

Notes from the meeting of the Borough Plan Advisory Panel – 01 May 2013 (meeting deferred from 06 March 2013)

Councillors attending

Chris Edge

Maurice Groves (substituting for Henry Nelless)

Philip Jones

Ian Munn

Diane Neil Mills

Geraldine Stanford

Other attendees: David Freeman (Raynes Park and West Barnes Residents Association), Tara Butler (Merton Council, Future Merton team)

1. Declarations of pecuniary interest – none made

2 Minutes of the meeting held on 06 December 2012

Geraldine asked why Mitcham war memorial wasn't locally listed when Wimbledon's is. *(feedback: Mitcham war memorial has been suggested for listing by a local resident and will be one of a number of proposals taken to the Design and Heritage Forum in July 2013. Subject to the Heritage Forum's feedback, proposals may then be investigated further and consulted on, before inclusion on the Local List*

3. Update on Sites and Policies Plan consultation and next steps

Councillors noted the contents of the report and advised that the methods proposed to review the final plan were appropriate *(summarised as sending documents to councillors in advance and seeking councillors advance opinions on which issues are important for discussion before the meeting on 26 June 2013 to help focus discussion onto pertinent issues*

Number	Site name, location	BPAC summary minutes
01	Hartfield Road car park – Dundonald Ward	Councillor Diane Neil Mills wished to record her 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 (<i>amendments made</i>)
02	43-45 Palestine Grove, Colliers Wood – Lavender Fields Ward	No comments.
04	Bond Road Day nursery	Site is to remain in use and has been removed from the plan.
05	Colliers Wood Community Centre – Colliers Wood Ward	No comments.
06	Durnsford Road corner	Recommend allocation as open space. Site has been removed from the plan.
07	Gifford House	Will remain as council offices for the foreseeable future and has been removed from the plan.
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). <i>Referred to in the “issues” section for this site.</i>
10	Morden Assembly Hall	The site was removed from further consideration in the DPD at the request of council.
12	Queens Road car park – Trinity Ward	No comments.
13	Land at Rose Avenue	Site has been removed from the plan and will continue to be managed as open space.
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	Councillor Diane Neil Mills supports community uses on this site Councillor Philip Jones supports primarily D1 library uses on this site with potential for other uses as well. <i>(allocated use: library to be retained and improved; remainder of the site for town centre uses or residential)</i>
17	Worsfold House / Chapel Orchard – Cricket Green Ward	No comments.
18	60 Pitcairn Road – Colliers Wood Ward	No comments.
19	Nelson Hospital	Site will be removed from the plan – planning permission was approved 06 September 2012.
20	Wilson Hospital – Cricket Green Ward	Add to the consultation table Councillor Ian Munn proposed that this site be allocated for residential, hotel & conference centre, care home for elderly. <i>(allocated use: community uses (education) and/or care home and/or residential)</i>
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.
27	Merton Hall	Site has been removed from the plan.
28	P4 - Abbey Ward	It was noted there were differences between the P4 cabinet report and the Sites and Policies Plan
30	Land adjacent 10 Home Park Road	Propose designation as open space on Proposals Map and has been removed from the plan further to consultation responses received.
31	Wimbledon Community Centre – Hillside Ward	No comments.
32	Wyvern Youth Centre – Ravensbury Ward	No comments.
33	Elm Nursery car park – Figges Marsh Ward	Elm nursery has been identified as potential being used for a bus turning lane – what is this? <i>Comments received from Paul G (I cant remember the specific reason but was temporary, possible suggestion from TfL/London Buses)</i>
34	Raleigh Gardens car park – Cricket Green Ward	No comments.

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). Debate about the allocated use and whether it should include reference to AFC Wimbledon or not
38	Thames Water site, Byegrove Road	Thames Water advised they cannot provide information to support deliverability within the required timeframe therefore site was removed from the plan.
41	Kingston Road opposite Lower Downs – Dundonald Ward	Big question marks over whether this site is suitable for residential. If highways assess roundabout. Councillor Chris Edge supported this site for access to a potential school Also recommends access to open space. Traffic assessment to be carried out <i>(traffic and pedestrian movement assessment carried out at junction of Kingston Road and Lower Downs Road in May 2013)</i> <i>(land, in conjunction with neighbouring sites, investigated in an assessment of sites for primary schools commissioned by the council – identified as unsuitable)</i>
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>
49	Wimbledon Delivery Office	Royal Mail advised via their agent that they have no intention to dispose of or relocate the operations from this site. The site was removed from the plan. Following this, correspondence was received from DTZ advising they were the new agent acting for Royal

		Mail and it was desirable to retain the site in the DPD. DTZ were advised that given what has happened it was not possible and could not be put back in the DPD. Principally, Royal Mail confirmed they have no intention to relocate the services from the site and are not actively seeking alternative sites. The site is therefore not available and will be excluded from the plan.
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>)
55	Field B, St Catherine’s Square, West Barnes, Grand Drive, Raynes Park, London	Recommended to continue as Metropolitan Open Land and other designations on Proposals Map. Site has been removed from the plan.
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	No comments.

	Wood – Colliers Wood Ward	
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 <i>Done)</i>
70	Haslemere industrial estate, Wimbledon Park – Wimbledon Park Ward	Sustrans proposal – include as comment that might need a bit of this site. <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.
72	Wolfson Hospital, Wimbledon Park	A planning application has been submitted and will be decided before the DPD is finished.

		The site has been removed from the plan.
73	117-125 London Road – Dreams	The owner only has intention to expand for retail use which does not require strategic allocation in the DPD. The site has been removed from the DPD although the owner may investigate the purchase and delivery of the adjoining Elm Nursery Car Park site (33).
74	Southey Bowls Club – Dundonald Ward	Councillor Chris Edge asked for covenant re retention of tennis and bowls club (he will check with residents). <i>(council has no record of any covenant for this site other than that preventing its use as a nursery garden)</i> Councillor Chris Edge recommended non residential use; councillor Philip Jones supports this.
75	Former Mitcham Gasworks – Lavender Fields Ward	No comments.
76	2 south gardens, Colliers Wood.	The site has been purchased by the council for education use. It has been removed from the plan.
77	26 Bushey Road – Dundonald Ward	“sensitive design” <i>(done)</i>
78	191-193 Western Road, Colliers Wood – Lavender Fields Ward	No comments.
80	Crusoe Road – Colliers Wood Ward	No comments.
81	Pollards Hill (Moat)	The site has been removed from the plan as Moat seek a large scale redevelopment and refurbishment of existing development. Future development will be brought forward with a planning brief.
82	Woodman Works, 204 Durnsford Road,	Has be removed form the plan.

4. Community Infrastructure Levy Charging schedule –
RESOLVED the Borough Plan Advisory Committee noted the progress of Merton’s Community Infrastructure Levy Charging Schedule, including its timetable for production
5. Housing supply in Merton
RESOLVED: councillors noted the contents of the report and requested that information on the Mayor’s new assessment of Merton’s housing capacity be sent to them
6. The use of the planning system to restrict betting shops in Merton
RESOLVED: councillors noted the contents of the report and resolved to advise that the council should respond to forthcoming changes to the Use Class Order (and at any other opportunity) to request that betting shops be given their own planning Use Class so that other premises could not become betting shops without seeking planning permission