

BOROUGH PLAN ADVISORY COMMITTEE

NOTES OF MEETING – 01 AUGUST 2013

Attendees:

Cllrs: Chris Edge; Ian Munn (chair); Diane Neil Mills (vice-chair); Maurice Groves (substitute for Cllr Henry Nelless); Geraldine Stanford; Richard Williams (substitute for Cllr Philip Jones)

Also attending: Tara Butler (council officer); Cllr Gilli Lewis-Lavender; David Freeman (Raynes Park and West Barnes Residents Association) Andrew Wakefield

1. Declarations of pecuniary interest

Cllr Maurice Groves is on the board of Merton Priory Homes

Councillor Diane Neil Mills proposed that an additional item to deal with the process of developing and agreeing the *Sites and Policies Plan* be added to the agenda, related to the announcement that day by the Leader of the council concerning Wimbledon library.

The chair advised that the process of developing and agreeing the *Sites and Policies Plan* had been set out in committee reports and agreed at the most recent meetings of the Borough Plan Advisory Committee (26 June 2013); Cabinet (01 July 2013) and Council (10 July 2013). The process was therefore not subject to change by BPAC. Officers offered to meet Cllr Neil Mills outside the meeting to explain the process of developing and agreeing the *Sites and Policies Plan*.

The chair did not accept inclusion of this item onto this agenda.

2. Notes of the BPAC meeting 26 June 2013

- Page 3. Saddlers Close misspelt: Sadler's Close
- Page 4: Site 01 Hartfield Road car park. Amend text for clarity

“BPAC recommends: There should be no residential use on the ground floor. The allocation states that in a mixed use development (which is in the “council’s preferred use” section) residential uses should be on upper floors. Start with town centre uses and residential”

BPAC recommends: the notes of the meeting should be written in a more formal way to ensure that it is clear what the committee is recommending and whether or not there is a consensus.

Any other business (taken between agenda items 2 and 3: the chair, Cllr Ian Munn, raised the Leader of the Council's statement of 01 August 2013 regarding the removal of Wimbledon library (site 16) from the *Sites and Policies Plan*.

3 Rainbow industrial estate planning brief

The planning brief was debated and issues were raised including

- The number of people employed on the site now and may be employed in the future
- The number of schoolchildren might arise from the new proposals, how was this calculated and could they be accommodated in local schools
- Importance of good design on the site
- Questions on the economic viability of the proposal and the assumptions inputted
- Cllrs Diane Neil Mills and Gilli Lewis Lavender did not want to see any housing on site

BPAC recommends: *(numbering for reference, not intended to represent prioritisation. Text in blue suggested by officers to deliver BPAC recommendations)*

- a. Insert text to ensure that all the proposals will be development (i.e. not only the residential element): Kiss and Ride, employment, residential

Suggested addition after paragraph 7.2 (under "Planning application" section "Legally binding mechanisms will be sought to ensure the successful delivery of all main elements of the brief to prevent partial redevelopment of the site"

- b. Paragraph 3.39 (before) reference *"Design is expected to be of exceptional quality throughout the site"*
- c. Circa paragraph 6.6 – insert text to state that any planning application should be subject to economic viability; that the council would expect an upper limit of 200 homes unless this was proven to be economically unviable, then the council would consider a maximum of 250 homes

Suggested additional wording (replacing paragraph 6.6)

"Subject to economic viability, the council will seek a maximum of 200 new residential units built to design standards set out in the London Plan and associated documents (Mayor's London Housing Design Guide, Mayor's Housing SPG). The council will consider permitting a maximum of 250 homes where it can be demonstrated through the production of an up-to-date economic viability assessment of the planning application that additional units are necessary to achieve the site's redevelopment in accordance with this planning brief"

- d. Add habitable rooms per hectare calculation to brief

The maximum number of residential units set out in the brief (250 units) would deliver a density of between 369-492hr/ha

This is within the London Plan 2011 density proposals for this location (assuming PTAL4) which states range from 200-700hr/ha.

The density of recent nearby developments include St James (Waitrose) 305hr/ha and Emma Hamilton: 461hr/ha

- e. Add text to brief to ensure habitable rooms are at the centre of the site and bathrooms / toilets nearer to the railway line

Suggested addition to paragraph 6.7 (existing paragraph in black text, addition in blue)

Residential buildings should be located predominantly to the southern end of the site with one residential building designed and positioned as a focal point at the entrance. All residential properties should be designed to the standards of the Mayor's London Housing Design Guide, Mayor's Housing SPG 2012: dual aspect maximized solar gain, while minimizing overlooking. *To help minimise the impact of noise, less sensitive residential uses (such as bathrooms and kitchens) should be located towards the perimeter of the site..*

- f. Add text: seek every opportunity to pursue footbridge access from the site to West Barnes Lane

Suggested additional text after paragraph 6.4: *The council will require planning proposals to seek every opportunity to pursue footbridge access from the site onto West Barnes Lane.*

- g. Add text to paragraph 6.9 to provide at least one parking space per property.

Councillors voted on withdrawing the brief and exploring alternative funding arrangements for whole-site industrial on the Rainbow Industrial Estate

- Voting for: Cllrs Chris Edge, Diane Neil Mills, Maurice Groves
- Voting against: Cllrs Ian Munn, Geraldine Stanford, Richard Williams

The chair has the casting vote; the motion was rejected.

Cllr Chris Edge wished to record that he does not think that the site is suitable for housing; that he supports industrial development on the site; that he supports a second access for the site. The number of homes should be reduced to a maximum of 150 and the number of three bedroom units should be increased to 60% of the total.

Cllr Richard Williams noted:

- That there should be a high bar set on acceptable design
- That the habitable rooms should be focussed towards the centre of the site, with bathrooms etc. to the outside

- That car parking should be adequately provided and managed on site and prevented overspill onto surrounding roads
- That a pedestrian footbridge access should continue to be pursued onto West Barnes Lane and that the council should continue to ask if Network Rail would reconsider allowing this (albeit that there may not be scope for a ramp)

Councillors voted on whether the site should contain some housing or not

- Voting against the planning brief providing for any housing on the site: Cllrs Chris Edge, Diane Neil Mills, Maurice Groves
- Voting for the planning brief providing some housing on the site: Cllrs Ian Munn, Geraldine Stanford, Richard Williams

The chair has the casting vote; the motion was rejected.

RESOLVED:

That, subject to the recommendations outlined in these notes, the Borough Plan Advisory Committee recommends that Cabinet:

- A. Agrees the recommended amendments arising from the July 2013 consultation feedback on the Rainbow planning brief to be incorporated into the brief prior to adoption (the recommended amendments are set out in Appendix D)
- B. Adopts the Rainbow Industrial Estate planning brief as a supplementary planning document (SPD) to Merton's Core Planning Strategy 2011 with the amendments agreed at the meeting.