

PLANNING ADVISORY GROUP**6 October 2009 at 7.30 pm**

MEMBERS (ALL PRESENT): Councillor Lyn Gleeson (Chair), and Councillors Richard Butt, Colin Hall, John Leach and Graham Whitham

ALSO ATTENDING: Sally Blomfield, Duncan Clarke, Keith Fraser, Darren Richards, Sue Sheppard, Patrick Whitter and Jeff Wilson.

46. APOLOGIES

Apologies for lateness were received from Cllr Richard Butt.

47. MINUTES OF THE PREVIOUS MEETING

The Minutes of the meeting held on 15 September 2009 were agreed as a correct record, and signed by the Chair.

48. CORE PLANNING STRATEGY - ADOPTION

Further to Minute 44/09, a final draft of the Core Planning Strategy was presented for approval for adoption. The document now incorporated the recommendations in the Inspector's Report, which were binding.

The Inspector had concluded that, overall, the Strategy was sound, subject to a number of changes. The key change was the deletion of references to the de-designation and development of Metropolitan Open Land (MOL) in the Beddington, Hackbridge and Kimpton areas. Other key headline conclusions included:

- Agreement over the proposed distribution of housing across the Borough in accordance with Policy PMP1 of the Strategy and that this should be capable of delivery;
- That Sutton's approach to housing density set out in BP1 is sound and based on evidence set out in the Characterisation Report of Studies and the Proposed Character of Proposed Sustainable Residential Quality Areas;
- That, subject to making explicit cross references to the policy considerations on negotiating affordable housing set out in the London Plan, the overall targets and thresholds for affordable housing are viable and satisfactory and therefore Policy BP2 is sound;
- That the employment policies of the Strategy are sound and the Borough's employment allocations should continue to be safeguarded against inappropriate development;
- Agreement that the Strategy sets out a framework for improving Sutton Town Centre which deals adequately with the objective of seeking to address existing problems of leakage to other centres;
- Supporting the Strategy's approach towards the hierarchy of retail centres;
- Agreement that it is appropriate and 'sensible' for the Strategy to continue to safeguard the Tramlink route;
- That the Strategy's approach towards the development of Hackbridge as a District Centre is an appropriate and achievable part of the area's regeneration package;
- That the Council's approach towards achieving environmental sustainability, as set out in Policy BP6 on 'One Planet Living' and the supporting text explaining its application are not prescriptive, is sufficiently flexible and is therefore sound; and
- Agreement that BIBRA should be identified as a Major Developed Site in the Metropolitan Green Belt.

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Also tabled were a series of inset maps showing the associated changes to be made to the UDP Proposals Map.

As soon as possible after it was adopted formally by the council, the Strategy and Proposals Map, an Adoption Statement and a revised Sustainability Appraisal had to be made available for inspection at libraries, main council offices and on the web.

Members congratulated officers on their achievement and thanked them for their hard work. Sutton was only the 4th authority in London to reach this stage of the LDF process and it was noted that the Planning Inspectorate were citing Sutton as an exemplar of best practice in a number of areas.

The Chair also thanked Members for their hard work and residents and other stakeholders who had participated in preparing the Strategy. Their input had been much appreciated.

At the discretion of the Chair, members of the public Gavin Ridewood and Kevin Stanley, who had been regular attenders of the Advisory Group meetings, also expressed their gratitude to the officers for the work they had done to help maintain the residential quality of the borough.

Resolved: To **RECOMMEND** The Executive Recommends full Council to adopt the Core Planning Strategy, now submitted.

49. LOCALLY LISTED BUILDINGS

Further to the discussion at the previous meeting, proposals were submitted for dealing with the suggestions received through the consultation on the Site Development Policies (SDP) DPD Preferred Options Report for identification of additional buildings to be added to Sutton's Local List. Rather than have a piecemeal approach, officers proposed to carry out a comprehensive review of potential buildings and structures across the borough to identify the best features that met the criteria for Local Listing. This had been discussed with the council's Heritage Manager, and a proposed timetable had been worked out for carrying out this work, outside of the DPD process.

Whilst it was possible to add to the Local List at any time, officers would discuss with GOL whether any additional buildings can be included in the final draft of the SDP DPD at the Examination stage.

An initial list of nominations was appended to the circulated report. To try to streamline the process, officers would seek nominations for other potentially suitable structures for inclusion from the CAACG and local historians. It was acknowledged that ward councillors would also have some good ideas about which buildings might be appropriate to List. For example, Cllr Gleeson and Cllr Leach suggested buildings in Cedar Road and Rosehill Parade, which they felt could meet the criteria for Listing. Following discussion, it was thought that the best way of obtaining this information would be to send out a nominations form for ward councillors to complete, with a reminder about the criteria for Listing and examples of suitable buildings.

Cllr Graham Whitham welcomed the report and thanked the Chair and the officers for coming forward with these proposals, which went a long way to addressing his written objection to the SDP Preferred Options document.

Sally Blomfield advised that it would be a good idea to also review Conservation Areas and Areas of Special Local Character in the future, to identify buildings within those areas that should be included on the Local List. However, given the resource issues, the immediate review would concentrate on buildings with no protection.

Resolved: To note and welcome the work programme to be undertaken to identify additional buildings suitable to include on the Local List.

50. SITE DEVELOPMENT POLICIES DPD - PROPOSED SUBMISSION

Further to Minutes 42/09 and 43/09, the draft Site Development Policies DPD – Proposed Submission document, setting out the policies to manage new development and the sites allocated for future development in the borough, was presented for comment and approval. The draft document had been amended following consideration of the responses received to the consultation on the Preferred Options report, further discussions with various stakeholders, including the GLA, and the Inspector's recommendations following the Examination in Public into the Core Planning Strategy. It was proposed to publish the document in January, subject to receiving the necessary committee approvals, and submit it to the Secretary of State for examination in May 2010.

Keith Fraser highlighted the key changes in the document and the main outstanding issues. Changes had been made to policies DM15 Green Belt, DM19 Promoting Sustainable Transport, DM22 Parking, DM23 Loss of Housing (revised title), DM26 Housing Mix, DM27 Communal Accommodation (revised title), DM34 Other Land in Industrial Use and DM35 Development in Town and Local Centres. Keith went through these changes and the reasons for them.

The most significant policy changes made related to policies DM5, 6, 7 and 8, Achieving Environmental Sustainability. These had been substantially re-written on the basis of the representations received and Patrick Whitter took Members through these revisions. For clarity, he tabled a schedule that showed the representations received and how they had been dealt with.

There was still some work to do to finish the document, including further discussions with GOL and the GLA to get their views on the changes that had been made. Written confirmation would be sought that the GLA would only maintain objections to the wording of Policy DM23 and the inclusion of Sheen Way as a Site Allocation. However, it was understood that these objections were not likely to be considered fundamental to the soundness of the DPD and would be left to the EIP Planning Inspector to determine.

In addition, the context to the document and other supporting information needed to be provided, including any schedules/appendices and maps to support the development management policies. It was proposed that these changes should be delegated to the Executive Head of Planning & Transportation, in consultation with the Chair, to enable the timetable for preparing the DPD to be achieved.

Cllr Graham Whitham referred to the Preferred Use for site A3: Cheam Leisure Centre. He wanted to record that, whilst he acknowledged the revised, additional wording, this was still too vague and would not meet Tory Group or the residents' aspirations to retain leisure facilities on that site. This was endorsed by Cllr Richard Butt.

Resolved: (i) To **RECOMMEND** The Executive recommends full Council to approve the Site Development Policies DPD Proposed Submission document for publication, prior to it being submitted to the Secretary of State for Examination;

(ii) The Executive Head of Planning & Transportation to make the further necessary amendments to the document, as discussed, in consultation with the Chair, prior to its consideration by The Executive on 1 December 2009.

51. DATE OF NEXT MEETING

Resolved: To note that the next meeting is on Tuesday, 10 November 2009 at 7:30m.

The meeting ended at 9.00 pm

Chair:

Date: