

MERTON UNITARY
DEVELOPMENT PLAN



SPG

SUPPLEMENTARY PLANNING GUIDANCE NOTES

Food and Drink (A3 Uses)

SEPTEMBER 1999

MERTON UNITARY DEVELOPMENT PLAN SUPPLEMENTARY PLANNING GUIDANCE NOTE



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for Licensing and Building Regulations which would need separate approvals to planning permission.

What this note is about

The Council's Unitary Development Plan UDP adopted in April 1996, is the statutory planning framework for the future of the whole borough. The UDP contains the Council's statutory planning policies on A3 uses formulated on the basis of government guidance and legislation.

To help you in applying for planning permission and to provide a background to both the UDP and other Council policies, the Planning Division has produced a number of Supplementary Planning Guidance Notes. These set out details of how the Council is addressing the concerns of Government Guidance, whilst reflecting local circumstances. Government Planning Guidance contained in PPG12 encourages the preparation of Supplementary Planning Guidance. Its status is not statutory, but cross refers to the UDP where relevant. It will be used by the Council as a "material planning consideration" when making decisions on planning applications.

This Note identifies the Council's requirements relating to **A3 (Food and Drink)** use within the Borough of Merton, in particular to proposed changes of use from A1 use (retail) to A3 uses. It explains the policy on change of use from A1 use to A3 and gives guidelines for those looking at potential A3 developments.

This Note covers all aspects of A3 use:

- Identifies the relevant UDP Policy, presenting them in a clear and concise way
- Provides information on requirements for planning permission, including Environmental Health Requirements (fume extracts and sound insulation), development impact and design standards, and Highways Information
- Provides information on non-planning matters

It also includes information relevant to specific areas within the borough where A3 use is a particular issue.

Many subjects within this Note overlap and therefore it should be considered and applied comprehensively as integral in any proposed development, as a practical tool in helping those in submitting planning applications. This guidance is updated more frequently than the plan itself, and you are encouraged to discuss your proposals with planning staff before you make a formal planning application. It should also be noted that this is guidance only, and your application will always be considered on its merits.

Background

There has been increasing demand in recent years for a greater variety of shopping facilities within the Borough. Leisure spending and leisure time has also increased, and this has created demand for Food and Drink facilities within shopping areas. Retail growth in out-of-town developments has also left an amount of vacant retail space within shopping centres.

This Guidance Note deals with the issue of maintaining a balanced mix of uses, retaining existing and encouraging new retail presence whilst coping with increasing demands for Food and Drink uses within town centres. The relevant issues are considered and Council policy and current problems are dealt with in turn.

Building Regulations

For more information on Building Regulations contact the Building Control Section on **(0181) 545 3145**

Conservation Areas/Listed Buildings

For further information contact the Design and Plans Section on **0181 545 3074/3055**.

Parking

For further information contact the Street Management Division on **0181 545 3058**.

Licensing Procedures

For more details on licensing procedures contact Environmental Health on **0181 545 3023**.

For more information

PLANNING APPLICATIONS

For information on planning applications and design advice contact Development Control on

0181 545 3238

(for north part of the Borough - Wimbledon, and Wimbledon Village)

0181 545 3117

(for south part of the Borough - Morden, Mitcham, Raynes Park and Colliers Wood).

PLANNING POLICY

For further information on planning policy on Shopping, other UDP matters and Supplementary Planning Guidance Notes contact:

0181 545 3060/3053.

Environmental Health

For information and advice on ventilation systems and noise issues contact the Environmental Health Section on **0181 545 3025**.

Further advice and Guidance Notes on Food Hygiene and Safety available from the Commercial Section of Environmental Health on **0181 545 3024**.

Supplementary Planning Guidance

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Food and Drink (A3 Uses)

September 1999

1. Legislation & Guidance

1.0 This section provides details of legislation and guidance which may be particularly relevant to proposals for A3 Uses. It should be noted that guidance on Building Regulations and Licensing Procedures are not part of the planning application process and require separate approval. Further details should be obtained from contacts listed on page 4 of this note.

1.1 A3 Use Class (Change of Use and Use Class Order)

Part A of the Town and Country Planning Use Classes Order 1987 (as amended) is made up of 3 different classes covering uses that are usually found in shopping areas.

- **A1 (Shops)** Most types of shops & post offices, travel agents, hairdressers, funeral directors, hire shops, dry cleaners and sandwich bars (not cafes).
- **A2 (Financial & Professional Services)** Banks, building societies, estate agents, other financial and professional services (other than health or medical services), betting offices and other services provided principally to visiting members of the public.
- **A3 (Food & Drink)** Hot food takeaway shops, restaurants, cafes, wine bars & public houses.

1.2 Permitted Change of Use

Part 3 of Schedule 2 to the Town & Country Planning (General Permitted Development) Order 1995 . The government has removed the need to apply for changes of use that involves similar activities. It is possible, for example, to change within a Use Class - e.g. from a pet shop to a travel agents which are both within A1 Use Class.

1.3 At present moment planning permission is also not required for change of use from A2 (financial and professional services) to A1 (shops) and from A3 (Food and Drink) to A1.

1.4 The legislation allows for changes within the A3 Use Class. Changes may be allowed between eating, drinking and some entertainment establishments, without involving the Council, e.g. changes from a wine bar to a public house are allowed.

1.5 Change of Use for which Planning Permission is required

Planning permission **is required** for change of use from A1 (shops) to A3 (Food & Drink) use and also from A2 (Professional & Financial Services) to A3 (Food & Drink) use. Other examples could include shops serving tea and coffee may need planning permission although this is dependant upon the scale of the A3 use.

1.6 Planning permission is also required for change of use from A3 to D2 leisure uses which includes nightclubs, and other similar uses.

1.7 Planning Policy Guidance Note 6 - Town Centres and Retail Development 1996

This Guidance Note emphasises the importance of the vitality and viability of Town Centres, and that different but complementary uses, during the day and evening can make town centres more attractive.

1.8 The Note states that "Changes of use from A1 can sometimes create new concentrations of single use, such as restaurants and take-away food outlets, where cumulative effects can cause local problems." Local authorities should assess proposals on:

- Their positive contribution to diversification
- The effects on; loss of retail outlets, traffic, parking, local residential amenity and changes to the character of shopping centres.
- To what extent the A3 use leads to a positive contribution to the overall vitality and viability of the immediate frontage and the area as a whole.

1.9 Other Government Guidance

- PPG24 Planning and Noise outlines the considerations planning authorities have to take into account when determining activities which generate noise and advises on the use of conditions to minimise the impact of noise.
- PPG1 General Policy and Principles highlights the importance of sustainable development, where economic development protects and enhances the environment and the importance of mixed use, which may be more sustainable than single uses, and includes advice on design.
- PPG13 Transport highlights the importance of planning for less travel involving the promotion of developments within urban areas at locations highly accessible by other means than the car.

1.10 Strategic Guidance for London Planning Authorities May 1996

This guidance encourages local planning authorities to:

- Be flexible towards change of use, especially where shopping parades are run down or have a large proportion of vacant or under used space.
- Maintain convenience shopping catering for local needs, including meeting the needs of the disabled and those who use public transport.
- Encourage conversions to other service and business uses, including; education, arts, culture, entertainment, leisure, restaurants and cafes, and tourism related facilities.

1.11 Environmental Health

The Environmental Protection Act 1990 (EPA) charges the Local Authority with investigating and remedying statutory nuisance. This includes noise and smell problems caused by commercial activities. Any requirement relating to noise and odour control are therefore required to reduce the likelihood of nuisance occurring.

These matters can be included in the planning consideration of development where appropriate.

1.12 It is possible that despite meeting planning conditions that a genuine nuisance could be caused to residents or other businesses and additional work would be required. Failure to comply with a notice served under the EPA requiring additional work could result in fine of up to £2000.

1.13 The internal structure, fixtures and fittings will need to comply with the Food Safety (General Food Hygiene) Regulations 1995 and the Health and Safety at Work Act 1974. Applicants are encouraged to discuss these matters with the Environmental Health Division at an early stage.

1.14 Building Regulations

Prospective applicants for planning permission should check with the contacts listed on page 4 whether a separate building regulations approval is required for the proposed development

1.15 Licensing Procedures

The law requires that premises used for certain kinds of entertainment must be licensed by the Council. Further Guidance on procedures is set out in Appendix 1, and it should be noted that these procedures are separate from the planning process.

2. UDP Policy

2.1 Shopping Policies

The Unitary Development Plan, Adopted 1996 sets out policies that relate to Government legislation, guidance and local issues. Potential developers seeking a planning permission for the change of use to A3 use should consider in particular the following policies:

- Policy S6 Core Shopping Frontages
- Policy S7 Secondary Shopping Frontages
- Policy S8 Neighbourhood Parades
- Policy S16 Food & Drink Uses
- Policy L21 Protection of Facilities
- Policy WTC9 Wimbledon Town Centre Primary Shopping Area

2.2 POLICY S6 CORE SHOPPING FRONTAGES

THE CORE SHOPPING FRONTAGES POLICY IDENTIFIES SHOPPING FRONTAGES FOR TOWN/ DISTRICT AND LOCAL SHOPPING CENTRES. WITHIN THESE AREAS PERMISSION FOR USES OUTSIDE USE CLASS A1 WILL BE FAVOURABLY CONSIDERED WHERE:

- 1 THE PROPOSED USE IS COMPATIBLE WITH A SHOPPING FRONTAGE AND PROVIDES A DIRECT SERVICE TO THE GENERAL PUBLIC.
- 2 THE CENTRE'S RETAIL VITALITY & VIABILITY IS NOT LIKELY TO BE SIGNIFICANTLY HARMED.
- 3 THE PROPORTION OF NON A1 SHOPS DOES NOT EXCEED 35% AND DOES NOT CREATE ANY SIGNIFICANT BREAKS IN A1 FRONTAGES I.E. IN THIS POLICY NOT MORE THAN TWO ADJOINING NON-A1 UNITS.
- 4 A WINDOW DISPLAY IS PROVIDED.
- 5 NO ADVERSE EFFECTS ON THE AMENITIES OF NEARBY RESIDENTS, ROAD SAFETY CAR PARKING OR TRAFFIC FLOWS WOULD RESULT.

2.3 These frontages are primarily for shopping use but the council does not exclude A2/A3 uses providing the proportion of non A1 units does not exceed the amount as described above.

The proportion of retail units or measured frontage within the shopping centre generally and within each frontage listed in Appendix 2 will be assessed based on the 1994 shopping survey, updated as necessary.

2.4 Measured frontage will be used where there is one or more unit in each proposed development so that size is taken into account when calculating non-A1 proportions. The exception to this is where the frontage has been redeveloped. Where a break is proposed this should be limited to **two** adjoining units (a unit is the average size within the total frontage.)

2.5 It is important to note that there are an adequate number of units outside core areas where a more favourable consideration will be given to change of use to non-retail uses which will benefit the vitality and viability of these areas.

2.6 The shopping frontages covered by policy S6 are listed in Appendix 2.

2.7 POLICY S7 SECONDARY SHOPPING FRONTAGES

THE SECONDARY SHOPPING FRONTAGES POLICY IDENTIFIES SHOPPING FRONTAGES FOR TOWN/ DISTRICT AND LOCAL SHOPPING CENTRES. IN THESE FRONTAGES A MIX OF RETAIL AND SERVICE USES WILL BE SUPPORTED. PLANNING PERMISSION FOR CHANGE OF USE FROM RETAIL WILL BE FAVOURABLY BE CONSIDERED WHERE:

- 1 THE PROPOSED USE IS COMPATIBLE WITH A SHOPPING FRONTAGE AND PROVIDES A DIRECT SERVICE TO THE GENERAL PUBLIC.
- 2 THE CENTRE'S RETAIL VITALITY & VIABILITY IS NOT LIKELY TO BE SIGNIFICANTLY HARMED.
- 3 IT DOES NOT CREATE ANY SIGNIFICANT BREAKS IN THE FRONTAGES (I.E. IN THIS POLICY NOT MORE THAN THREE ADJOINING NON A1 UNITS) TO ENSURE THAT A BALANCED MIX OF RETAIL AND SERVICE USES IS RETAINED.

- 4 A WINDOW DISPLAY IS PROVIDED.
- 5 NO ADVERSE EFFECTS ON THE AMENITIES OF NEARBY RESIDENTS, ROAD SAFETY CAR PARKING OR TRAFFIC FLOWS WOULD RESULT.
- 2.8 The Council are aware there is a growing demand for a wide range of public service uses. The frontages that are covered by this policy are suited to uses within the A3 use class and they are conveniently located near the main shopping areas. All non-retail uses should be suited to a shopping location and a predominately retail frontage should be retained.
- 2.9 The Council is seeking to prevent significant breaks in retail frontages and thereby avoid a clustering of non-A1 units which would have an effect on the retail prosperity of the frontage and on the local area. Where necessary, planning conditions will be imposed to control the hours of opening and the range of uses within the A3 use class.
- 2.10 The shopping frontages covered by policy S7 are listed in Appendix 2.
- 2.11 POLICY S8 NEIGHBOURHOOD PARADES.
THE NEIGHBOURHOOD PARADES POLICY IDENTIFIES IMPORTANT NEIGHBOURHOOD PARADES. WITHIN THESE FRONTAGES PERMISSION FOR USE OUTSIDE CLASS A1 (SHOPS) WILL BE FAVOURABLY CONSIDERED WHERE:
- 1 THE PROPOSED USE IS COMPATIBLE WITH A SHOPPING FRONTAGE AND PROVIDES A DIRECT SERVICE TO THE GENERAL PUBLIC.
 - 2 THE PROPOSAL DOES NOT HARM THE VITALITY & VIABILITY OF THE SHOPPING PARADE OR RESULT IN A SIGNIFICANT BREAK IN A1 FRONTAGE.
 - 3 THE USE WILL NOT RESULT IN A SIGNIFICANT DIMINUTION OF LOCAL PEDESTRIAN ACCESSIBLE SHOPPING FACILITIES.
 - 4 A WINDOW DISPLAY IS PROVIDED.
- 5 NO ADVERSE EFFECTS ON THE AMENITIES OF NEARBY RESIDENTS, ROAD SAFETY CAR PARKING OR TRAFFIC FLOWS WOULD RESULT.
- 2.12 The Council wishes to ensure that residents and workers have local shops available for day-to-day needs and are easily accessible. Recent trends have indicated that a reduction in local shopping facilities is likely and that by identifying parades where change of use will be resisted, the Council are endeavouring to minimise inconvenience to local users.
- 2.13 When a change of use is proposed the new use must provide a local service. Significant breaks in Neighbourhood parades will be resisted as they diminish the quality of shopping parades. Where breaks are proposed it should be limited to two adjoining units, a unit being equal to the average size of units within that particular parade.
- 2.14 The shopping frontages covered by S8 are listed in Appendix 2.
- 2.15 POLICY S16 FOOD & DRINK USES
PERMISSION FOR SUITABLY LOCATED A3 USES WILL BE ACCEPTABLE WHERE IT CAN BE DEMONSTRATED THAT THE PROPOSAL WILL HAVE NO ADVERSE EFFECTS ON THE AMENITIES OF NEARBY RESIDENTS, ROAD SAFETY OR CAR PARKING.
- 2.16 The council recognises that there is a demand for A3 premises, but they can cause problems to residents and businesses because of noise, fumes & other disturbances.
- 2.17 POLICY L21 PROTECTION OF FACILITIES
THE COUNCIL WILL NOT NORMALLY GRANT PERMISSION FOR DEVELOPMENT WHICH WILL RESULT IN THE LOSS OF ARTS, CULTURAL, ENTERTAINMENT AND RELIGIOUS FACILITIES, EXCEPT WHERE THE PRESENT USE IS A BAD NEIGHBOUR OR AN INAPPROPRIATE USE OF THAT LAND OR REPLACEMENT FACILITIES ARE PROVIDED IN A LOCATION CLOSE TO THE SITE.

2.18 A3 uses often have a cultural and entertainment role for the local community and therefore any potential development that causes the loss of these facilities will be considered under this policy. Threats to A3 use often occur outside town centre areas where those facilities can be vital to the local community. Where loss of A3 use is considered to be acceptable, another similar use will normally be sought which provides arts, cultural, entertainment or religious facilities.

2.19 **POLICY WTC9 WIMBLEDON TOWN CENTRE
PRIMARY SHOPPING AREA PLANNING PERMISSION
WILL ONLY BE GRANTED IN EXCEPTIONAL
CIRCUMSTANCES FOR CHANGES OF USE FROM
SHOPS OR FOR THE REDEVELOPMENT OF GROUND
FLOOR SHOPS FOR OTHER USES IN THAT PART OF
THE TOWN CENTRE IDENTIFIED AS THE PRIMARY
SHOPPING AREA ON THE PROPOSALS MAP**

In order to establish Wimbledon Town Centre as the Borough's primary shopping centre the Council has identified a primary area from which non-shopping uses will be excluded. Details of this area is included in Appendix 2

**2.20 Local Shopping Areas Within Merton
Affected By A3 Use**

2.21 Wimbledon Town Centre

This is the Borough's main shopping centre and an important location for shops, offices, entertainment and cultural and community facilities. The main objectives are to retain smaller retail businesses and specialist shops, to encourage new leisure and entertainment facilities providing these integrate with other town centre activities ensuring Wimbledon Town Centre is lively 7 days a week.

2.22 Recent demand has been high from a range of A3 uses, particularly pubs and restaurants. It is a good location given the availability of good public transport. However, the Town Centre is

close to residential areas and there is growing concern over amenity.

2.23 Planning permission will be granted **only in exceptional circumstances** for changes of use from shops for other uses in that part of the Town centre identified as the Primary Shopping Area (Appendix 2). The Council view is that in the wrong place, non-shop uses can be detrimental to the retail activity of the town centre.

2.24 The Core and Secondary shopping areas in Appendix 2 will apply and applications for planning permission for change of use will be looked at according to whether it meets the criteria of policies S6 and S7.

2.25 Wimbledon Village

The increase in changes of use from A1 to A3 use has been particularly high in the Village, where in most parades further loss of A1 Shop uses will not be permitted. It is essential that applicants apply all the relevant guidelines, including those that cover Conservation Areas. The Core and Secondary shopping areas in Appendix 2 will apply and applications will be looked at according to whether it meets the criteria of policies of S6 and S7.

2.26 Mitcham

Due in part to the high number of vacant retail units within the shopping centre. The decline in A1 use has become a problem. Proposals for wine bars, restaurants and take-aways have been increasing and subject to UDP policies and guidance contained in this Note, the Council wishes to encourage A3 uses in certain areas of the centre in order to contribute to restoring its vitality and viability.

2.27 Morden

Within Morden Town Centre there are a high number of vacant shop units. Subject to UDP policies and guidance contained in this

Note, the Council wishes to encourage appropriate A3 uses in the Town Centre in order to contribute to restoring its vitality and viability.

3. Detailed Guidance

3.1 24 Hour Use

Currently Merton does not have any designated areas where 24 hour use are considered appropriate, but this developing area is being kept under review. In most cases where residential areas are located 24 hours uses would be inappropriate.

3.2 Environmental Health and Planning Permission

When applications are made for changes of use from A1 to A3, details of the proposed kitchen extract plant (internal and external) should be included as integral to the planning application. External plant equipment, in almost all circumstances will require planning permission.

3.3 Environmental Health have certain requirements relating to kitchen extract systems, which would normally form part of a planning permission condition.

- Ductwork is to be fitted with carbon filters or other form of odour control system relevant and effective in relation to the **type of cooking**.
- Ductwork is to terminate at least 1m above eaves level and shall terminate vertically no obstruction or cowl is to be fitted above the extract opening.
- Flexible couplings and mountings are to be used between the ductwork and walls and the fan unit.
- Where it is necessary to attach ductwork to a neighbour's property, the applicant must serve Notice on the owners of the adjoining properties.
- Sound pressure level from the extract fan and ductwork should not increase background noise level by more than 2dB (a) when measured 1m from the nearest noise sensitive property.

3.4 The termination of ductwork at a low level is not normally acceptable and should only be considered where there are no adjacent properties. Flexible couplings and mounts are particularly important where the ductwork is attached to neighbouring properties, including first floor flats, in order to avoid vibration. For details on design of ductwork see page 11 for further details.

3.5 Adequate sound insulation should be provided between the proposed development and adjacent premises, including any living accommodation above. Details and drawings of the proposed sound insulation works should be submitted to the Environmental Health Section of the Environmental Health Services Department for agreement prior to commencement of works.

3.6 Please note that compliance with the current Building Regulations (Part E) 1991 may not be necessarily sufficient to provide adequate sound insulation for planning and environmental health requirements.

3.7 Crime Prevention and CCTV

The Council is seeking to reduce crime and the fear of crime in its town centres and car parks. There is a programme of CCTV investment and area security improvements which the Council is promoting with funding from the Government and businesses. When A3 uses are proposed consideration will be given to securing funding from developers via a Section 106 Legal agreement or voluntary contributions for these crime prevention measures, where appropriate. The amount sought will relate to the expected impact of the development and will be regulated through appropriate legal agreements. The Council liaises with the Metropolitan Police crime Prevention Design Officer on these matters and on details of design in appropriate cases.

3.8 Disabled Access

Disabled access should be provided to an A3 use. The Council is committed to ensuring that the needs of people with disabilities are catered for. Full access for wheelchairs and pushchairs should be provided. Details on designing for access that cover a range of issues, including internal design and also parking facilities can be found in the Supplementary Planning Guidance Note "Designing for People with Disabilities". Please refer to this Note and UDP Policy Access for People with Disabilities (S19) in conjunction with the A3 uses.

3.9 Design and Visual Impact

The council will take into account issues of visual amenity in deciding whether or not proposed kitchen extract ductwork is acceptable. This is an important consideration in any planning application and particular attention should be paid to good design.

3.10 Galvanised metal ducting should be finished to blend in with the buildings to which it is attached. Ductwork attached to the front of a building would not normally be acceptable. In sensitive locations the Council may require the ductwork to be installed internally.

3.11 Detailed advice on shopfront design is included in the SPG Note "Shopfront Design". This provides information for applicants in preparing proposals to alter/replace existing shopfronts.

3.12 For development in Conservation areas, UDP Policy EB9 requires applications for alterations to listed buildings and other buildings of importance, to preserve the character of the buildings and features of architectural/historical interest. Under Policy EB30 new shopfronts will be expected to reflect the established character of their shopping facade.

3.13 The provision of external plant is also a particular issue within Conservation Areas. A sensitive approach is required when siting external plant or air conditioning equipment so that the character of the Conservation area is protected and enhanced.

3.14 Conservation Areas

Conservation areas and their character are influenced by the buildings and uses contained in that area, and it is the Council's policy to protect and enhance this character.

Planning policies that relate to Conservation areas are contained in the UDP.

When applicants are considering making applications for planning permission for A3 use within conservation areas and/or listed buildings, they must have regard to Policy EB2 where applications for new developments must respect the character and appearance of that area.

3.15 The Council has produced a range of design guides for Conservation Areas within the Borough that give specific guidance for potential developers.

3.16 Parking (Including Cycle Parking)

The Council's UDP policies on car parking and cycle parking have been formulated to be more restrictive to the car and encourage more provision of cycle parking facilities.

These are in accordance with the principles of government guidance in PPG13 aiming to reduce requirements for parking in locations with good access to other means of travel than the private car. The Council is seeking to encourage people to make journeys by public transport, cycles and by foot.

3.17 The Council has produced a Supplementary Planning Guidance Note on Traffic and Parking Standards. This includes details on Merton's Transport Policy, how much parking should be provided, layouts and design standard for cycle facilities.

3.18 Planning Conditions

The Council may use planning conditions to limit the range of A3 uses and to enhance the quality of any proposed development.

Planning conditions may be imposed to allow developments that may otherwise have to be refused. As well as standard conditions, the Council may attach conditions depending on the particular circumstances of each case.

For example; hours of use, days of use, the use of a beer garden and on noise levels, range of use, depending on traffic implications, means of access etc. In addition, where appropriate the Council will impose planning conditions to restrict drive through restaurant use, particularly where this would be out of character with town centre's retail character or would give rise to traffic and car use problems.

3.19 S106 Agreements

For proposals of large A3 units including public houses and restaurants, the Council may request through S106 agreements, contributions for certain facilities.

These could include CCTV/ security measures, cycle provision, environmental street improvements and contributions for public transport improvements (e.g. Bus or tram stops).

3.20 In appropriate cases the above benefits/ requirements are served by means of a planning agreement made under S.106 of the Town and Country Planning Act 1990 as amended. The landowner agrees to carry out what are known as "planning obligations" which are enforceable by the Planning Authority against the landowner and any other person subsequently acquiring his/her interest in the affected land.

3.21 Planning obligations may require financial contributions to a local authority for specific projects as well as restrict the manner in which an owner may use or deal with the land. Such obligations may be conditional or

time limited. In common with planning conditions, obligations must be related to a proper planning purpose, related to the development and be reasonable in their requirements.

3.22 Planning Appeals

Information relating to rights of Appeal for a planning application can be found in an RTPi booklet entitled "Should I Appeal" (Feb 1998), which can be obtained from the contact numbers for Planning Applications on page 4

Appendix 1. Licensing Procedures

The law requires that premises in Merton used for certain kinds of entertainment must be licensed by the Council. The Council must consider every application made for a licence. In general the types of entertainment that require a licence are music and dancing, indoor sports, plays, film exhibitions, outdoor boxing and wrestling.

Licences are granted for a period of one year or for such shorter period as the Council may think fit. Determination of applications for entertainment licences is by the Appeals and Licensing Sub-Committee.

The grant of planning permission for A3 and entertainment uses does not presume that an entertainment licence will automatically be granted.

Under an exemption granted to holders of liquor licences by Section 182(1) of the Licensing Act 1964 licensees are entitled to provide music by not more than two performers, or by recorded means without the need for a licence issued by the Council. This does not however allow dancing on the premises whether by the public or performers or entertainment such as Karaoke, these will require a licence.

Entertainment licences issued by the Council have a usual terminal hour of 11pm. Applicants may request consent to keep the premises open longer for the purposes of the licences and the Council may grant such a request after consideration of all the factors involved. The Environmental Services Committee have resolved that in order to minimise the risk of nuisance to residents, the Appeals and Licensing Sub-Committee shall have regard to the following guidance when considering applications for Annual Music and Dancing licences with extended hours.

- In the case of new applications for extended hours for premises in, or adjacent to residential areas:
That should the Appeals and Licensing Sub-Committee be minded to grant an extension of

hours, such extension shall normally only be granted for Friday and Saturday nights and on these nights should not extend beyond midnight.

- In the case of applications for further extensions of hours, where an existing extension of hours has previously been approved by the Sub-Committee:
 - a) That should the Appeals and Licensing Sub-Committee be minded to grant a further extension of hours, such extension should not be beyond 2am on the mornings following Friday and Saturday nights, and not normally beyond midnight on any other night.
 - b) The times set out in above are intended as maxima and not to imply that such extension should be granted if the Sub-Committee is of the view that shorter extended periods, or extensions on fewer nights are appropriate.
- Where such an extension would be incompatible with planning conditions on hours of opening or operation, the views of the Head of Planning will be reported to the Sub-Committee together with the applicants representations.

The Environmental Services Department notifies the applicant of the works required to make the premises suitable for licensing from the technical point of view. If a licence is granted before these works are completed a condition is attached restricting the use of the premises under the licence until the Council is satisfied about the technical state of the premises.

All applications for annual entertainment licences are subject to public advertisement by a notice placed on the premises for a period of 28 days and a notice placed in a newspaper circulating in the locality of the premises concerned. Residents and Tenants Associations in the area are consulted about the application as are the Police and Fire Authority.

Appendix 2. Shopping Parades

The following are designated within the UDP as relating to:

Wimbledon Strategic Centre - Primary Shopping Area Policy WTC9

2-10 Wimbledon Hill Road
2-22 Wimbledon Bridge
1-96 The Broadway and Victoria Crescent
Centre Court Shopping Centre

Shopping Policy S6 Core Shopping Frontage

WIMBLEDON

2-78 The Broadway
13-23 Wimbledon Hill Road
16-26 Wimbledon Hill Road
8-12 Worple Road
1-11 Wimbledon Hill Road

MITCHAM

234-260 London Road
272-292 London Road
205-223 London Road
225-249 London Road
1-10 Upper Green West
1-8 (cons.) Langdale Parade
2-16 Upper Green East
1-13 Fair Green Parade
12-16 Upper Green West
9-17 Western Road
1-11 Majestic Way
1-51 Upper Green East

MORDEN

2-30 Abbotsbury Road
2-16 Crown Lane
1-61 London Road
36-46 Aberconway Road
2-86 London Road

29-35 Aberconway Road
also 122-154 Arthur Road, SW19
141-175 Arthur Road, SW19
4-82 Coombe Lane, Raynes Park
2-16 Lambton Road, Raynes Park

WIMBLEDON VILLAGE

1-43 Church Road
2-14 Church Road
1-40 High Street (cons.)
47-54 High Street (cons.)
56-98 High Street (cons.)
10-20 Ridgway

Shopping Policy S7 Secondary Shopping Frontages

WIMBLEDON

75-91 The Broadway
2-12 Gladstone Road
1-13 Russell Road
25-57 Wimbledon Hill Road
28-68 Wimbledon Hill Road
1-8 The Pavement, Worple Road
11-17 Worple Road
97-127 The Broadway
27-63 Hartfield Road
162-194 The Broadway

MITCHAM 30-41 (cons.) & 66-76 (cons.)

Monarch Parade
159-201 London Road
251-265 London Road
13-38 Upper Green East

MORDEN

18-34 Crown Lane
1-19 Crown Parade
102-118 London Road
81-117 London Road
1-26 Morden Court Parade
1-35 Abbotsbury Road

also 156-164 Arthur Road, SW19
1-17 Station Buildings, Raynes Park
187a-193 Worple Road, Raynes Park
207-211 Worple Road, Raynes Park
308-318 Worple Road, Raynes Park

291a-307 Northborough Road,
Pollards Hill
65-87 Ridgway, SW19
41-67 St Helier Avenue
10-32 South Lodge Avenue, Pollards Hill
173-187 Streatham Road
11-27 Tudor Drive, Morden
320-354 West Barnes Lane, Motspur Park
341-365 West Barnes Lane, Motspur Park

Shopping Policy S8 Neighbourhood Parades

57-69 Approach Road, Raynes Park
135-151 Cannon Hill Lane
44-60 Central Road, Morden
158-174 Chestnut Grove
2-34 Christchurch Road, SW19
1-6 Cobham Court, Phipps Bridge
348-364 Coombe Lane, Raynes Park
46-56 Durham Road, SW20
373-421 Durnsford Road, SW19
41b-59 Epsom Road, Morden
300-372 Grand Drive, Lower Morden
99-137 Green Lane, St Helier
366-378 Grove Road, Mitcham
308-316 Haydons Road, SW19
341-347 Haydons Road, SW19
29-43 High Street, Colliers Wood
97-103 High Street, Colliers Wood
169-193 Kingston Road
288-312 Kingston Road
407a-425 Kingston Road
448-458 Kingston Road
7-27 Leopold Road, SW19
8-32 Leopold Road, SW19
1-15 London Road, Tooting Junction
207-219 Manor Road, Pollards Hill
39-55 Martin Way
244-260 Martin Way
148-212 Merton High Street
142-156 Merton Hall Road
1-12 (cons.) Merton Park Parade
(The Rush)
271-313 Mitcham Road,
Tooting Junction

If you require a translation of this document,
please contact:

এই ডকুমেন্টটির একটি অনুবাদ যদি আপনি পেতে
চান তা'হলে অনুগ্রহ করে যোগাযোগ করুন:

如果閣下對這份文件需要翻譯
請聯絡：

જો તમને આ દસ્તાવેજનું ભાષાંતર જોઈતું હોય તો,
મહેરબાની કરી સંપર્ક સાધો:

यदि आपको इस दस्तावेज़ के अनुवाद की आवश्यकता है तो,
कृपया सम्पर्क करें:

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਦੇ ਅਨੁਵਾਦ ਦੀ ਲੋੜ ਹੈ ਤਾਂ,
ਕਿਰਪਾ ਕਰਕੇ ਸੰਪਰਕ ਕਰੋ:

இத்தகவல் பத்திரத்தின் மொழிபெயர்ப்புப்
பிரதி உங்களுக்குத் தேவையாயின்
தயவுசெய்து தொடர்பு கொள்ளவும்:

اگر آپ کو اس دستاویز کے ترجمہ کی ضرورت ہے، تو برائے مہربانی
رابطہ قائم کریں:

0181 545 3060

(9am - 5pm)

For information on the **Merton Unitary Development Plan**, for people who are visually impaired,
please telephone **0181 545 3060**. Information can be provided in large print. For enquiries from members
of the public with hearing impairments, a minicom facility is available on **0181 545 3245**.



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