

DEVELOPMENT CONTROL COMMITTEE**25 March 2009 at 7.30 pm**

MEMBERS: Councillor John Leach (Chair), Councillor Janet Lowne (Vice-Chair) and Councillors Richard Bailey, Moira Butt, Cliff Carter, Ian Chapman, Peter Geiringer, Bruce Glithero, Paddy Kane and Tony Shields.

Officers: Darren Richards, Karen Fossett, John Rawlinson, Andy Webber, Charles Ward and Peter Snow.

1. MINUTES

The Minutes of the meeting held on 11 March 2009 were approved as a correct record, and signed by the Chair.

2. COPTHALL HOUSE, GROVE ROAD, SUTTON - APPLICATION NO. B2008/60707/FUL

The Committee considered a report on the above application for the change of use of the ground floor and first floor of the Grove Road wing of Copthall House from Class B1 (offices) to class D1 (renal haemodialysis unit), and alterations to the elevations and car park, with associated works.

In response to questions officers explained: That they were uncertain to what extent parking behind Copthall House was controlled by Royal Mail, whose sorting office adjoined the building, but confirmed that the parking spaces alongside the rear of Copthall House were controlled by the owner and tenants of that building. That patients who met the eligibility criteria would be able to use hospital transport to attend the unit, but others would rely on private cars or public transport. There would not be any scope for on-street parking. The rear entrance to Copthall House included a paved section for pedestrians.

Members noted that Copthall House was on a 'red route', but that there was a vehicle drop-off point and a bus stop nearby.

Mr Andy Grimes of Sutton and Merton Primary Care Trust addressed the meeting under Standing Order 33 on behalf of the applicant.

The principal issues raised by Mr Grimes were:-

- The proposal was part of a National Health Service programme for Sutton borough residents
- The proposal, with other sites in the area, would provide a significant increase in dialysis facilities over the next few years
- Patients would generally be able to walk or would have mobility, and be able to use public transport or patient transport
- Additional dialysis facilities were needed quickly to relieve the need for facilities at St Helier Hospital in preparation for building works there
- Approximately 50-60% of patients already used hospital transport
- It was envisaged that there would not be any abnormal need for the provision of emergency care
- Although the facility would be highly technical, the building in which it was accommodated need not be and Copthall House could revert to offices

In response to a question Mr Grimes explained that the facility would have 24 stations, each of which would deal with two or three patients daily in three hour sessions. It was intended to be a day-time service but could be extended to the evening.

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Members supported the proposal, which would make use of an empty building, but some members had reservations about the nature and colour of the material to be used to cover the ground floor windows. They were particularly concerned that it should not be black and noted that, if permission were granted, a condition would require the proposed treatment to be approved.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 33.4, when there voted:

To grant (10) Councillors Richard Bailey, Moira Butt, Cliff Carter, Ian Chapman, Peter Geiringer, Bruce Glithero, Paddy Kane, John Leach, Janet Lowne and Tony Shields.

Resolved: That planning permission be granted for application No. B2008/60707/FUL, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

3. UNIT 10, IO CENTRE, MINDEN ROAD, SUTTON - APPLICATION NO. A2009/60742/FUL

The Committee considered a report on the above application for the use of the premises for MoT testing, and the service and repair of motor vehicles, and the retention of two car parking spaces at the front for customer use.

Officers summarised a letter of objection to the application that had been received subsequent to the preparation of their report.

In response to questions officers confirmed that the applicant had stated that staff would not drive their own cars to work; that the freeholder of the IO Centre had said that overspill parking from any unit would not be permitted; and that recommended conditions would ensure that planning consent and the proposed use were personal to the applicant. They explained that the original planning consent for the IO Centre had not stipulated any hours of use and so it would be unreasonable to do so now; that repairs would be limited to those necessary to meet the MoT test; that there was no indication that customers' cars would be parked there overnight; that other uses, within the existing planning consent, could create more noise or lead to more car parking than was now proposed, without the need for a further planning application; that Unit 10 was between approximately 40 metres and 50 metres from the nearest dwelling; and that no windows in the unit faced residential properties.

Mrs Senel Mehmet, an objector, addressed the meeting under Standing Order 33.

The principal issues raised by Mrs Mehmet were:-

- The original application had said the parking spaces would be for customers and staff
- Four parking spaces had been deemed necessary for a similar use in respect of Unit 4
- The parking provision would be insufficient given that the proposed use also included servicing and repairs
- One of the parking spaces would be needed for disabled drivers
- The service and repair area could not be accessed from the MoT bay when in use

Some members believed that there was insufficient parking for the proposed use, that, if permission were granted, it would lead to a proliferation of parking on the industrial estate access roads, and that the freeholder would have to apply strict standards if that was to be avoided. The assurances that had been given could not be enforced and it was felt that it was inevitable that staff and customers would park on the estate's access roads. Nevertheless, it was noted that the planning application for Unit 4 had been based on a similar premise, namely that staff would

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not rely on a private car to travel to work, and that Unit 10 could be used for another purpose, involving a greater number of staff and parked cars, without the need for a further planning application.

Officers reminded members that both the permission granted for Unit 4 and the recommended conditions for Unit 10 limited the use and restricted it to the applicant. When the use applied for ceased both units would revert to the original permitted use.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 33.4, when there voted:

To grant (7) Councillors Moira Butt, Cliff Carter, Ian Chapman, Bruce Glithero, John Leach, Janet Lowne and Tony Shields.

Against (3) Councillors Richard Bailey, Peter Geiringer and Paddy Kane.

Resolved: That planning permission be granted for application No. A2009/60742/FUL, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

4. TRAQ, JESSOPS WAY, MITCHAM - APPLICATION NO. D2006/56686/FUL

The Committee considered a report on the above application for the use of the land as a kart racing circuit, with a two storey building for staff and customer use, the relocation of temporary buildings, the retention of three floodlighting columns and car parking facilities.

Officers proposed an additional recommended condition to control the operational times of the floodlights and drew attention to some minor corrections to their report.

In response to questions officers drew attention to a recommended condition regarding noise levels and reported that the Council's biodiversity officer was satisfied with the proposal, subject to the recommended conditions.

Members noted that there had not been any objections and that the proposal would improve the appearance of the site and buildings.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 33.4, when there voted:

To grant (10) Councillors Richard Bailey, Moira Butt, Cliff Carter, Ian Chapman, Peter Geiringer, Bruce Glithero, Paddy Kane, John Leach, Janet Lowne and Tony Shields.

Resolved: That planning permission be granted for application No. D2006/56686/FUL, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

The meeting ended at 8.45 pm

Chair:

Date:

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