

Agenda Item 3

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PLANNING APPLICATIONS COMMITTEE

21 OCTOBER 2021
(7.15 pm - 8.54 pm)

PRESENT Councillors Councillor Dave Ward (in the Chair),
Councillor Stephen Crowe, Councillor Stephen Alambritis,
Councillor Billy Christie, Councillor Nick Draper,
Councillor Joan Henry, Councillor John Dehaney, Councillor
Najeeb Latif, Councillor Simon McGrath and
Councillor Peter Southgate

ALSO PRESENT Councillor Eleanor Stringer

Jonathan Lewis (Development Control Team Leader (South)),
Leigh Harrington (Planner), Lesley Barakchizadeh (Interim
Building and Development Control Manager), Andrew Robertson
(Head of Democracy and Electoral Services) and Richard
Seedhouse (Democratic Services Officer)

**ATTENDING
REMOTELY** Councillor Nigel Benbow

Tim Bryson (Development Control Team Leader (North)) and
Amy Dumitrescu (Democracy Services Manager)

1 APOLOGIES FOR ABSENCE (Agenda Item 1)

Apologies for absence were received from Councillors Quilliam and Dean.
Councillors Latif and Dehaney attended as substitutes.

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 23 September 2021 were
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 the items would be heard in reverse order; item 7, 6 and then 5. For
the purpose of the minutes, items appear minuted in agenda order.

5 GARAGE BLOCK, HEYFORD AVENUE, LAND REAR OF 145 & 147 SPRINGFIELD AVENUE, RAYNES PARK (Agenda Item 5)

Proposal: Demolition of Garage block and erection of a 2 bed bungalow with habitable roofspace.

The Development Control Team Leader (South) presented the report and members commented on the application.

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

RESOLVED:

that the Committee granted planning permission subject to conditions.

6 52B RUSSELL ROAD, WIMBLEDON, LONDON, SW19 1QL (Agenda Item 6)

Proposal: Replacement of bedroom window with doors

The Development Control Team Leader (North) presented the report.

The Committee received a verbal representation from two objectors who made points including:

- The current application was factually incorrect and no notices had been affixed outside the property
- There had been no building control completion certificate
- The application if granted would set an unacceptable precedent
- The proposal would harm the character of the building

The Committee received a verbal presentation from the Applicant who made points in response including:

- Any dispute between the freeholders was not a planning consideration
- The joinery was inkeeping with others within the area

A statement was read out on behalf of Councillor Nigel Benbow on the Application, stating that the doors were unsuitable and out of keeping with the current building.

The Development Control Team Leader (North) responded to the points raised advising that neighbour letters had been sent as required and noting that the issues raised around freeholder/leaseholder disputes were not a planning matter.

Members commented on the application noting that the doors were at ground level and would therefore not lead to any loss of light.

The Chair moved to the vote and it was

RESOLVED:

That the Committee granted planning permission subject to conditions.

7 EDDIE KATZ, 42 STATION ROAD, COLLIERS WOOD, LONDON, SW19 2LP
(Agenda Item 7)

Proposal: Redevelopment of the site including the erection of buildings (1x10 storeys block and 1x13 storeys block) to provide a mixed use scheme including 116x residential units (use class C3) and commercial floorspace (use Class E). Together with associated car and cycle parking, hard and soft landscaping and associated infrastructure.

The Planner presented the report and brought to members' attention amendments to the S106 heads of Terms and a number of the planning conditions as set out in the Supplementary Agenda.

The Committee received verbal presentations from two objectors who made points including:

- The proposal was too high and too dense and the heat pumps would add noise.
- The proposal would overshadow the area next to it and close off views of the sky to the East.
- The proposal would increase traffic and would cause difficulties for emergency services access to the proposed building.
- The proposal contradicted the principles in the tall buildings background paper as well as policies DMD2 and DMD4.
- The proposal would lead to a loss of light for nearby homes and would cause overlooking to nearby homes due to overhanging balconies.
- The size and density of the proposal would create significant noise and odour and destroy the quiet character of the area.

The Applicant spoke in response and made points including:

- The Applicant had worked closely on the designs with Thames Water, the Environment Agency and the Fire Brigade.
- The Applicant had held two public consultation events and made changes following feedback received including reducing the design from 15 to 13 storeys.
- The Applicant believed that the heights were in-keeping with the precedent in the area.
- Daylight modelling had shown 100% compliance with the guidance
- The proposal would provide new housing and public realm
- The massing had been carefully considered

The Chair noted that the two ward Councillors who would be speaking were Abbey Ward Councillors and the application was located in Colliers Wood Ward. However, given that the roads directly affected by the proposal fell within Abbey ward, the Chair had agreed to these councillors speaking.

Councillor Eleanor Stringer gave a verbal presentation to the Committee noting that whilst there were many positive aspects to the application, she had concerns

regarding overdevelopment of the site in an area of historic importance, noting that the tallest recent approvals were 7 storeys high and noting the privacy concerns of residents.

A statement was read out on behalf of Councillor Nigel Benbow, stating that the design of the buildings did not blend in with the surroundings, that he had concerns around the height and mass of the proposals and that it would result in loss of light to local properties.

The Development Control Team Leader (South) responded that the wider overall context had been considered and noted that the PTAL rating within the area was up to 4.

The Planner responded to members' questions:

- A fire engine would be able to access the site and the proposal was covered with a fire safety statement.
- The decision was an indicative decision which would then be passed to the Mayor of London for a final determination.
- The density of the proposal was 1349 habitable rooms per hectare.
- Whilst some elements were 100% compliant there were varying parts within it and there were some reductions in the visual sky element on some properties.

Members commented on the proposal noting the provision of affordable housing and also expressing concerns on the height of the proposals and the impact on the area.

The Chair moved to the vote and it was

RESOLVED:

That the Committee granted planning permission subject to any direction from the Mayor of London the completion of a S106 agreement and conditions.

8 PLANNING APPEAL DECISIONS (Agenda Item 8)

The Committee noted that a report would be within the agenda for the next meeting.

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

The Committee noted the report.