

## PLANNING APPLICATIONS COMMITTEE

26<sup>th</sup> October 2023

Item No:

UPRN

APPLICATION NO.

DATE VALID

23/P2431

04/08/2022

**Address/Site:** Outside 13 Station Buildings, Coombe Lane, Raynes Park

**(Ward)** Raynes Park

**Proposal:** FULL PLANNING CONSENT FOR THE PROPOSED INSTALLATION OF ADVERTISED COMMUNICATION HUB UNIT WITH DEFIBRILLATOR.

**Drawing Nos:** Site Plan and Images (A02282 Rev A); Covering Letter; Communications Brochure; Management Plan; Merton Hub Specification; Merton Reinstatement; Merton Sustainability; Who is CHT 2.

**Contact Officer:** Brenda Louisy-Johnson (0208 545 3169)

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### RECOMMENDATION

**GRANT Planning Permission Subject to Conditions**

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### CHECKLIST INFORMATION

- Heads of agreement: No
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice: No
- Site notice: Not required
- Design Review Panel consulted: No
- Number of neighbours consulted: 17
- External consultations: None
- Flood Zone: Flood Zone 1

### **1. INTRODUCTION**

- 1.1 The application has been brought before the Planning Applications Committee due to a Councillor call-in request by Councillor Matthew Willis.

## **2. SITE AND SURROUNDINGS**

- 2.1 The application site is located on the footpath on the south side of Coombe Lane, outside 13 Station Buildings. The surrounding area comprises retail properties.

## **3. CURRENT PROPOSAL**

- 3.1 Planning permission is sought for the proposed installation of advertised communication unit with defibrillator and telephone.
- 3.2 The proposal would have a height of 2.63 m, width of 1.38 m and depth of 0.3 m with 0.6 m overhang.
- 3.3 The advert panel would be on the east facing elevation and the defibrillator and telephone on the west facing elevation. It would have a dark grey and block pallet appearance.
- 3.4 Amended plans: The proposal has been amended by re-positioning the proposed unit by 0.3 m closer toward the edge of the public pavement with the road.

## **4. PLANNING HISTORY**

23/P2123 – ADVERTISEMENT CONSENT FOR THE PROPOSED INSTALLATION OF ADVERTISED COMMUNICATION HUB WITH DEFIBRILLATOR – Pending Decision.

## **5. POLICY CONTEXT**

### **5.1 Adopted Sites and Policies Plan and Policies Maps (July 2014):**

DM D2 Design considerations in all developments  
DM D5 Advertisements  
DMR1 Location and scale of development in Merton's town centres and neighbourhood parades

### **5.2 Adopted Core Strategy (July 2011)**

CS14 Design  
CS18 Active Transport  
CS20 Parking, Servicing and Delivery

### **5.3 London Plan (2021)**

SI 6 Digital connectivity infrastructure  
D8 Public Realm  
D4 Delivering Good Design

## 5.4 National Planning Policy Framework (2023)

Chapter 10: Supporting high quality communications

Chapter 7 Ensuring the vitality of town centres

Chapter 8 Promoting healthy and safe communities

Chapter 12 Achieving well designed places

## 6. CONSULTATION

- 6.1 The application has been publicised by means of individual letters sent to occupiers of neighbouring properties and site notice. There have been no neighbour representations received.

### Consultee comments

- 6.2 Highways Officer:

Original comments:

The communication unit is shown on the submitted drawing as being 800mm from the kerblines when it should be 450 from the kerblines to allow sufficient space for pedestrian movement.

Revised comments following receipt of amended plans:

Proposal now acceptable.

## 7. PLANNING CONSIDERATIONS

The key issues in the assessment of this planning application are:

- Principle of development
- Visual Amenity
- Use of the Highway

### 7.1 Principle of development

- 7.11 Chapter 10 of the NPPF supports high quality communications. The communication hub unit with defibrillator represents high quality communications for the public and is increasingly becoming the way forward for public use communications. The communication hub unit would be located in a busy high street location where it would be easily accessible to the public.

- 7.12 The site lies within the town centre of Raynes Park. Policy DM R1 outlines that the policy aims to protect the viability and character of Merton's town centres and neighbourhood parades whilst ensuring that there are a wide range of town centre type uses to meet the everyday needs of Merton's residents. The proposal is a small commercial entity which provides a variety of functions, including advertisement, telephone and defibrillator (medical). Officers consider this would be appropriate in principle in a town centre

location wherein other commercial uses and needs are nearby. The principle of development is therefore acceptable subject to other planning considerations given consideration below.

## **7.2 Visual Amenity**

- 7.21 Core Strategy Policy CS14, London Plan Policy D4 and Merton SPP Policies DM D1 and DM D2 seek to ensure a high quality of design in all development, which relates positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area.
- 7.22 Policy DM D5 requires that advertisements are of high quality design and that the quality, character and amenity of the borough is not diluted or undermined by inappropriate or excessive advertising on buildings, in the street or on site frontages. DM D5 also requires decisions to have regard to public realm enhancement schemes and regeneration initiatives, to ensure they are not diluted or undermined by inappropriate proliferation of advertisements.
- 7.23 The proposed communication hub would be large enough to be noticed with a busy high street location and would also be proportionate to surrounding buildings. The proposed communication hub would add to street furniture, but they are becoming reasonably common features of the high street to aid communication and public health and consideration of their visual presence must be balanced against this necessity. The location is such that the surroundings are commercial in nature where there are a variety of commercial shops. Further, there are some existing street furniture present in the locality, such as bins, lamppost, trees, letter box and bus stop. It is considered that the visual amenity of the busy street scene would not be adversely affected by the presence and appearance of the communication hub unit with defibrillator. The design of the unit would have a mixture of grey and black appearance and would therefore be neutral colours for the streetscene. The overall height and width is not considered to be excessive and would not cause a visually harmful impact on the streetscene, given the context of the location.
- 7.24 The proposed unit has been moved closer to the pavement edge upon request from the Highways Officer which results in the unit being less of an obstruction to users of the pavement. It is therefore considered the advertisement panel would not have an undue detrimental impact on the character and appearance of the pavement or wider street scene and is compliant with Policies DM D5 and DM D2.

## **7.3 Use of the Highway**

- 7.31 Core Strategy policies CS18 and CS20 requires that development would not adversely affect pedestrian or cycle movements, safety, the convenience of local residents, street parking or traffic management.

7.32 Pedestrian should be able to use the footpath of highways without barriers impeding movement. The Highway Officer commented that the communication hub unit was too far away from the kerbline and that it should be nearer the kerbline to allow for sufficient room to facility the free flow of movement of pedestrians and not act as barrier to this. The Applicant has amended the scheme in line with the Highway Officers comments. As such the proposal is acceptable with respect to the use of the highway. The proposal is therefore considered to be acceptable in regards to transport and highway safety and would comply with Policies CS18 and CS20.

#### **7.4 Neighbouring amenity**

7.41 Merton's Sites and Policies Plan 2014 policy DM D2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of pollution, light spill/pollution, loss of light, quality of living conditions, privacy, visual intrusion and noise.

7.42 The proposed advertisement panel would be sited in a commercial area wherein commercial units are the closest type of surrounding uses to the site. Although no third party objections have been received in regards to the location of the proposed unit and its proximity along the pavement to the commercial units, it has been relocated so it is closer to the kerb as requested by the Highways Officer. This helps to mitigate the impact of the proposal on the obstruction of pedestrians and cyclists. Whilst there would be some cross-road views from flats to the north and north-east of the site, this would be at a long distance as such that the advertisement panel would not cause harm. The first floor unit at 9 Station Buildings is poisoned to the west of the proposed unit and would be at a reasonable distance from the proposed unit. In any event, the western side of the unit would comprise the telephone and defibrillator aspect of the unit and would not cause any wider visual glare.

7.43 As such, within this setting, the proposed panel and illumination levels of 300 Cd/m<sup>2</sup> are considered acceptable and would not cause undue harm to the neighbouring amenity. Therefore, the proposal is compliant with Policy DM D2 in this regard.

#### **8. CONCLUSION**

8.1 The proposal is acceptable with respect to all relevant planning considerations. Therefore, planning permission is recommended to be approved, subject to conditions.

#### **RECOMMENDATION**

**GRANT PLANNING PERMISSION subject to the following conditions**

- 1 The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan and Images (A02282 Rev A); Covering Letter; Communications Brochure; Management Plan; Merton Hub Specification; Merton Reinstatement; Merton Sustainability; Who is CHT 2.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The facing materials to be used for the development hereby permitted shall be those specified in the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policies D4 and D8 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

# London Borough of Merton

## Communication HUB Proposal

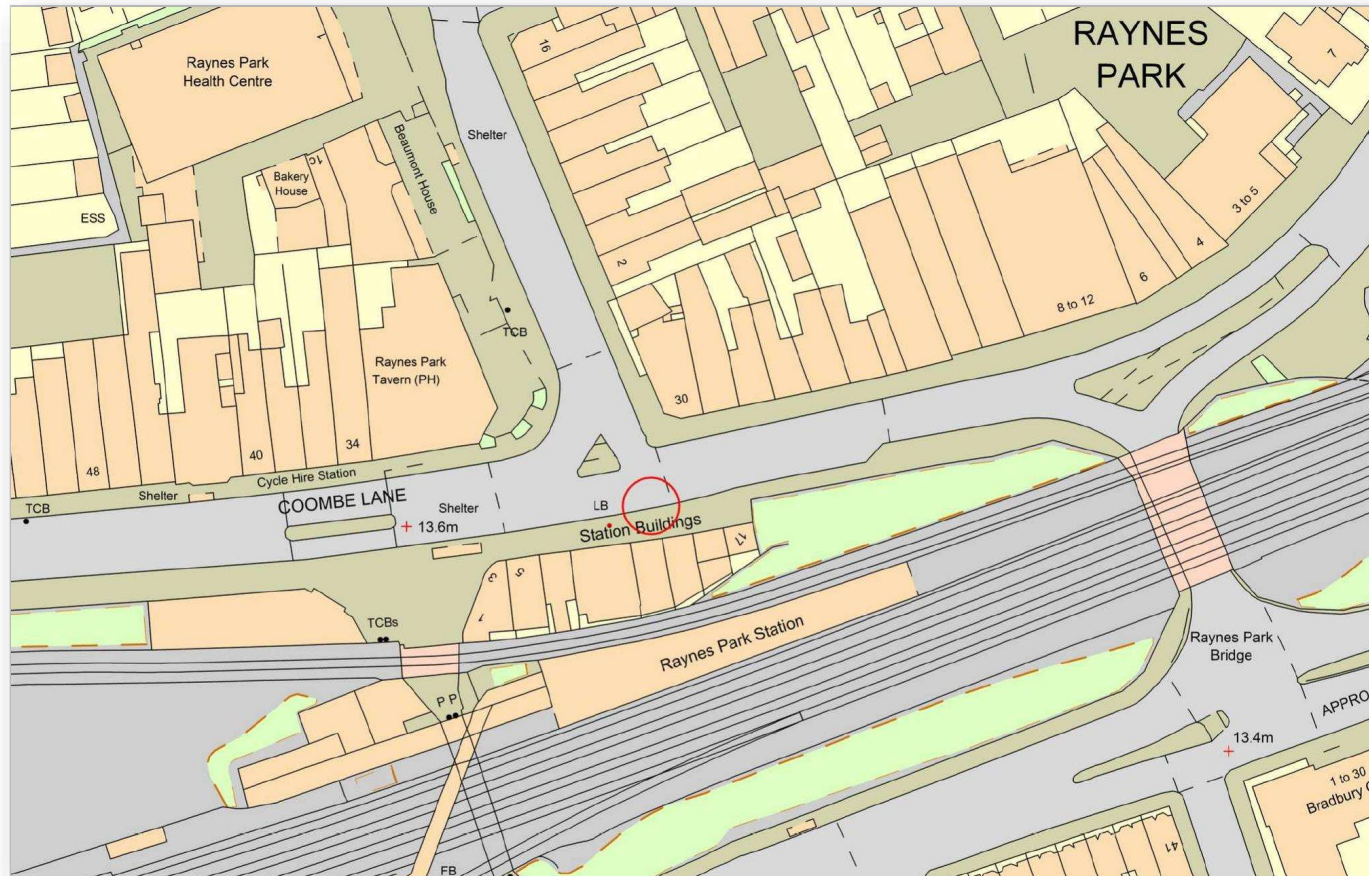
o/s 13 Station Buildings Coombe Lane  
Raynes Park SW20 8NE

## SITE PLAN AND IMAGES



**o/s 13 Station Buildings Raynes Park SW20 8NE**

E:523222  
N:169315



THE APPLICATION SITE



1:1250 @ A4



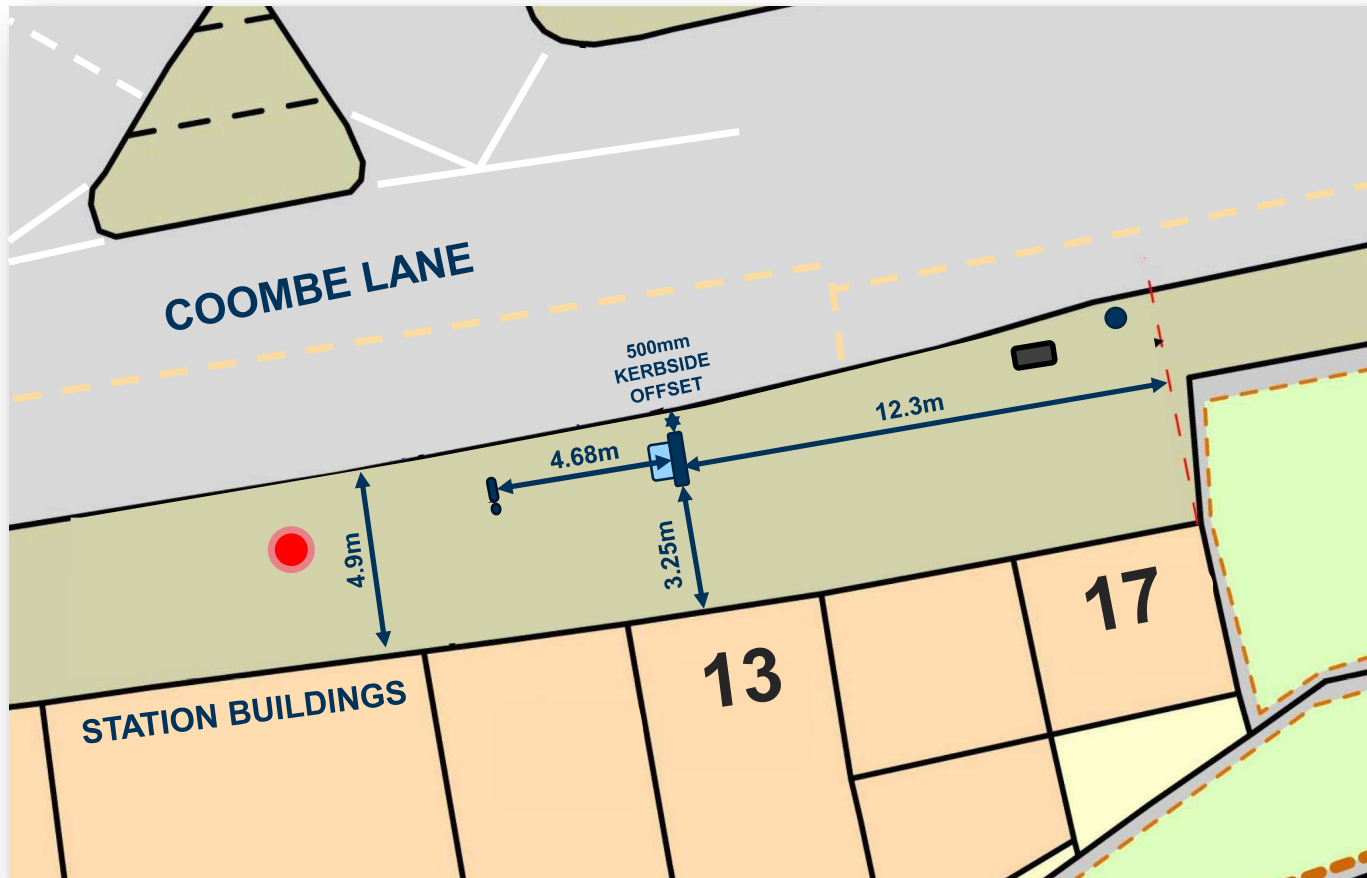
o/s 13 Station Buildings Raynes Park SW20 8NE

E:523222

N:169315



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PROPOSED HUB

LIGHT COLUMN



1:200 @ A4

o/s 13 Station Buildings Raynes Park SW20 8NE



EXISTING



PROPOSED



o/s 13 Station Buildings Raynes Park SW20 8NE



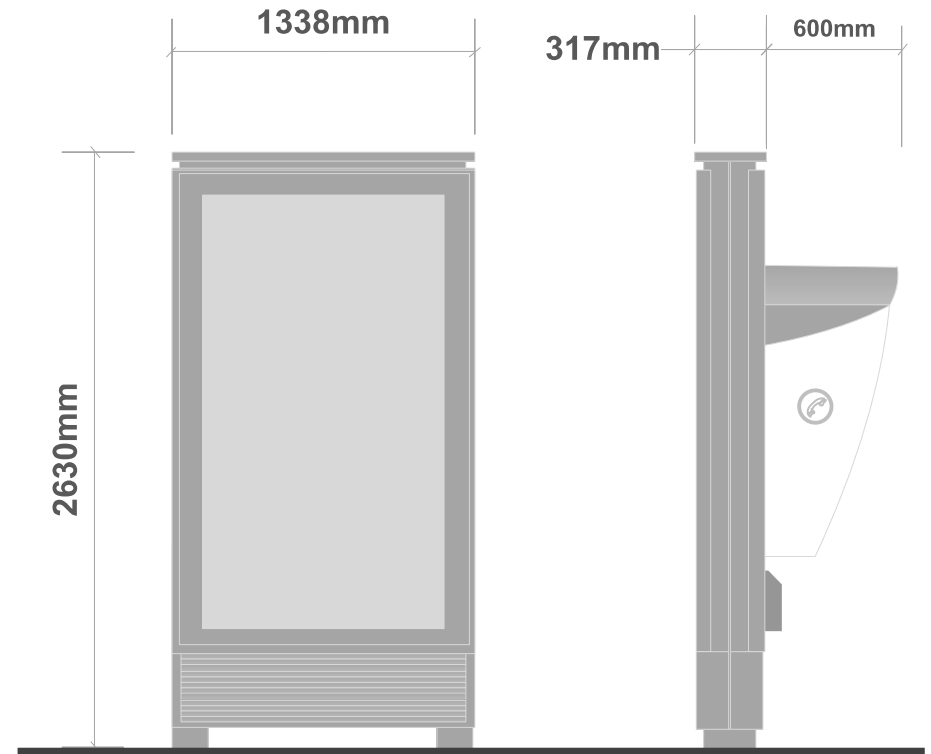


Communication Hub Unit



# Communication Hub Unit

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