

Minutes

BOROUGH PLAN ADVISORY COMMITTEE

19.15 Thursday 20 September 2012

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

Councillors:

- Chris Edge
- Philip Jones
- Ian Munn (Chair)
- Diane Neil Mills (vice Chair)
- Henry Nelless
- Geraldine Stanford

Substitute members: Nick Draper, Maurice Groves

Also attending: David Freeman (*Raynes Park and West Barnes Residents Association*).

Please note that the order of the items on the agenda was revised during the meeting and the notes here reflect the new order of matters discussed.

1. **Declarations of interest** – received from Ian Munn as a former Post Office employee and player on Southey Bowls Club
2. **Apologies for absence** – none received.
3. **Minutes of the Borough Plan Advisory Committee meeting** held on 21 May 2012 –
 - 3.1 Paragraph 4.2.4, Councillor Diane Neil Mills clarified that Workspace’s representatives stated that they had conducted no commercial feasibility study on housing on aggregate or proportion of affordable housing or tenure.
 - 3.2 Members approved the minutes.
4. **Agenda item 5: Sites and Policies DPD – progress and proposed timetable amendment.**

4.1 The recommendations in the report were taken in reverse order.

Recommendation C

4.2 Members considered the site, the representations received on 19 September 2012 and Crossrails' representations received on 13 September 2012.

4.3 Members were advised that Crossrail2 safeguarding is due to be revised in 2013, with public consultation due in 2014.

4.4 Members also noted that Merton's Employment Land Study 2010 stated that the site was of a high standard and a good site for employment.

4.5 RESOLVED: that Members of the Borough Plan Advisory Committee recommend to Cabinet that site 82: Woodman Works not be consulted on at this time and that the site be considered on its merits via the planning application process if the Crossrail2 safeguarding is removed from the site.

Recommendation B

4.6 Councillor Diane Neil Mills: the timetable proposed is not achievable because

- A report on options to provide school places is due to be published in October 2012, this information is essential for the DPD;
- Significant legislative changes are taking place, including changes to the London Plan
- Further work has to be undertaken on many sites.

4.7 Councillors debated the timetable Issues raised included:

- The London Plan's frequent revisions and the benefits to preparing a DPD alongside the London Plan
- The likelihood of ongoing changes to planning legislation
- The report on school places is due next month.
- That the Secretary of State has to date taken a pragmatic view of timetable adjustments, with usually small adjustments (circa 3 months) requiring limited rescheduling but with more significant adjustments (e.g., circa 6 months) requiring a resubmission of Merton's Local Development Scheme
- The desire to have a BPAC meeting at the end of January to discuss any outstanding issues

4.8 RESOLVED: That the timetable for producing the Sites and Policies DPD is adjusted by three months (change to Merton's Local Development Scheme)

Recommendation A

4.9 Members enquired how consultees would know what had happened as a result of their involvement and their representations. Tara Butler responded that a Statement of Consultation is being prepared, setting out what was said, and the actions that were taken as a result.

4.10 Members proposed changes to the recommendation as set out in the report as it was not clear enough what was being proposed. Paragraph 2.10 of the report sets out that

more sites may be recommended to Councillors for removal depending on the results of further research and consultation.

Site 01 (P3)

Recommend removal of P3 from the DPD as:

- Construction is unlikely to take place before 2019 due to a covenant
- P3 is in the council's ownership so the council has control over development
- The recent parking survey identifies the car park at P3 as the most popular
- "town centre uses" is too vague to give certainty to developers.

The recommendation of whether or not to recommend its removal was put to the vote and was passed. Councillors Diane Neil Mills, Henry Nelles and Chris Edge voted for the proposal, Councillor Philip Jones voted against, Councillors Geraldine Stanford and Ian Munn abstained.

Site 07: Gifford house. Councillors questioned whether Gifford House would be closed within the 10-year plan period as recent presentations on hot-desking mentioned the closure of outlier offices. Tara Butler said she would check but to date there was no evidence that Gifford House would be surplus to requirements within the plan period.

Site 12 Queens Road car park: Councillors queried the likelihood of site remaining in the final plan

Site 13: Land at Rose Avenue: Councillors noted that this site was recommended for removal in appendix 1 of the report and should therefore be included in the table below paragraph 2.8 of the main report

Site 16 Wimbledon library. Councillors discussed the proposed national government planning changes, in particular the proposed increases in permitted development (Ministerial statement 06 September to increase permitted development allowing some commercial uses to become residential without the need for planning permission) and noted that if this site (and others) were allocated for commercial uses it may ultimately mean residential would be possible without the need for planning permission.

Site 28 P4 Councillor Diane Neil Mills noted that replacement car parking should be provided with this site as there was no other car parks in the area and replacement parking would be necessary especially with the relationship with the theatres.

Site 33 Elm nursery car park: Councillors requested that officers review the impact of the new ASDA on parking demand (connected with Site 34 Raleigh Gardens and Site 69 Sibthorp Road)

Site 34 Raleigh Gardens car park Cllr Ian Munn recommended the removal of Raleigh Gardens from the plan. (connected with Site 33 Elm Nursery car park and Site 69 Sibthorp Road)

Site 41: Kingston Road opposite Lower Downs Road: Cllr Chris Edge recommended this site for a school in combination with Site 77: 26 Bushey Road, and the adjoining site in between 41 and 77.

Site 46: The Old Lamp Works, High Path, South Wimbledon Cllr Diane Neil Mills recommended this site for a school to assist the expansion of Merton Abbey Primary.

Site 69 Sibthorp Road car park: Councillors recommended that officers review the impact of the new ASDA on parking demand (connected with Site 33 Elm Nursery car park and site 34 Raleigh Gardens car park.)

Site 70 Haslemere industrial estate. Councillors recommended that the “missing link” connection between Durnsford Recreation Ground and Earlsfield via the river Wandle be included as part of this site.

Site 72: Wolfson Centre – Councillor Diane Neil Mills asked question re boundary of Metropolitan Open Land – Tara Butler to provide response.

Site 74 Southey Bowls Club. Councillors discussed the concerns raised by respondents to the consultation.

Site 76: 2 South Gardens, Colliers Wood, to be added to deletion list.

RESOLVED: That Cabinet are recommended that the sites set out below paragraph 2.8 of this report and including *site 01: P3 Hartfield Road car park, Wimbledon; site 13: Land at Rose Avenue, Mitcham* and *Site 76, 2 South Gardens, Colliers Wood* are not taken forward to the next stage of the DPD.

(the original wording was to resolve “that sites set out below paragraph 2.8 of this report are not taken forward for allocation in the final DPD”. See paragraph 4.10 of these minutes).

5. Agenda item 8: draft Rainbow SPD- update

Councillors debated the report and the Rainbow planning brief.

Strong concerns were raised by Councillors Chris Edge and Diane Neil Mills, and David

Freeman (Raynes Park and West Barnes Residents Association) regarding the brief.

Issues raised included the **recent history of the site and the suitability of the site for residential**, the level of involvement of the landowner Workspace in drafting the brief, examples from other councils of planning briefs being prepared with the landowners' involvement; whether it would be viable to start the planning brief again; concerns over the impact on infrastructure of the proposals within the draft brief.

RESOLVED:

That the Borough Plan Advisory Committee recommends that the draft Rainbow planning brief is not adopted as it stands and that officers undertake the investigations set out in the report and report back to a meeting of the Borough Plan Advisory Committee with the results.

6. Agenda items 5 (Parking in Wimbledon and Morden – update on research findings) 6 (update on national and London-wide planning changes) and 7 (Future Merton summary of projects) were deferred to the next meeting of this Committee proposed for 17 October 2012.