

Merton Council

Planning Applications Committee

18 July 2019

Supplementary agenda

15 Supplementary Agenda - Modifications

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Planning Applications Committee 18th July 2019 Supplementary Agenda (Modifications Sheet)

Item 5. 141 The Broadway, Wimbledon SW19 – Abbey Ward – 17/P0296.

Consultations (page 17)

Insert after paragraph 5.1.2

Additional representation received:

Objection received from neighbouring occupier on the following grounds:

- Loss of light and overlooking;
- Current design, energy efficiency and layouts (Balconies) still do not fit the criteria required to match the current buildings in this location.
- Request a visit to the offices
-

Item 6. 96 Church Road, Mitcham CR4 – Cricket Green Ward – 19/P0191

Planning considerations (page 61)

Insert after paragraph 7.10.

The London Industrial Land Demand Report 2017 shows that Merton still has excess industrial land, with negative net demand and an overall vacancy rate of 5.6%. Furthermore, the vacancy rate at Boundary Business Court is much higher, with 20% of the units (5 out of 25) currently vacant. This suggests either low demand for business premises in the area around the site, an excess of supply, or simply that Boundary Business Court doesn't have the facilities that prospective tenants require. On this latter point, the report notes that "occupier requirements [are becoming] more demanding and bespoke, to accommodate increased eaves heights, greater floor loadings, more volume and sophisticated technology. Many occupiers now think not in terms of sq. ft. or sq. m but in cubic feet or cubic metres". It is considered that if the application site were to be retained for purely employment purposes, it would be subject to these same pressures and there would therefore, be a greater probability of it remaining vacant following the departure of the current occupier.

Item 7. 59 Colwood Gardens, Colliers Wood SW19 – Colliers Wood Ward – 18/P4288

No modifications.

Item 8. 110 Gladstone Road, Wimbledon SW19 – Dundonald Ward – 19/P1772

Consultation (page 92)

Additional representation received:

One more representation was received from a neighbouring occupier to advise on conditioning the planning permission – 1) Height: Establish a maximum height of 2.5m from true / agreed ground level, 2) Area: Curtail internal floor area below 15sqm, 3) Access arrangements: Curtail access to separate/independent routes. Further planning issues outlined are the permanent loss of amenity, family privacy, natural light obstructed, overshadowing, disturbance and nuisance.

The neighbours also objects on the ground of design and planning of outbuilding with respect to bulk, massing, detailing and materials impact on character of the area, impact on alleyway and risk of unauthorised use of property or renting outbuilding.

Item 9. 43 Lancaster Road, Wimbledon, SW19 – Village Ward

Consultation (Page 103)

Council Flood Risk Manager: No objections, subject to conditions:

Condition: No development approved by this permission shall be commenced until a detailed scheme for the provision of surface and foul water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) via infiltration or at the agreed runoff rate (no more than 2l/s), in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

Condition: Prior to the commencement of development, the applicant shall submit a detailed construction method statement (CMS) produced by the respective contractor/s responsible for building the approved works, to the approval of the Local Planning Authority. The construction method statement shall also detail how drainage and groundwater, will be managed and mitigated during and post construction (permanent phase) such as through passive drainage measures around the basement structure.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

Informative:

No surface water runoff should discharge onto the public highway including the public footway or highway. When it is proposed to connect to a public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary.

Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).

No waste material, including concrete, mortar, grout, plaster, fats, oils and chemicals shall be washed down on the highway or disposed of into the highway drainage system.

Item 10. 34-40 Links Avenue, Morden SW4 – Merton Park Ward – 19/P0635

No modifications.

Item 11. Willington School, 18 Worcester Road, Wimbledon SW19 – Hillside Ward – 19/P0375

Consultation (page 128).

Additional representation received:

One more objection received on the following grounds:

- Concerns over playground for shorter break times;
- Not enough space to play in;
- Congestion;
- School recent announcement of becoming Co-ed and introducing a nursery is evidence the school is looking to expand;
- Bins will be in the food preparation area;
- School should use existing facilities as opposed using a temporary structure;
- All Bar One and The Alex could provide the school lunches

Item 12. Planning Appeal decisions.

No modifications.

Item 13. Enforcement summary.

Replace text under Burn Bullock entry as follows:

Enforcement actions.

Burn Bullock, 315 London Road, Mitcham CR4.

A Listed Buildings Repair Notice (LBRN) was issued in August 2014 to require a schedule of works to be carried out for the preservation of the Building which is listed. Listed Building Consent was granted in March 2015 to cover the required works which include the roof, rainwater goods, masonry, chimney render repairs, woodwork, and glazing. An inspection of the building in April 2016 concluded that the required works had been carried out to an acceptable standard.

At a site visit in 2017 it was observed that there is a new ingress of water from the roof. This was pointed out to the owner asking for immediate action. Repairs were made and inspected by the case officer and conservation officer in 2018 who have concluded that the works are satisfactory.

Prosecution cases (page 146).

Replace text under Manor Road entry as follows:

55-61 Manor Road, Mitcham.

An enforcement notice was issued on 3rd August 2016 against the unauthorised change of use of the land from a builder's yard to use as a scrap yard and for the storage of waste and scrap metals, scrap motor vehicles and waste transfer. The notice came into effect on 2/9/16. No notification of an appeal was received. The requirement is to cease the unauthorised use and remove any waste and scrap materials including scrap and non-scrap vehicles from the site by 8/10/16. Following a site inspection, the occupier was reminded of the enforcement action and advised that as he failed to comply with the notice, the Council was progressing prosecution proceedings. However, the owner stated that the Notice would be complied with by 21st April 2017.

The people involved were summoned to attend Lavender Hill Magistrates' Court on 10th July 2018. The defendants were required to attend the court and enter a plea to the offence of failing to comply with the requirements of a Planning Enforcement notice.

The defendant's appeared [again](#) at Lavender Hill Magistrates Court on [7th August 2018](#). The Court imposed a £1,000 fine plus costs of £1,500. The occupier was instructed to comply with the notice within one week by 15/08/2018.

A second prosecution was underway in early 2019, however a recent inspection found that the Planning Enforcement Notice has now been complied with and the prosecution proceedings have been stopped.