

# Minutes

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## BOROUGH PLAN ADVISORY COMMITTEE

**19.15 Tuesday 10 January 2012**

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

### Councillors:

- Philip Jones
- Ian Munn (Chair)
- Diane Neil Mills
- Geraldine Stanford
- Ray Tindle (Vice-Chairman)
- David Williams

Substitute members: Nick Draper, Maurice Groves

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1. **Declarations of interest** – received from Ian Munn as a former Post Office employee and living close to Worsfold House (Item 4: Sites and Policies DPD))
  2. **Apologies for absence** – none received.
  3. **Minutes of the Borough Plan Advisory Committee meeting** held on 16 November 2011 – Members approved the minutes
  4. **Sites and Policies DPD part 2: potential sites for allocation: approval for consultation on the preferred options**
    - 4.1 Councillors considered Appendix 1 of the report (potential sites for allocation) made the following observations and recommended amendments as follows:
      - i. That the consultation document should make clear that any sites to be allocated in the final plan must be deliverable and aspirational uses will not be able to be allocated.

- ii. That there is concern over the loss of car parking from the development of sites in town centres and that the impact of the potential loss of parking should be fully assessed before the plan is finalized. (in Wimbledon, sites 01, 16 and 28; in Morden sites 58, 60 and 61)
- iii. Sites 01 (P3, Hartfield Road car park) and site 28 (P4 car park beside Wimbledon Theatre), the “Council’s preferred use” should include cultural and community uses.
- iv. Site 12 Queens Road car park: that the Committee had reservations about this site being considered for allocation to an alternative use given the potential loss of other Wimbledon town centre car parks. Councillor Diane Neil Mills opposed to the site’s allocation for development due to the loss of parking.
- v. Site 13 should be renamed “Land at Rose Avenue, Mitcham” to distinguish it from the other Rose Avenue in Morden.
- vi. Site 16 Wimbledon Library and Marlborough Hall: that the site assessment should be revised to state:
  - The listed parts of the building will be retained
  - Site proposals will not have an undue impact on the view from Wimbledon Hill Road
  - Retail (A1-A3: retail, financial and professional services, cafes and restaurants) should be removed from the “Council’s preferred use”
  - Councillor Diane Neil Mills stated that she would be concerned if any change of ownership of the library site were to be proposed as part of any redevelopment.
- vii. Site 17 Worsfold House / Chapel Orchard
  - That the “Council’s preferred use” should be edited for clarity to “~~any of the following uses~~ or a suitable mix of school (d1) and/or residential (C3)”
  - That the owners of the Scout Hut adjoining the west of the site should be contacted to ascertain their interest in redevelopment as part of the site allocation.
  - That any variation between “uses suggested” and “Council’s preferred uses” for the council-owned sites should be clarified.
- viii. Site 19 Nelson Hospital – that the site assessment should state that redevelopment is expected to provide car parking to the standards required.
- ix. Site 22: Patrick Doody Health Centre, Pelham Road: that the NHS should consider wholly residential use on this site to help fund works on other NHS sites.
- x. Site 25: Emma Hamilton public house: that this site should be removed from public consultation as a planning application has been received in January 2012.

- x.i. Site 28: P4, land adjoining Wimbledon Theatre: the Committee were concerned about the loss of car parking, when considered against other potential site allocations in Wimbledon town centre (Site 01: P3 and Site 12: Queens Road car park.
- xii. Site 31 Wimbledon Community Centre: that the “Council’s preferred use” should include a hotel.
- xiii. Site 46 The Old Lamp Works, High Path: that any redevelopment be considered in the context of regeneration proposals for the Colliers Wood / South Wimbledon area.
- xiv. That the “Uses suggested / organization” should be completed for all sites, in particular sites 17, 38, 49 and 62.
- xv. That site proposals should always be in plain English where planning terminology is used, in particular sites 31, 34, 57 and 62.

#### 4.2 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 site allocations (part 2 of the Sites and Policies DPD) subject to the amendments set out in paragraph 4.1 above.
- that Recommendation 2 of the Cabinet report be amended to delegate authority to the Director of Environment and Regeneration in consultation with the Cabinet Member for Environmental Sustainability and Regeneration, the chair and vice-chair of the Borough Plan Advisory Committee (councillors Ian Munn and Ray Tindle) to approve changes to the documents prior to public consultation and other consequential matters in accordance with the appropriate Regulations.

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#### **5. Merton’s Preliminary draft Community Infrastructure Levy proposed for public consultation January-March 2012**

5.1. Councillor Diane Neil Mills stated her reservations in undertaking public consultation until central government has finalized their position on spending the Community Infrastructure Levy and the interaction with Section 106 agreements, with respect to affordable housing in particular.

#### 5.2 RESOLVED:

5.2.1 That the Committee recommends that Cabinet approves six weeks of public consultation to take place between January and March 2012 on Merton’s Preliminary draft Community Infrastructure Levy;

5.2.2 That Recommendation 2 of the Cabinet report be amended to delegate authority to the Director of Environment and Regeneration in consultation with the Cabinet Member for Environmental Sustainability and Regeneration, the chair and vice-chair of the Borough Plan Advisory Committee (councillors Ian Munn and Ray Tindle) to approve production of the consultation documents for Merton's Preliminary Draft Community Infrastructure Levy Charging Schedule and other consequential matters in accordance with the appropriate Regulations.

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## **6. Draft Borough Character Study proposed for public consultation**

6.1 RESOLVED

6.2.1 That Cabinet approves the first phase of the Draft Borough Character Study for the purposes of public consultation between January-March 2012.

6.2.2 That Cabinet agrees, subject to the results of the public consultation, that minor amendments to the first phase of the Draft Borough Character Study are delegated to the Director of Environment & Regeneration, in consultation with the Cabinet Member for Environmental Sustainability and Regeneration, to enable approval and formal adoption.

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## **7. Draft Design SPD**

7.1 The Committee made the following recommendations:

- The design principles would be useful in assessing planning applications
- The current draft SPD is long and should be made more succinct without losing impact
- The SPD needs more illustrations and images
- The documents that the SPD is proposed to replace needs to be clarified
- The SPD should be a more cohesive, concise review of national guidance otherwise it isn't clear what the justification for its production is
- The Borough Plan Advisory Committee would like to see the next draft of the SPD and want a special meeting to consider it, possibly in conjunction with other design groups (e.g. Heritage and Design Forum; Design Review Panel).
- Councillor Ian Munn asked if it would be feasible to complete a short version of the Design principles SPD in order to achieve the earliest possible publication date of the principles of Design, and subsequently (in a second supplementary document) a compilation of the other documents it was intended to absorb into the present draft.
- Recommendation 2 of the report to be amended to state that the Borough Plan Advisory Committee will review the finalized SPD before it is published for public consultation.

## 7.2 RESOLVED

7.2.1 The Borough Plan Advisory Committee noted the contents of the report outlining the proposed content of the Draft Design SPD, including the completed Introduction and Design Principles Chapters.

7.2.2 That Recommendation 2 of the Cabinet report be amended to state:

- that Cabinet agree that the remaining Design SPD chapters are completed in line with the Introduction and Design Principles chapters.
- That Cabinet resolve that the final Design SPD is reviewed by the Borough Plan Advisory Committee prior to public consultation.
- That Cabinet delegate authority to the Director for Environment and Regeneration in consultation with the Cabinet Member for Environmental Sustainability and Regeneration to approve the Design SPD for public consultation, on consideration of the Borough Plan Advisory Committee's recommendations.