

BOROUGH PLAN ADVISORY COMMITTEE

NOTES OF MEETING – April 2016

Attendees:

Cllrs: John Bowcott (vice-chair); Dennis Pearce; Philip Jones; Najeeb Latif; Ian Munn (chair);

Apologies: Geraldine Stanford;

Also attending: Tara Butler (Future Merton team)

Meeting notes and action points

Agenda item 2 – there were no declarations of pecuniary interest

Agenda item 3 – notes of the BPAC meeting in September 2015 were agreed with the addition that all of the Borough Plan Advisory Committee’s recommendations were accepted by Cabinet

The meeting agenda was altered to take items 5 and 6 before item 4 but the notes are reflecting the agenda.

Agenda item 4: Estates Plan initial consultation results

Councillors considered the report, asked questions and looked forward to receiving more information in due course

Agenda item 5: Early feedback on draft Design SPD

Councillors considered the report including the draft Design SPD and advised the following:

- Review grammar / use of language / phraseology throughout document (including at points specified)
- Page 6 : add information on “gated communities”
- Page 7: review waste management section
- Page 8: para 4.35: review language used; active frontages have cars so link to the section on cars
- Page 11: review paragraph 4.51; question on en suite
- Page 12: review fences and light / privacy into neighbours property; taking account of differing land levels. 2 metre high fences at boundary exchanging light for privacy
- Page14: review new build images, unrealistic for Merton as we don’t see these schemes. Find better examples of new build defensible space (e.g. apartments)
- Paragraph 4.65 – remove any advice on rendering and cladding
- Para 4.66 “pebbledashing” is one word
- Para 4.80” harmonically” should be “harmoniously”

- Paragraph 4.86 change principle to “principal”
- Paragraph 4.88 change to “applicants should”
- Page 27 on “rear extensions” section add new information on terraces / balconies (to address retrospective applications)
- Page 28 caption “terrace” spelt incorrectly
- Paragraph 4.107: change link to refer to website; (iv) link to solar panels.
- Paragraph 4.108: review sentences
- Page 32 “do’s and don’ts” title.
- Page 35 paragraph 4.52 window replacements (change position of “s”)

Draft Design SPD chapter – basements

Councillors would like basements chapter published ASAP

Councillors advised to:

- Include “settlement analysis” as part of information that has to be submitted; addressing neighbour residential amenity
- If properties close together, use least vibration piling (in the construction method statement, also included on page 38.

Agenda item 6. Proposed changes to Locally Listed Building process

Councillors agreed new locally listed buildings process set out in report

Councillors also agreed that people or organisation proposing buildings or structures for local listing should submit their considerations against the six criteria (architectural style; age and history; detailing; group value; building materials and subsequent alterations) used to identify Locally Listed buildings in Merton, found on the council’s Locally Listed Buildings booklet on the website, to assist with the assessment and add local knowledge.