

Borough Plan Advisory Committee – meeting notes

20 January 2016

Attendees: Cllrs John Bowcott; Najeeb Latif; Philip Jones; Dennis Pearce; Geraldine Stanford; Ian Munn. Officers: Tara Butler, FutureMerton

2. No pecuniary interest

3. Notes of the last meeting (September 2015) were agreed

4. Draft Estates Plan:

Councillors said that the plan was well created; the policies were well thought through and that the officers working on the plan should be congratulated.

Issues / actions raised:

Why have Circle properties at Faversham and Glastonbury Road in St Helier and Armfield Crescent in Eastfields been empty for a long time (*officers contacted Circle: properties were due to be occupied shortly after BPAC's January meeting took place.*)

Chapter 6: Eastfield delivery section. Councillors debated the inclusion of exploring St Mark's Academy as an option to assist the delivery of Eastfields Estate. Discussions covered potentially building a school expansion with homes; the previous loss of school land for homes at Rowan and Brenley in the Mitcham area; whether there would prove to be too many legislative and planning barriers to achieving development on St Marks; residents views at consultation.

Officer's views were that St Mark's was an early option for further discussion and exploration with the school itself, with councillors and with residents and the only way this could be done cohesively and transparently was by including it in the consultation and getting everybody's feedback (including residents and the school's).

RESOLVED: The Borough Plan Advisory Committee resolved to raise their concerns and that decision-makers must think carefully about the sensitivities, consequences and implications of including the St Mark's Academy option at this stage, while continuing to ensure that ward councillors and St Mark's School are involved in dialogue.

RESOLVED regarding the inclusion of potential land at St Mark's Academy within the Eastfields delivery section: The Borough Plan Advisory Committee flag up concerns regarding this matter, recommending that Cabinet think carefully about the consequences

and implications of this, while continuing dialogue with the school and with ward councillors.

Councillors noted that Circle's consultation showed support for retail within a regenerated Eastfields Estate. Officers said that if this was raised at the council's consultation then it could be considered, however the officers current recommendations noted the presence of shops nearby on Tamworth Lane and noted that provision of any new retail space would need to be supported by likely occupiers.

AMENDMENTS:

- para 3.233: councillors queried that the original Cabinet plan *was not clear about a reference to overlooking at Ravensbury Park*;
- There was no reference in the draft Plan to the *Wandle Valley Regional Park*
- High Path – councillors queried that the draft Plan currently states “Redesign Merantun Way”, which implies that Mertantun Way will definitely be fully redesigned as part of the draft Estates Plan although Mertantun Way is outside High Path estate and is a Transport for London road. Councillors recommended this should be changed to read “*Explore feasibility of redesigning Merantun Way*” to be clearer.
- Ravensbury: councillors raised the issue that Ravensbury Park with its mature trees will always be adjacent to the Ravensbury Estate and that any land near the park needs to consider the existence of the trees to minimise overshadowing etc. (this issue is raised by existing residents). The suggested wording was: “*Interface between homes and trees should be well designed*” This change has been made
- Missing key on page 107

RESOLVED: that, subject to the amendments outlined by the Borough Plan Advisory Committee, the draft Estates Plan should be published for public consultation for six weeks, with final documents delegated to the Director of Environment and Regeneration in consultation with the Cabinet Member for Environmental Sustainability and Regeneration and the Cabinet Member for Community and Culture.

NEXT MEETING

As the next meeting was due to take place on 9th March 2016, during the council's draft Estates Plan consultation, councillors agreed to move the next meeting to 14 April 2016.