

Planning Committee**24 March 2021****PLANNING COMMITTEE****24 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

113. WELCOME AND INTRODUCTIONS

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

The meeting was adjourned at 7.04pm

The meeting was reconvened at 7.20pm, the Chair gave apologies for the technical issue which has required the adjournment.

114. APOLOGIES FOR ABSENCE

There were no apologies for absence.

115. DECLARATIONS OF INTEREST

There were no declarations of interest. However, Councillor Tony Shields stated that for agenda item 6 although he was predisposed in regard to the application he was not predetermined.

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

The Committee had considered a report on the above application for 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. They had also heard from an objector and the application prior to the meeting of 3 March being adjourned.

The application had been referred to the committee because the application had received more than 10 letters of objection contrary to the officer's recommendation and had also been de-delegated by Councillor Tim Crowley.

The consideration of the application had been adjourned from the meeting of 3 March 2021, and therefore the application commenced at the debate stage.

The Chair provided information that further representation had been received which related to a boundary dispute. He drew attention that the planning system allowed for the granting

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of planning permission over land not in an applicant's ownership. It was not for the Local Planning Authority to determine a boundary dispute but the parties concerned would need to resolve it prior to implementation of any permission that may be granted.

In debate Members noted that the application site was a large plot which suited the application. Properties in the surrounding area were of a similar style to that of the application which would fit with and would improve the look of the surrounding area.

APPLICATION NO. DM2020/01348 - 2 West Way Carshalton SM5 4EW (Committee Report)	
A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 31.4, when there voted:	
Resolved: That planning permission be granted for application APPLICATION NO. DM2020/01348 - 2 WEST WAY CARSHALTON SM5 4EW, 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	For
Councillor Amy Haldane	For
Councillor Jill Whitehead	For
Councillor Eric Allen	For
Councillor Peter Geiringer	For
Councillor Tony Shields	For
Councillor Tim Foster	For
Agreed	

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

The committee considered a report on the above application for removal of the existing 15m pole and 3 ground based cabinets and erection of a 22.5m monopole with antenna and 3 ground based equipment cabinets within the existing cabin room and ancillary works.

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This application had been referred to the committee because the proposal was a departure from the development plan.

Iain Williams, Senior Planning Officer presented the report.

Members clarified the application required an increase in height compared to the current mast of approximately seven metres and an increase in width of a third, this increase was required in order to add 5G technology. It was noted that the applicant would use an existing site and that re use of existing sites was in line with government policy. The mast would be camouflaged in colour.

In debate Members agreed there was a need for digital connectivity, but suggested the new mast would have additional impact on the neighbours and surrounding area when compared to the existing mast. Members suggested the impact on neighbours could have been addressed by moving the location of the mast a short distance away from neighbours' direct sight line. Members recognised government guidance in place to reuse existing sites for new masts, they noted that the increased height mast would allow a range of technologies to be included on a single mast which would help reduce the numbers of masts. Members drew attention to the impact of the mast, as it would be above the current tree line. It was noted the application was in a rural location and such locations are limited in the borough, as such the impact on residential properties was limited.

APPLICATION NO. DM2020/01590 - HYLANDS NURSERIES CARSHALTON ROAD BANSTEAD SM7 3HZ (Committee Report)

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

Resolved that: planning permission be granted for APPLICATION NO. DM2020/01590 - HYLANDS NURSERIES CARSHALTON ROAD BANSTEAD SM7 3HZ, 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	Against
Councillor Amy Haldane	Against
Councillor Jill Whitehead	For
Councillor Eric Allen	For

Councillor Peter Geiringer	Against
Councillor Tony Shields	For
Councillor Tim Foster	Against
Agreed	

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

The Committee considered a report on the above application to erect a 20 storey building above ground level to accommodate 113 residential units, including children's play facility (Class E), refuse storage and two basement levels providing cycle parking and ancillary facilities.

This application was referred to the Planning Committee at the discretion of the Head of Development Management and Strategic Planning as it was a major development within Sutton Town Centre which is of strategic importance.

Councillor Tony Shields stated that although he was predisposed in regard to the application he was not predetermined.

Iain Williams, Senior Planning Officer presented the report.

Members clarified, the internal provision for children would be freely accessible to residents, and could be accessed internally from within the application site. The application would include a mix of one, two and three bed properties.

Members heard that overlooking and loss to light would have some impact on neighbouring properties by the application, however, due to the separation distances and the nature of some of the surrounding properties, commercial premises, this would not be significant.

Members asked about occupancy rates at Sutton Point, Officers reported there was an approximately 20% vacancy rate at present. In response to questions regarding infrastructure such as school places, GPs and dentists it was explained that the Local Plan had 3 and 5 year phases and that as some allocated sites had not come forward as expected, this created balance when additional sites such as this application came forward.

Members heard that where wind effects had been noted at the application site these had been addressed and mitigated by planting.

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Members drew attention to the deviation from the policy for high buildings, which allowed eight storeys. They suggested the impact of a 20 storey building on the street scene was out of keeping with the High Street location.

Andy Webber, Head of Development Management and Strategic Planning explained the application was a deviation from policy for high buildings, but that none of the surrounding buildings were of architectural merit, and that wind pressure issues had been addressed by the application. The application was considered to be of high quality design by the Design Review panel. The application was policy compliant in terms of mix of dwellings, by number of bedrooms.

In regard to traffic congestion issues which would arise from construction at the site, it was acknowledged that the site was constrained in size, but that a full construction logistics plan had been completed which had included consultation with TfL.

The applicant Jonathan Murch addressed the meeting under Standing Order 31.

The principal issues raised were:

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- The application would deliver high quality affordable homes.
- The application has been developed over a period of time in collaboration with stakeholders.
- The massing and quality of material had been considered.
- The application was a deviation from policy in terms of height but was compliant in design, sustainability and biodiversity.
- The children's play area on the ground floor would be free for residents to use, but would not be open 24 hours.
- A detailed construction plan would be in place.
- There would be grey water recycling.

Members clarified with Mr Murch that an Equality Impact Assessment had not been completed relating to disability and parking provision. Parking would be a challenge in this constrained site, and it was suggested that the local disabled parking provision would be sufficient.

In debate Members cited there were examples of where tower blocks worked well for their residents, also drawing attention that additional accommodation was needed within the borough. Members noted the need for additional three bed properties which would be provided by the application. Although the application was not compliant with policy, there were features which offset this concern, such as balance, uniformity and quality of design. Members suggested that lack of uniformity of buildings within the central area would create a more interesting, attractive street scene. However, it was also discussed that the design was not appropriate for the site and drew attention to the slab-like side shown in the presentation. Members drew attention to the height of 20 storeys, and suggested this was too high for the location and was not compliant with policy.

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Members discussed the lack of amenity space provided by the application, and suggested that the ground floor, a shared public and resident play area would be insufficient for residents. It was suggested that balconies were not appropriate outdoor space for families in 20 storey blocks.

Members drew attention to impact on infrastructure by the application, as the application included properties which would attract families, pressure would be created on school places in the Sutton Central ward and for current families living in the adjoining wards. It was further suggested that public transport provision in the area was not adequate for travel to schools which would be used by the new residents. Members noted that schools in the area nearest to the application were already significantly over subscribed. In discussing transport, members noted travel to some of the schools where places were likely to be available would not be accessible from the site by public transport, and that there was no car parking and this included no disabled parking at the site. Pressure on other services including GPs and dentists was noted as a concern.

It was considered that there would be significant disruption during construction, although members were aware that an agreed construction plan would be in place and TfL had been consulted.

APPLICATION NO. DM2020/01573 - R/O TIMES SQUARE SHOPPING CENTRE HIGH STREET SUTTON SM1 1LF (Committee Report)

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

Resolved: That planning permission be granted for application DM2020/01573 - R/O TIMES SQUARE SHOPPING CENTRE HIGH STREET SUTTON SM1 1LF , subject to (a) the written conclusion of a ‘section 106’ agreement within a period of six months from the date of this decision, or such longer period as may be agreed in writing by the Head of Development Management and Strategic Planning after which time the decision to grant planning permission will be rescinded; and (b) 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	For
Councillor Amy Haldane	For
Councillor Jill Whitehead	Against

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Councillor Eric Allen	Against
Councillor Peter Geiringer	Against
Councillor Tony Shields	Against
Councillor Tim Foster	Against
Councillor Drew Heffernan	For (Casting Vote)
Agreed	

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

The Committee considered a report on the above application for the erection of an additional three storeys and change of use from office to residential use (Use Class C3) comprising 149 self contained residential units along with a flexible ground floor commercial space with permitted class E uses and a permitted pub or drinking establishment use (Sui Generis Use), alterations to elevations, changes to basement parking layout, cycle and bin storage and associated landscaping.

This application was referred to the committee because the application had received 27 neighbour representations objecting to the proposed development.

Iain Williams, Senior Planning Officer presented the report.

Members clarified that there would be a change to the current red brick work facade.

The applicant Ben Ford addressed the meeting under Standing Order 31

The principal issues raised were:-

- The applicant had engaged with officers and ward councillor.
- The Design Review panel considered the application a high quality proposal.
- Jobs would be created at the construction phase and on going.
- The housing provision would be of high quality, both the internal and external space would be above minimum standards.
- The application would reuse the existing structural core.

Members clarified that there would be management of the building to address issues such as use of balconies.

In debate Members discussed that the application provided an attractive design that was sympathetic to the site. The application would provide a second life to the building. The

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location would provide access to public transport on Carshalton Road. Members discussed that the previous red brick facade would be lost. It was noted that the high proportion of one bed properties would not create significant pressure on education facilities. However, there would be concern for other infrastructure.

APPLICATION NO. DM2020/00754 - SUTTON PARK HOUSE 15 CARSHALTON ROAD SUTTON SM1 4LD (Committee Report)

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

Resolved: That planning permission be granted for application APPLICATION NO. DM2020/00754 - SUTTON PARK HOUSE 15 CARSHALTON ROAD SUTTON SM1 4LD, subject to (a) the written conclusion of a ‘section 106’ agreement within a period of six months from the date of this decision, or such longer period as may be agreed in writing by the Head of Development Management and Strategic Planning after which time the decision to grant planning permission will be rescinded; and (b) 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	For
Councillor Amy Haldane	For
Councillor Jill Whitehead	For
Councillor Eric Allen	For
Councillor Peter Geiringer	For
Councillor Tony Shields	For
Councillor Tim Foster	For

Agreed

120. ANY URGENT BUSINESS

There was no urgent business.

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The meeting ended at 10.18 pm

Chair:

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Date:

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