

BOROUGH PLAN ADVISORY COMMITTEE – NOTES OF THE MEETING 26 JUNE 2013

Attendees:

Councillors Chris Edge (Merton Coalition); Philip Jones (Labour); Ian Munn (Labour) Henry Nelles (Conservative); Diane Neil Mills (Conservative); Geraldine Stanford (Labour)

Tara Butler; Eben van der Westhuizen (Future Merton team);

Mick Lowe; Peter Donoghue (honorary president and chief executive of Christopher's Squash and Fitness Club

Mick Lowe was invited to speak for three minutes under Agenda item 3 (Sites and Policies Plan), regarding Site 37 Wimbledon Greyhound Stadium, as Christopher's Squash and Fitness Club is on the site. The issues Mick raised in his speech to councillors were also circulated to councillors and can be found as an appendix to these meeting notes.

Agenda item 1 Declarations of pecuniary interest

No declarations of pecuniary interest were made.

Agenda item 2 Notes of the last meeting (01 May 2013)

The notes of 01 May 2013 were agreed.

Agenda item 3 Sites and Policies Plan – submission to the Secretary of State *(BPAC's recommendations under this agenda item were circulated to Cabinet in advance of their meeting on 01 July 2013 to be considered under agenda item 7 of that Cabinet meeting)*

RESOLVED: That the Borough Plan Advisory Committee recommends that Cabinet (01 July 2013) and council (10 July 2013) resolve to:

- A. submit Merton's Sites and Policies Plan and Policies Map to the Secretary of State for independent examination. This would be preceded by a statutory six week consultation period between July and September 2013.
- B. Agree the timetable for production set out in section 5 of this report.
- C. delegate authority to the Director of Environment and Regeneration, Chris Lee, in consultation with the Cabinet Member for Environmental Sustainability and Regeneration, Councillor Andrew Judge **and the chair and the vice chair of the Borough Plan Advisory Committee (councillors Ian Munn and Diane Neil Mills)**, for changes to the documents between 10 July 2013 and the receipt of the Planning Inspector's final report:
 - (i) to approve minor alterations to the plans for submission to the Secretary of State for independent examination and as necessary throughout the examination process
 - (ii) to consider and approve officers' response to comments received at the pre-submission public consultation, and associated minor alternations to the plans for their submission to the Planning Inspector via the Secretary of State
- D. ~~(iii)~~ Recommend that any significant alterations to Merton's Sites and Policies Plan and Policies Map arising from matters including responses to pre-submission public consultation, national or regional policy changes, additional relevant evidence be delegated to the Director for Environment and Regeneration in consultation with **the chair and the vice chair of the Borough Plan Advisory Committee**, Cabinet Member for Environmental Sustainability and Regeneration, ~~the chair and vice chair of the Borough Plan Advisory Committee~~
- E. **That the amendments proposed by the Borough Plan Advisory Committee in this report (see below) be made to the Sites and Policies Plan and Policies Map prior to Resolution A (above) taking place.**

3a recommended amendments to the draft planning policies:

- DM.D2 (basements) – circular wine cellars: would these be allowed under the new policy if they were more than one floor deep?
- Check punctuation, spelling, formatting, numbering, consistency with capitalisation (please capitalise defined terms)
- Eastfields School – now called St Mark’s Academy#]
- Check names of cemeteries: Merton and Sutton joint cemetery is in Garth Road; Morden Cemetery (owned by Wandsworth Council and sometimes called North East Surrey Cemetery) is in Lower Morden Lane
- Saddler Close (not Saddlers)
- Paragraph 6.17: (amenity space for flatted developments) – officers to clarify points with councillor Jones
- Paragraph 134 – check bullet points
- Policy DM. E3 (circa paragraph 4.39 and others) councillors seeking amendment to have minimum economic viability period, not maximum
- All references to economic viability should state “demonstrate to the council’s satisfaction that...” (as already stated in DM.E3)
- Policy DM. R4 – section on “neighbourhood parades”
 - officers to investigate whether or not can seek contraction at either end of neighbourhood parades to other uses such as residential, rather than allowing change within parades of shops
 - Table 7.1 Neighbourhood parades: check names, especially Abbey ward. Clarify whether Church Road is in Wimbledon or Mitcham. Add clarity on location wherever possible.
- Policy DM. R5: section on “Hot food takeaways”: contradiction in justification should be removed. Officers to clarify why one in three (30%) can be hot food takeaways as councillors view is this may be too many.
- Paragraph 4.48 – Indices of Multiple Deprivation phrase: doesn’t currently make sense, officers to amend
- Policy DM.D2: section on basements, paragraph 6.32: clarify whether 50% of ground cover includes ancillary structures (garden sheds, garages etc) or not and amend paragraph as necessary. Explore use of conditions to ensure 50% garden remains permeable to reduce flood risk
- Paragraph 6.34: expand SuDS to Sustainable urban Drainage systems

3b recommended amendments to sites for allocation

Site reference number	Site name, location	BPAC summary minutes
01	Hartfield Road car park – Dundonald Ward	Councillor Diane Neil Mills wished to record that she does not wish this site to be included in the plan, as well as P4 (site 28). There should be no residential use on the ground floor. The allocation states that in a mixed use development (which is preferred) residential uses should be on upper floors. Start with town centre uses and residential
02	43-45 Palestine Grove, Colliers Wood – Lavender Fields Ward	No comments.
05	Colliers Wood Community Centre – Colliers Wood Ward	No comments.
08	Leyton Road Centre - Abbey Ward	No comments.
09	Mitcham library – Figges Marsh Ward	Mention Rediscover Mitcham - It is mentioned in the further research section indirectly (Mitcham town centre investment).
12	Queens Road car park – Trinity Ward	No comments.
14	Taylor Road day centre – Colliers Wood Ward	No comments.

15	West Barnes library – West Barnes Ward	No comments.
16	Wimbledon library / Marlborough Hall – Hillside Ward	BPAC recommends: Library to be retained and improved remainder of the site to be considered suitable for an ancillary appropriate mix of any of the following: community (D1 Use Class) , retail (A1 Use Class), financial and professional services (A2 Use Class) restaurants and cafes (A3 Use Class) offices (B1a Use Class and residential (C3 Use Class)
17	Worsfold House / Chapel Orchard – Cricket Green Ward	No comments.
18	60 Pitcairn Road – Colliers Wood Ward	No comments.
20	Wilson Hospital – Cricket Green Ward	Councillor Ian Munn proposed that this site be allocated for residential, hotel & conference centre, care home for elderly.
21	Birches Close – Cricket Green Ward	Current use – amend the section regarding 8 assisted living units. The allocated use does not have to be mixed use. Should be amended to be and/or residential <i>(done)</i>
22	Patrick Doody, Abbey Ward	Councillor Diane Neil Mills supportive of potential for the site to be wholly residential as well as a mix of healthcare and residential DNM – should state development required to be in keeping with adjoining buildings <i>(Redevelopment of all sites must comply with Merton’s adopted planning policies at the time the planning application is determined. Urban design (including density) and design is a significant part of Merton’s development plan. All sites will have to have regard to adjoining buildings.</i>
23	Amity Grove – Raynes Park Ward	DNM – should state development required to be in keeping with adjoining buildings

		<i>(Redevelopment of all sites must comply with Merton’s adopted planning policies at the time the planning application is determined. Urban design and design is a significant part of Merton’s development plan. All sites will have to have regard to adjoining buildings.</i>
24	Morden Road clinic – Merton Park Ward	No comments.
28	P4 - Abbey Ward	BPAC recommends: Any of the following uses or an appropriate mix of town centre type uses such as car park , retail (A1 Use Class) cafes and restaurants (A3 Use Class); community (D1 Use Class); cultural, leisure and entertainment (D2 Use Class) offices (B1a Use Class) and hotel (C1 Use Class). The site may incorporate residential development on upper floors.
31	Wimbledon Community Centre – Hillside Ward	No comments.
32	Wyvern Youth Centre – Ravensbury Ward	No comments.
33	Elm Nursery car park – Figges Marsh Ward	No comments
34	Raleigh Gardens car park – Cricket Green Ward	BPAC recommend that the site be removed from the plan and that the site remains as a car park.
35	Mitcham fire station – Cricket Green Ward	Councillor Ian Munn recommended that A4 use (public house) be removed. Councillor Chris Edge recommended leave as is.
36	Chaucer Centre – St Helier Ward	No comments.
37	Wimbledon Greyhound Stadium – Wimbledon Park Ward	Issues – council resolved that AFC return to borough (check date). Mick Lowe (Christopher’s Squash Club president) spoke for the club’s retention on site. BPAC noted that the squash and fitness club was already mentioned in the “Issues” section for Site 37.

		BPAC recommended that officers provide advice to councillors on whether or not additional wording could be inserted into the allocation and whether or not it should mention the squash and fitness club name
41	Kingston Road opposite Lower Downs – Dundonald Ward	BPAC recommends: delete site from the plan. Recommend that highways engineers be asked to reinvestigate the road junction to find an acceptable, safe solution
46	The Old Lamp works, High Path - Abbey Ward	Discussions around the use of this site for educational purposes. Councillor Diane Neil Mills proposed that it be allocated for education <i>(Submission version allocation states residential or education).</i>
48	Land at Bushey Road – Raynes Park Ward	Councillor Chris Edge spoke in support of school use. <i>(land, in conjunction with neighbouring sites, investigated in an assessment of sites for primary schools commissioned by the council – identified as unsuitable)</i>
50	7,8,12 Waterside Way – Wimbledon Park Ward	No comments.
53	Brook House – Cricket Green Ward	Councillor Ian Munn proposed deleting the reference to education <i>(planning permission was granted by the council for this site to be used as a school)</i> Councillor Diane Neil Mills recommended low density residential. <i>(Redevelopment of all sites must comply with Merton’s adopted planning policies at the time the planning application is determined. Urban design (including density) and design is a significant part of Merton’s development plan. Merton’s planning policies require appropriate design and density for all sites).</i>
57	Morden station offices and retail units – Merton Park Ward	Councillor Maurice Groves wants to see the site allocated for business generator and health (day centre). Councillor Diane Neil Mills proposed to remove hot food takeaways

		<i>(Done for final version – although change omitted from the version that was sent to councillors in early June)</i>
58	Sainsburys (Peel House) – Merton Park Ward	No comments.
59	Corner Baltic House and High St Colliers Wood – Colliers Wood Ward	No comments.
60	York Close car park, Morden – Merton Park Ward	No comments.
61	Morden station car park – Merton Park Ward	No comments.
62	Wimbledon YMCA – Trinity Ward	No comments.
63	Highlands House, 165-171 The Broadway - Abbey Ward	Councillor Diane Neil Mills– remove hot food takeaways. <i>done</i>
64	12 Ravensbury Terrace, Wimbledon Park – Wimbledon Park Ward	No comments.
65	Kenley Road car park, Morden – Merton Park Ward	No comments.
69	Sibthorp Road car park, Mitcham – Figges Marsh Ward	Amend “public conveniences” as it is not used for storage. Add ref to Rediscover Mitcham
70	Haslemere industrial estate, Wimbledon	Sustrans proposal – include as comment that might need a bit of this site.

	Park – Wimbledon Park Ward	<i>Done – project also recorded on the proposed Policies Map</i>
71	Land on corner Weir Road / Durnsford Road, Wimbledon Park – Wimbledon Park Ward	No comments.
74	Southey Bowls Club – Dundonald Ward	<p>Councillor Chris Edge asked for covenant re retention of tennis and bowls club (he will check with residents).(council has no record of any covenant for this site other than that preventing its use as a nursery garden)</p> <p>BPAC noted that the bowling green remains protected open space, that the site access and situation will limit possibilities for residential to be very small scale, that Southey Bowls Club members have put forward this part of the site for residential use to support the bowling club.</p>
75	Former Mitcham Gasworks – Lavender Fields Ward	No comments.
77	26 Bushey Road – Dundonald Ward	<i>“sensitive design” (done)</i>
78	191-193 Western Road, Colliers Wood – Lavender Fields Ward	No comments.
80	Crusoe Road – Colliers Wood Ward	No comments.

3c Policies Map – no comments

Agenda item 4. Rainbow Industrial Estate – adoption of the supplementary planning document to Merton’s Core Planning Strategy (BPAC’s recommendations under this agenda item were circulated to Cabinet in advance of their meeting on 01 July 2013 to be considered under agenda item 8 of that Cabinet meeting)

RESOLVED: That the Borough Plan Advisory Committee recommends that Cabinet

- A. Allow additional responses to be received on the final Rainbow Industrial Estate planning brief until the end of July 2013
- B. Requires the final planning brief plus additional responses received to be considered by the Borough Plan Advisory Committee at an additional BPAC meeting proposed for 01 August 2013
- C. Delegates the adoption of the Rainbow Industrial Estate planning brief as a supplementary planning document (SPD) to Merton’s Core Planning Strategy 2011 to the Director for Environment and Regeneration in consultation with the Cabinet member for Environment and Regeneration, on consideration of the recommendations from the BPAC meeting of 01 August 2013.

~~A.—Recommended That the Borough Plan Advisory Committee recommends that Cabinet adopts the Rainbow Industrial Estate planning brief as a supplementary planning document (SPD) to Merton’s Core Planning Strategy 2011.~~

Agenda item 5 Community Infrastructure Levy Charging schedule – submission to the Secretary of State (BPAC’s recommendations under this agenda item were circulated to Cabinet in advance of their meeting on 01 July 2013 to be considered under agenda item 6 of that Cabinet meeting)

RESOLVED the Borough Plan Advisory Committee recommended that Cabinet (01 July 2013) recommends the following resolutions to full Council (10 July 2013):

1. That Merton’s Community Infrastructure Levy Charging Schedule is submitted to the Secretary of State for examination by a Planning Inspector.
2. That any changes to Merton’s CIL charging schedule that arise between 11 July 2013 and the receipt of the Inspector’s final report are delegated to the Director of Environment and Regeneration, Chris Lee, in consultation with the Cabinet Member for Environmental Sustainability and Regeneration, Councillor Andrew Judge.

Agenda item 6 Mitcham Cricket Green Conservation Area Character Appraisal and Management Plan *(BPAC's recommendations under this agenda item were circulated to Cabinet in advance of their meeting on 01 July 2013 to be considered under agenda item 6 of that Cabinet meeting)*

RESOLVED That Members of the Borough Plan Advisory Committee:

1. Noted the content of the report presenting the final version of the Mitcham Cricket Green Conservation Area Appraisal and Management Plan, and recommended that the following amendments be made
Cricket green Heritage appraisal document need to have amendments made to delete the use of Ravensbury School and insert Cricket Green School. The name Hooden on the Green should be replaced by the White Hart.
2. Agreed that the appraisal and management plan are taken forward to Cabinet and support the proposed amendments.