

All minutes are draft until agreed at the next meeting of the committee/panel. To find out the date of the next meeting please check the calendar of events at your local library or online at www.merton.gov.uk/committee.

PLANNING APPLICATIONS COMMITTEE

15 JULY 2021

(7.15 pm - 11.10 pm)

PRESENT: Councillor Dave Ward (in the Chair),
Councillor Stephen Crowe, Councillor Stephen Alambritis,
Councillor Ben Butler, Councillor Billy Christie,
Councillor David Dean, Councillor Nick Draper,
Councillor Simon McGrath, Councillor Carl Quilliam and
Councillor Peter Southgate

IN ATTENDANCE: Sarath Attanayake (Transport Planning Project Officer), Tim Bryson (Development Control Team Leader (North)), Amy Dumitrescu (Interim Democracy Services Manager), Jonathan Lewis (Development Control Team Leader (South)), Tim Lipscomb (Case Officer) and Farzana Karamat-Mughal (Democratic Services Officer)

1 APOLOGIES FOR ABSENCE (Agenda Item 1)

An apology for absence was received on behalf of Councillor Joan Henry. Councillor Ben Butler was in attendance as her respective substitute.

2 DECLARATIONS OF PECUNIARY INTEREST (Agenda Item 2)

Councillors Stephen Alambritis declared an interest in respect of item number 13 – 35 Florence Avenue, Morden, SM4 6EX, in that he owned a property in the vicinity. He did not take part in the debate and did not vote.

3 MINUTES OF THE PREVIOUS MEETING (Agenda Item 3)

RESOLVED: that the minutes of the meeting held on 29th June 2021, were agreed as an accurate record.

4 TOWN PLANNING APPLICATIONS (Agenda Item 4)

The Committee noted the amendments and modifications to the officers' report (see item no. 18). This applied to items no. 5, 7, 9, 10 and 12.

Furthermore, the Chair advised that the order of the agenda was changed and would be considered in the order as follows: 13, 15, 5, 6, 7, 9, 8, 10, 11, 12 and 14. For the purpose of the minutes, items were minuted in the order they appeared in the published agenda.

5 2 BLENHEIM ROAD, RAYNES PARK, SW20 9BB (Agenda Item 5)

Proposal: Extension and conversion of existing dwelling to create 5 x self-contained flats and 2 x dwelling houses and the erection of 2 x semi-detached houses at the rear of the site, together with associated works.

The Committee noted the report and the plans presented by the Development Control Team Leader (South). The Committee also noted the modifications sheet contained in the supplementary agenda.

An objector had registered to speak in relation to the proposed scheme, and at the request of the Chair, had raised a number of points, including

- the development was overlooking to other properties in the area;
- there were currently flood risk in the area; removing the pool and the garden from number two and replacing it with drives would increase the flood risk;
- the proposal was out of character and overdevelopment, in terms of height to other properties in the area.

The applicant's agent had registered to speak, and at the request of the Chair, reiterated some of the points highlighted in the report and addressed the concerns raised by the objectors with regards to loss of privacy, parking and noise.

Furthermore, he clarified that there was no overlooking from upper level and the proposals would not have an adverse impact on the street and the area.

Councillor Hina Bokhari had registered to speak on behalf of her constituents, and at the request of the Chair, addressed the Committee the concerns raised by residents in relation to overlooking, flood risk, parking and tree protection. The Committee was also informed that bin lorries had been unable to collect residents bins due to roads being blocked by parked cars.

The Development Control Team Leader (South) directed Members attention to page 25 of the report, condition 7, which stated that 'No development should commence until details of a proposed sustainable urban drainage system (SUDS) had been submitted. The removal of impermeable surfaces should also be shown on the submitted plans in order to reduce flood risk and to contribute to sustainability in accordance with policy DM F2 of the Sites and Policies Plan and SI 13 of the London Plan 2021.

In response to members questions and comments, the Development Control Team Leader (South) directed Members attention to page 26 of the report, condition 9, which stated that "no development should take place until full details of a landscaping and planting scheme had been submitted. The details should also include that all existing trees, hedges and any other features to be retained.

Members raised concerns in relation to lack of details with regards to the new houses being built, the outdoor amenity space, overdevelopment and flood risk in the area.

The Chair moved to the vote on the officer's recommendation and it was

RESOLVED that the application number 20/P1852 be **GRANTED** planning permission subject to conditions.

6 11 BLOSSOM SQUARE, WEST WIMBLEDON, SW20 8TG (Agenda Item 6)

Proposal: Proposed use of raised flat roof at rear of building as a terrace, including the installation of opaque glass privacy screens.

The Committee noted the report and the plans presented by the Development Control Team Leader (South).

An objector had registered to speak, and at the request of the Chair, raised a number of concerns, including:

- The adjacent houses to the development were directly affected by the proposed scheme;
- The proposal would exacerbate the overlooking into the rear bedrooms, living rooms and gardens of the neighbouring houses due to the close proximity of the new development.

The applicant's agent had registered to speak, and at the request of the Chair, addressed the Committee with the objectors concerns, in doing so, he advised the Committee that the proposal was for the use of the balcony which was accessed directly from the master bedroom, the kitchen and living room is a ground floor level and had direct access into the garden, therefore the balcony would only be used occasionally. Moreover, as stated in the report, the nearest point to the buildings were 20 meters apart. The distance together with mature landscape screening would prevent loss of privacy and overlooking.

In response to the Committee it was confirmed that 'Condition 23 to preclude use of the balcony as a roof terrace' had been waived for the adjoining property number 10 Blossom Square.

The Chair moved to the vote on the officer's recommendation and it was

RESOLVED that the application number 21/P1108 be **GRANTED** planning permission subject to conditions.

(The meeting was adjourned at 20:57 for a short break and resumed at 21:06)

7 NONSUCH HOUSE, 31 CHAPTER WAY, COLLIERS WOOD, SW19 2RP
(Agenda Item 7)

Proposal: Erection of a two storey roof extension creating 16 x self-contained flats (comprising 8 x 1 bed and 8 x 2 bed) with associated parking and refuse storage.

The Committee noted the report and the plans presented by the Case Officer. The Committee also noted the modifications sheet contained in the supplementary agenda.

Two objectors had registered to speak in relation to the proposed scheme, and at the request of the Chair, had raised a number of points, including

- the proposal was an overdevelopment;
- little regard was given for the existing residents who would be most impacted by this development;
- the development did not provide good quality attractive nor affordable homes;
- impact on noise and disturbance during the construction process

The applicant's agent had registered to speak, and at the request of the Chair, informed the Committee that the scheme was designed to provide good quality affordable houses and met or exceeded development standards in respect of daylight and overlooking.

The Committee acknowledged that it was prudent to safeguard the residence and to make sure that the impact of construction was at the minimum. Members' attention was drawn to condition 14, which stated that 'No development should take place until a Demolition and Construction Method Statement has been submitted and that the approved Statement should be adhered to throughout the demolition and construction period' to ensure the amenities of future occupiers and those in the local vicinity were protected.

Clarity was sought that this application was for a full planning permission and therefore assessed against the Council's development Plan Policies as usual.

The Chair moved to the vote on the officer's recommendation and it was

RESOLVED that the application number **21/P1082** be GRANTED planning permission subject to conditions and s106 legal agreement.

8 AELTC CHURCH ROAD, WIMBLEDON, SW19 5AE (Agenda Item 8)

Proposal: Reconfiguration/alteration/extension of the existing millennium building including new/altered plant, new atrium, link to existing Somerset Road tunnel, provision of a roof level extension and associated new landscaping.

The Committee noted the report and the plans presented by the Development Control Team Leader (North).

In response to Members' questions and comments, the Development Control Team Leader (North) confirmed in terms of loss of light, the applicant had submitted daylight and sunlight report and reported that the impact on daylight and sunlight to the gardens and rear facing windows remained compliance with Council's guidelines.

The Chair moved to the vote on the officer's recommendation and it was

RESOLVED that the application number 20/P3635 be **GRANTED** planning permission subject to conditions and s106 agreement.

9 67 CLARENDON ROAD, COLLIERS WOOD, SW19 2DU (Agenda Item 9)

Proposal: Redevelopment of site involving the demolition of existing office buildings and erection of new two-storey medical centre and replacement Merton Vision Charity facilities, with new vehicular access, car and cycle parking, drainage, landscaping, external store and bin stores.

The Committee noted the report and the plans presented by the Development Control Team Leader (South). The Committee also noted the modifications sheet contained in the supplementary agenda.

Two objectors had registered to speak in relation to the proposed scheme, and at the request of the Chair, had raised a number of points, including, concerns in relation to site accessibility, scale of development, traffic and parking and air and noise pollution.

The applicant's agents' had registered to speak, and at the request of the Chair, highlighted to the Committee that this application provided a Medical Centre for the community. A lot of effort and work had been put in with regards to this application to provide a modern purpose-built premises which would enable better patient care services for everyone. Furthermore, number of community engagement work had been taking place with partners- agencies and residents to address some of the concerns raised.

Councillor Laxmi Attawar had registered to speak in support of this application, and at the request at the Chair advised the Committee that it was imperative that this development goes ahead as this would benefits the local residents of Colliers Wood and Lavender as the surgeries were not fit for purpose and was in need of modern medical centre.

The Committee welcomed the proposal and deemed it to be for purpose which the local communities would benefit.

The Chair moved to the vote on the officer's recommendation and it was

RESOLVED that the application number 20/P3608 be **GRANTED** planning permission subject to s106 obligations or any other enabling agreement and conditions.

10 8 CLEMENT ROAD, WIMBLEDON, SW19 7RJ (Agenda Item 10)

Proposal: Demolition of existing dwelling house and garage and erection of a replacement dwelling and installation of a bin store and cycle parking.

The Committee noted the report and the plans presented by the Development Control Team Leader (North). The Committee also noted the modifications sheet contained in the supplementary agenda.

Two objectors had registered to speak in relation to the proposed scheme, and at the request of the Chair, had raised a number of points, including

- the proposal was out of character with surrounding properties;
- the proposal did not comply with Merton's policies and conservation area law;
- the sloping roofs were not similar to the surrounding as stated in the report.

The applicant's and its agent had registered to speak, and at the request of the Chair, addressed the concerns raised regarding the replacement of the existing dwelling with a new contemporary design. The proposal offered an opportunity to replace a building which had no significant historic importance or architectural merit with a new high quality dwelling which would substantially reduce carbon emissions.

The proposal had been carefully considered to ensure it not only enhanced the immediate context but also the conservation area as a whole. The scheme was a contemporary design which adopted contextual elements such as traditional brickwork sloped roof forms and a modest scale. The sloped roof would create a harmonious well-balanced appearance and maintained a low ridge line to neighbouring properties. Furthermore, the proposed scheme contemporary design would not harm neighbours.

In response to members' question, members' attention was drawn to page 299 (7.9) on the report which stated that the proposal involved the demolition of the existing dwelling and replacement with a new house that was slightly larger in terms of its footprint and height. The overall height to the ridge would be 1.67m higher than the existing chalet bungalow. Dwellings within Clement Road are varied in height but were generally two storey, some with room in the roof space. However, the recently constructed property located adjacent, at no. 9 is three-storey in height. It is considered that the proposed dwellings scale and massing would not have a detrimental impact upon the street scene and would be appropriate having regard to the scale of the buildings in the road and surroundings.

The Chair moved to the vote on the officer's recommendation and it was

RESOLVED that the application number 21/P1278 be **GRANTED** planning permission subject to conditions.

11 296 COOMBE LANE RAYNES PARK, SW20 0RW (Agenda Item 11)

The consideration for application number 20/P3898 be deferred to the next meeting of the Committee.

12 DUNDONALD RECREATION GROUND, WIMBLEDON, SW19 3QH (Agenda Item 12)

The consideration for application number 19/P4183 be deferred to the next meeting of the Committee.

13 35 FLORENCE AVENUE, MORDEN, SM4 6EX (Agenda Item 13)

Proposal: Erection of 2 x 2 bedroom dwelling houses at the rear section of land at 35 Florence Avenue, Morden. Along with associated parking, external plant, refuse and cycle storage and landscaping.

The Committee noted the report and the plans presented by the Development Control Team Leader (South).

Two objectors had registered to speak in relation to the proposed scheme, and at the request of the Chair, had raised a number of points, including:

- the proposal and the adjacent house would be close to boundaries and would cause loss of privacy. The car park would be facing into neighbouring garden;
- the proposal was an overdevelopment and detrimental to the amenities;
- The air source heat pumps would create continuous levels of noise.

The applicant had registered to speak, and at the request of the Chair, informed the Committee that the re-design of the scheme would potential reduce the impact on the neighbouring property's amenities and that the appearance and aesthetics of the scheme would enhance the amenity space for many of the neighbouring properties.

At the request of the Chair, Councillor Peter McCabe addressed the Committee with a number of concerns relating to the proposal and reiterated that the proposal was an overdevelopment, car parking issues and the proposal was close to the boundaries of other properties in the area which was have an the impact on the neighbouring privacy. Furthermore he raised concerns in relation to the colossal noise generated from air source heating pumps.

In response to the objections raised, the Development Control Team Leader (South) draw members' attention to condition 11 of the report which stated that 'no dwelling should be occupied until the application had provided written confirmation as to the installation of a fire hydrant.

In response to members' concerns regarding the air source heat pump, the Development Control Team Leader (south) advised the Committee that officers would engage with the architects and designer of the scheme to address the concerns.

The Chair moved to the vote on the officer's recommendation and it was

RESOLVED that the application number 21/P1233 be **GRANTED** planning permission subject to conditions.

(Councillor Stephen Alambritis declared an interest in respect of item number 13. He left the room and did not take part in the debate or vote)

14 FORMER FIRE STATION, LOWER GREEN WEST CR4 3GA (Agenda Item 14)

Proposal: Conversion of former Fire Station to provide 9 x residential units involving erection of rear and side extensions to existing building.

The Committee noted the report and the plans presented by the Development Control Team Leader (South).

The Chair moved to the vote on the officer's recommendation and it was

RESOLVED that the application number 20/P0801 be **GRANTED** planning permission subject to conditions.

15 WIMBLEDON STADIUM, PLOUGH LANE, SW17 0BL (Agenda Item 15)

Proposal: Application for variation of condition 37 (stadium uses) attached to LBM planning application 18/P3354 (variation of condition application that amended commercial, stadium and residential (increase in number of units from 604 to 632). Changes to condition 37 relate to allowing rugby matches as well as the permitted football matches.

The Committee noted the report and the plans presented by the Development Control Team Leader (North).

Councillor Edward Gretton had registered to speak, and at the requested of the Chair, informed the Committee that he had been meeting the club to discuss the concerns raised by the residents of Wimbledon and that the club had reassured that there was no intention for the closure of Plough Lane on match days and the closure

arrangements would only be in place when they expected a high number of crowds for safety reasons.

In response to members' question, The Development Control Team Leader (North) clarified that on average two matches a week would be played at the ground. Furthermore, members' attention was drawn to page 514 of the report in relation to conditions 37 and 39.

The Chair moved to the vote on the officer's recommendation and it was

RESOLVED that the application number 21/P1136 be **GRANTED** variation of condition, subject to conditions.

16 PLANNING APPEAL DECISIONS (Agenda Item 16)

The Committee noted the Planning Appeal Decisions.

17 PLANNING ENFORCEMENT - SUMMARY OF CURRENT CASES (Agenda Item 17)

The Committee noted the Planning Enforcement report.

18 MODIFICATIONS SHEET (Agenda Item 18)

Members noted the modifications sheet.