

Merton Council

Planning Applications Committee

19 June 2019

Supplementary agenda

18 Supplementary Agenda - Modifications

1 - 6

This page is intentionally left blank

Planning Applications Committee 19th June 2019 Supplementary Agenda (Modifications Sheet)

Item 5. 13-24 Alwyne Mansions, Alwyne Road, Wimbledon SW19 7AD

Application Number: 19/P1006 Ward: Hillside

No modifications.

Item 6. Land to the Rear of 2A Amity Grove, Raynes Park, SW20 0LJ

Application Number: 18/P4148 Ward: Raynes Park

Additional representation received. Text below to be inserted at end of paragraph 5.2:

Additional letters of representation were received from 46, 50 & 50a Coombe Lane, which outline the following concerns:

- Access to rear of Coombe Lane properties will be disrupted, including a car parking space
- Turning circle area would become difficult for trucks / vans
- The proposed gated access has not been agreed by owners and needs to be unobstructed 24 hours a day

Officer's Response:

The gated element of the proposal was removed due to Officer concerns over access and being built outside the applicant's ownership. The applicant has indicated a swept path analysis on the plans which allows for the turning of vehicles within the site and this is considered acceptable. In relation to disruption during construction, a condition is recommended requiring the approval and implementation of a demolition and construction method statement.

Additional informative.

You are advised that some of the rear parking area included in the current application formed parking that was part of application 17/P4083, the prior approval for 11 residential units. If this current application is implemented, it will not be possible to implement 17/P4083 in the form submitted and a new application may be required

Item 7. 36 Grenfell Road, Mitcham, CR4 2BY

Application Number: 18/P4483 Ward: Graveney

No modifications.

Item 8. 14 Highbury Road, Wimbledon, SW19 7PR

Application Number: 18/P4442 Ward: Village.

Additional comments from the Agent:

Paragraph 7.7 - The text reads '*the proposed basement is the same size as the one considered under the previous scheme at appeal*'. However, the basement has been reduced in size in comparison to the appeal scheme. The original application was 43.6% (375sqm) which was then reduced down to 42% 361.8sqm before planning

committee. It was the reduced size (i.e. the 42%) which went to appeal. The current basement scheme which will be before the committee next week is 39.6% or 857.9sqm.

Officer response:

Officers have re-checked the plans and confirm that the proposed basement has been reduced in size. Officers therefore propose the following wording in Paragraph 7.7 to replace the above wording:

'The proposed basement has been reduced in size in comparison to the one considered under the previous application'.

One additional representation received outlining the following:

- Because of the change of committee date from 20th June to 19th June several neighbours cannot attend.
- Please can Cllr Howard's suggestion of rescheduling this for a time when all interested parties can attend the meeting be accommodated.

Item 9. Garages R/O 38 Inglemere Road, Mitcham, CR4 2BT

Application Number: 19/P0498

Ward: Graveney

5.5 Car parking - It should read "The proposal indicates 4 car parking spaces" and not 2.

7.8 Should read "The proposals would provide 4 new units" and not 3.

Item 10. Merton Hall, Kingston Road, Wimbledon, SW19 1LA

Application Number: 19/P0205

Ward: Abbey

Consultation (page 117)

Metropolitan Police.

"Comments to proposals as amended.

The change of the proposed hours of normal closure to 1030pm will remove my concern of the chance of noise encroachment into the 11pm to 7am period of low noise.

I concur with the last part of item 7.11 that signage be prominently displayed requiring all leaving the church are quiet. I would also ask reinforcement of the message be verbally repeated at the end of each evening.

Also I would ask that the risk of failure to adhere to the condition and any subsequent enforcement measures be emphasised to the church."

Four late objections, also copied to Councillors were received 15/6/19 and 18/6/19 raised concerns that;

- i) The Police do not recommend approval of this

- ii) The council disregard local residents
- iii) On what basis is this being recommended
- iv) Additional air and noise pollution
- v) The applicant can make an appeal and make a proper statement of case and this is a “second bit (sic) of the cherry.
- vi) The 10 unrestricted events could operate 24hours.
- vii) There will be 3x exit doors and first floor rear windows 5m from our back fence and 50 feet from the back of our house. The proposal will allow the congregation to be in the rear exterior space with potential noise within 15 feet of our house at 10.30pm.
- viii) Air handling units will be operating later into the night
- ix) Exterior lighting could be left on later
- x) Elim church knew it needed the longer hours when it first applied but failed to mention it as it would be good grounds to refuse. Now building is nearing completion they spring this out of nowhere hoping to force planners and residents to accept it as a fait au compli.
- xi) How will the 10 events be enforced.
- xii) Noise from returning to their vehicles
- xiii) Neither council nor applicant has addressed previous Police concerns
- xiv) 200 have objected, council should listen to residents, the approved hours are sufficient

Item 11. 3 Lincoln Avenue, Wimbledon Park, SW19 5JT

Application Number: 19/P0558

Ward: Village

Amendment to Proposal title – Page 123:

Description of proposal should read ‘Erection of 2 x five bedroom detached houses and 1 x six bedroom detached house with basements’.

Reason – to reflect the exact bedroom numbers proposed for each dwelling house.

One additional letter of representation received outlining the following points:

- We have had helpful discussions with the developer, architect and landscape gardener about the best way to deal with the retaining wall, which is very much in line with the representations made on 5th March.
- However, we still have concerns about the top storey windows at the back, which have been changed from velux type to upright. These will have direct views to bedroom. The house that would be alongside our own will not affect us, so we are only asking for consideration about the other two houses.

Item 12. Old Rutlishians Association Sports Ground, Poplar Road, Merton Park

Application Number: 19/P0824 Ward: Merton Park

One additional letter of representation, also copied to Councillors, was received 17/6/19 outlining the following points:

- The application form is incorrect and incomplete, with the opening hours stated as 'not known' and machinery installed on site specified as 'none'
- Objections are mainly regarding the opaque screenings. In matches batsmen are not screened and would have other fielders close to them. There is no need for screens and they should learn to cope with distractions in practise. Previous nets at the site did not have screens.
- Images from before and after installation of nets to highlight visual impact from Charnwood Avenue.
- Images from upper floor windows of no. 38 Charnwood Avenue showing the nets with and without the opaque screens
- Disagree that the nets are in a similar position as they are now adjacent and parallel to no.38 and closer
- The nets are being used to a far greater extent that previously and now with machinery, given they are new and state of the art. The club is publicising this facility to increase membership
- Cricket requires shouting to each other due to distances
- Level of usage of the old nets is irrelevant in determining the noise pollution of new nets
- The nets will be used every night of the week and informal practise could continue afterwards to 21:30. Summer camps are also advertised between 9am and 4pm, July to August. On the weekend the nets are being used from 8:30 to 21:00
- The nets act as a magnet for any children, similar to having a playground next to no. 38 Charnwood Ave.
- The clubhouse is also used for other social facilities such as Zumba classes during the week and weekends, regularly until midnight.
- The most noise nuisance is from machinery which was not declared in the application and which was not used in the previous nets.
- Conditions should be attached if granted to restrict hours of use and use of machinery

- Nets should have been placed adjacent to clubhouse/squash courts and relocation of rugby pitch

Another representation which has not been uploaded on the planning explorer was submitted again outlining the following points:

- Wish for new fencing not to replace the existing hedgerow, given historical marking of boundaries between Morden & Wimbledon
- Hedge must be maintained as to prevent growth to protect pleasant rural sight lines into ground which allows the watching of cricket rugby and football matches
- Higher hedge would cause security problems as the walk between could become a target for assaults and muggings
- White tarpaulin is obtrusive and a more in keeping colour should be used if they are necessary

Item 13. 72 Southdown Road, Raynes Park, SW20 8PX

Application Number: 19/P0807 Ward: Hillside

No modifications.

Item 14. 7 Sunnyside Place, Wimbledon SW19 4SJ

Application Number: 19/P0132 Ward: Hillside

No modifications.

Item 15. Tree Preservation Order (No.738) at 5 Highbury Road, Wimbledon, SW19 7PR

Ward: Village.

Item 16. Planning Appeal decisions.

Item 17. Enforcement summary.

This page is intentionally left blank