.12

**109. APPLICATION NO. DM2020/01590 - HYLANDS NURSERIES CARSHALTON ROAD BANSTEAD SM7 3HZ**

The application was not considered as the meeting had been adjourned.

**110. APPLICATION NO. DM2020/01573 - R/O TIMES SQUARE SHOPPING CENTRE HIGH STREET SUTTON SM1 1LF**

The application was not considered as the meeting had been adjourned.

**111. APPLICATION NO. DM2020/00754 - SUTTON PARK HOUSE 15 CARSHALTON ROAD SUTTON SM1 4LD**

The application was not considered as the meeting had been adjourned.

**112. ANY URGENT BUSINESS**

There was no urgent business.

The meeting ended at 8.12 pm

Chair: .....

Date: .....

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