

# Minutes

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## BOROUGH PLAN ADVISORY COMMITTEE

**19.15 Wednesday 16<sup>h</sup> November 2011**

Committee Rooms D&E, Merton Civic Centre, Morden SM4 5DX

### **Councillors:**

- Philip Jones
- Ian Munn (Chair)
- John Bowcott
- Ray Tindle (Vice-Chairman)
- David Williams

Substitute members: Nick Draper, Maurice Groves

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1. Declarations of interest – none received.
  2. Apologies for absence – received from Councillor Geraldine Stanford. The chair also welcomed Cllr John Bowcott, who has become a Member of the Borough Plan Advisory Committee following the resignation of Councillor Diane Neil Mills.
  3. Minutes of the Borough Plan Advisory Committee meeting held on 16 June 2011 – Members approved the minutes
  4. Sites and Policies DPD parts 1 and 3: approval for consultation on the preferred options
    - a. Part 1 – new detailed planning policies
- 4.1 Councillors considered Appendix 1 of the report (proposed detailed planning policies for assessing development) and made the following recommendations:
- i. That the “Policy Aim” should appear before the policy

- ii. That, where criteria are used within policy, it should be clear whether all of the criteria apply (i.e. “development proposals should meet X and Y and Z”) or whether proposals should be assessed against some of the criteria (i.e. “development proposals should meet criterion X or criterion Y or criterion Z”)
- iii. Members queried whether there was an increase in betting shops in Merton, Tara Butler stated that not to date and agreed to check. Discussion took place around the draft new policy to refuse planning permission where this would result in an over-concentration of hot food takeaways to encourage people to adopt healthy lifestyles (Proposed Policy DM.R5 Food and Drink / Leisure and entertainment uses, part a(ii), Part 1- page19 of agenda) and whether this could be applied to betting shops. Tara Butler explained that councils were lobbying central government for a change in the planning regulations to allow for this nationally but applying such a policy at a local level was more difficult without evidence that betting shops were more detrimental than online gambling. Tara Butler to supply information on increase/ decrease of betting shops in Merton over the last five years.
- iv. That a criterion should be added to policy DM.R5 Food and Drink / Leisure and entertainment uses in recognition of the council’s cumulative impact zone in Wimbledon (mentioned for the justification of this policy, paragraph 7.69, Part 1- page 21) to say that the onus of proof should be on the applicant to demonstrate that the use would not add to antisocial behaviour in the area.
- v. That the issues raised in paragraph 7.90 (justification) should be included within Policy DM.R6 Culture Arts and Tourism development, and that DM R6 should be amended to be clear that the council will look favourably at hotel accommodation that provides facilities for the local community.
- vi. That wherever the draft policies say “over the next five years” the exact date parameters should be clear.
- vii. Discussion took place around the practical application of draft Policy DM.H2 Housing Mix.
- viii. That the sustainability appraisal entries for all policies, particularly DM H2 (paragraph 8.14) should be reviewed and updated to ensure that they reflect the policy.
- ix. Members commended Policy DM C1 Community Facilities
- x. Members recommended that Policy DM C2 Education contain more site specific information around the location of educational establishments, along the lines of the information already contained in Policy DM.C1.
- xi. That Policy DM C1 criterion (c.) be reconsidered to allow provision for a new school to be incorporated either on the proposal site or on other sites locally or

to consider support for the expansion of existing schools.

- xii. Members commended the policies on design, particularly Policy DM D1 Design
  - xiii. That key documents that provide guidance on good urban design for buildings, places and the public realm as mentioned in paragraph 12.38 of appendix 1 to the report (Part 1 – page 57) should also be retained in an appendix to the document to stress their retention and relevance
  - xiv. That the Design Review Panel and the Design and Heritage Forum be consulted on the draft policies as part of the consultation
  - xv. That Policy EP1 Opportunities for decentralized energy networks should be reviewed to make the policy clearer
  - xvi. That Policy DM F1 Support for Flood Risk Management should be reviewed. Within the table in this policy, the language is unclear, particularly regarding “low / medium / high vulnerable” development and where acceptable mitigation measures can reduce flood risk for development in Flood Zone 3b
  - xvii. That development management policies which allow permit-free parking (Policy DM.T3 applying relevant car parking and servicing standards) should be designed to ensure vehicular access for ambulances, delivery vans etc to the main entrance for all residential properties on the site that are permit free
  - xviii. That Merton’s Biking Strategy mentioned in paragraph 15.7 should be amended to be “Merton’s Cycling Strategy”. *Note – it has since been clarified that Merton has a Biking Strategy to access the Mayor’s “Biking Borough” funding, which is available to outer London boroughs)*
- 4.2 Councillor Ian Munn provided written comments. Members were encouraged to provide any further feedback by 02 December 2011.

(b) Part 3 - Proposals Map

- 4.3 Members requested that the Proposals Map be made available in digital form.
  - 4.4 Tara Butler undertook to ensure that all interested Councillors receive the Proposals Map changes relevant to their local area as part of the consultation.
  - 4.5 RESOLVED:
    - That the Committee recommends that Cabinet approves six weeks of public consultation to take place between January and March 2012 on the Preferred Options for development management policies (part 1 of the Sites and Policies DPD) and accompanying Proposals Map
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- That the Committee recommends that Cabinet delegate approval to the Director of Environment and Regeneration in consultation with the Cabinet Member for Environmental Sustainability and Regeneration to make changes to the documents and other consequential matters in accordance with the appropriate Regulations.
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## 5. Regeneration Delivery Plan

### RESOLVED:

- 5.1 That the content of the report is noted and support is given to the range of regeneration projects, timescales and financial commitments;
- 5.2 That approval is given to Merton's Regeneration Delivery Plan (RDP) as a rolling work-plan of regeneration activities to 2015;
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## 6. Merton Council's draft Annual Monitoring Report (Planning)

- 6.1 Members commended the report as a great improvement.

### RESOLVED

- 6.2 That the Committee recommend that Cabinet give delegated authority to the Director for Environment and Regeneration in consultation with the Cabinet Member for Environment Sustainability and Regeneration, the Chair and Vice Chair of the Borough Plan Advisory Committee to agree and make any amendments required to Merton's Annual Monitoring Report for submission to the Secretary of State by 31 December 2011.
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