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PLANNING APPLICATIONS COMMITTEE

28 APRIL 2022

(7.15 pm - 8.23 pm)

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

ALSO,
PRESENT Stuart Adams (Development Control Leader South)
Leigh Harrington (Planning Officer), Amy Dumitrescu
(Democracy Services Manager) and Bola Roberts (Democratic
Services Officer)

ATTENDING
REMOTELY James McGinlay (Head of Regeneration), Sarah Attanayake
(Transport Planning Project Officer) and Tim Lipscomb (Planning
Officer)

1 APOLOGIES FOR ABSENCE (Agenda Item 1)

Apologies for absence were received from Councillor Henry. Councillor Dehaney attended as Substitute.

2 DECLARATIONS OF PECUNIARY INTEREST (Agenda Item 2)

There were no declarations of interest.

3 MINUTES OF THE PREVIOUS MEETING (Agenda Item 3)

RESOLVED: That the minutes of the meeting held on 17 March 2022 are agreed as an accurate record.

4 TOWN PLANNING APPLICATIONS (Agenda Item 4)

The Committee noted the amendments and modifications to the officer's report. The Chair advised that items would be taken in the following order 6,7 and 5. For the purposes of the minutes the items are minuted in the published agenda order.

5 CARTERS HOUSING ESTATE, RAYNES PARK, SW20 (Agenda Item 5)

The Planning Officer presented the report

In response to questions from members, the Planning Officer advised:

- That all residents within the red line area were consulted regarding the development, some queries were received by phone in addition to the number of representations recorded within the report
- The Planning Officer confirmed that there is no immediate access from the western side area and all access is from the east.
- The Planning Officer confirmed that 10 % of parking spaces will be lost, the reduction is not uniform to all units and around 35% of streets were affected. The displaced vehicles would be required to park elsewhere in the area.

In response to further questions the Planning Officer advised that:

- In terms of the waste plan and ongoing enforcement, this would be the responsibility of the Planning Enforcement Team.

Members raised concerns on a solution for providing additional bin storage but not creating issues on car reduction spaces. Members considered reduction of car spaces by putting bin spaces amounts to loss of amenities. Members suggested finding a solution to reduction of rubbish.

The Chair moved to the vote and it was:

RESOLVED

That the application be granted subject to conditions

6 ELECTRICAL SUB STATION ADJACENT TO 14 PEPYS ROAD, RAYNES PARK, SW20 8NH (Agenda Item 6)

The Officer presented the report.

In response to members questions the Planning Officer advised that:

- There were two further applications pending for the site, with two being considered by the Committee at this meeting.
- The Applicant was the freeholder of the site, the electrical substation is operated by UKPowernetworks and it would need to be relocated and operational subject to a planning application before development commences.
- Overshadowing of the neighbouring house would be caused to a degree however a level of overshadowing already occurred from existing buildings next to the proposed site. Whilst some room measurements could be considered small, the length compensated for the width and all measurements were above minimum standards given within the London Plan.

Members commented on the application. Concerns were raised on the fire access noting that the Fire Brigade had provided numerous reports on the application.

- The Planning Officer advised that the local Fire Officer undertook an initial site visit and commented at that point that the access point was necessary.

- The Planning Officer said The Fire Officer was asked to revisit the site again and look at other access areas close to the site and the Southwest corner and in view of those further observation withdrew his objection. The fire safety was also independently assessed.

The Chair then moved to the vote.

RESOLVED:

That the Planning application be granted permission subject to conditions and Section 106 agreement.

7 ELECTRICAL SUB STATION ADJACENT TO 14 PEPYS ROAD, RAYNES PARK, SW20 8NH (Agenda Item 7)

The Planning Officer presented the report

The Committee received a verbal representation from one objector who made points including:

- Notices were sent to 193 residents and 113 objections were received from residents, which the Objector felt was in the majority
- The rear access gate as described in the application report had recently been padlocked and prior to that resident used the gate as point of access
- The plan does not provide a new pedestrian access but sends residents to gain access via the bin area
- The proposed site is close to a zebra crossing and the Objector asked Transport Planning Officers to investigate this
- The Objector stated that as this was a complex development and infills should be completed before development commences
- The Objector pointed out to the committee, that it was only in the agenda notes that the electrical sub-station is confirmed to be an active feature, had it been in the application, then more residents would have objected to its removal
- The Objector said a feasible option had not been agreed with Network power
- The Objector asked if the removal of the electrical sub-station was in line with the councils' plan and green spaces
- The Objector expressed concerns on fire safety and read the statement from fire consultations in the Planning Officers report
- The existing residents would have to live with the proposed development

The Planning Officer responded to points raised including:

- The Applicant would have to consider the viability of moving and building a new station as very tricky and a costly thing to do, however this could be a possibility and the point made by the Objector is noted

- The Planning Officer was unable to comment on the road crossing and could not see where another crossing could go and its impact on residents' houses

Members commented that the site was accessible from various points. Members raised concerns on vehicle access for fire safety. Members acknowledged that although a concern, this was not grounds for refusing the application

In response to further questions. The Planning Officer confirmed that a planning application would be required to relocate the current sub-station before the electrical sub-station can be demolished. Therefore, conditions had been included in the application to reflect this

The Chair moved to the vote, it was

RESOLVED

That planning permission was granted subject to conditions and section 106 agreement.

At the end of the meeting, The Chair thanked everyone involved in the Planning Committee for their hard work.

Councillors Alambritis and McGrath spoke to thank Cllr Ward for his work as chair of the Committee. Members also thanked officers for their work.

8 PLANNING APPEAL DECISIONS (Agenda Item 9)

Members raised concern on the planning application 19/P4183 Dundonald Recreation Ground. Members also raised concerns that the information regarding the toilets was not accurate.

The concerns were noted.

9 PLANNING ENFORCEMENT - SUMMARY OF CURRENT CASES (Agenda Item 10)

The Committee noted the report.