25. QUESTION TIME

A number of questions were raised by members of the public. A summary of these is attached but they do not form part of the minutes of the meeting.

26. PETITIONS

Ms Carol Buchanan submitted a petition to the Committee calling on the Council to undertake a consultation on the introduction of a permit parking area in Beaconsfield Road. The Committee thanked Ms Buchanan for submitting the petition, the issue will be scheduled for consideration at a future meeting of the Committee.

27. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Hilary Gander and Diane White.

28. DECLARATIONS OF INTEREST

No interests were declared. Councillor Falchikov-Sumner noted, in relation to the planning application for 118 Raeburn Avenue (18/16440/FUL), that she has met the directors of RPA Group at social functions.
29. **MINUTES**

The minutes of the meeting held on 12 September 2018 were confirmed as a correct record.

30. **PRESENTATION: NEIGHBOURHOOD POLICING**

As PS George Alleway was unable to attend the presentation was postponed to a later meeting.

31. **NEIGHBOURHOOD MANAGER'S REPORT**

Richard Dean, Neighbourhood Manager, updated the Committee on a number of local issues and upcoming events within the Neighbourhood. A clean-up of Fishponds Open Space took place on 27 October and over 70 volunteers helped on the day. This is now the second organised clean-up event in the park and work is being undertaken to form a ‘Friends of Fishponds’ group to facilitate future events. The Surbiton Farmers Market celebrated its 9th Anniversary in October, since its formation the market has raised over £60,000 for charity. The Surbiton Festival took place on 29th September and this year the event attracted over 88 stalls.

There was a traveller incursion at Meldone Close on 4 October 2018. The police were able to act quickly because of community intelligence coming forward that produced evidence of damage being caused by one of the group in order to allow them to enter the area and as such Police powers could be used and the group left within 24 hours of initial occupation.

32. **PLANNING APPLICATION 1816440/FUL (118 RAEBURN AVENUE)**

The Committee considered an application for the demolition of the existing buildings and the construction of a mixed-use development comprising a food/ convenience retail store (292 sqm) at ground floor level (Use class A1) and four residential units comprising 2 x 2 bed and 2 x 3 bed self-contained units above (Use Class C3) with associated parking, loading bay, landscaping and access. The Committee noted the additional and amended conditions set out in the Late Material as well as a further additional condition, for the provision of the loading bay in accordance with a plan to be submitted to and approved in writing by the Local Planning Authority, as presented by officers verbally.

**Speakers on the application**

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<th>Objectors</th>
<th>Applicant</th>
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<td>Mr John Rutter</td>
<td>Mr Alex Chapman</td>
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<td>Mr Tony Rutherford</td>
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Having considered the report and the comments made by the registered speakers the Committee expressed a number of concerns about the future servicing arrangements of the development proposed and the impact that large delivery vehicles could have on local residential roads that are unsuited for large commercial vehicles. It was the Committee’s view that in order to mitigate this impact the application should be subject to an additional condition that requires a servicing plan that details the goods delivery timetable for the proposed retail use, as well the size and type(s) of vehicles used for these deliveries, to be submitted to, and approved in writing by, the Local Planning Authority.

Members also expressed concern about the development’s large windowed frontage as well as the hours of use for the retail unit and the impact that this frontage and the proposed 11pm closing time will have on local residents in terms of noise and light pollution. It was the Committee’s view that a fenestration plan that sets out how the development will minimise light spillage should be submitted to, and approved in writing by, the Local Planning Authority. It was also the Committee’s view that the permission should ensure all lights in the development proposed are switched off at end of business each day and it was the view of the majority of the Committee that the site’s future hours of operation should be limited to the hours between 07:00 to 22:00.

It was also the Committee’s view that in order to protect existing trees on site during construction that a tree protection plan is required and that this should also be secured by way of an additional condition.

Permit subject to the additional condition and amended conditions set out in the Late Material, and the following additional conditions.

**Additional conditions:**

22 Prior to the commencement of development hereby approved the loading bay shown on approved drawing 07.11/146/5758/PA2h-Ground dated 12/04/2018 shall be provided in accordance with a scheme which has been submitted to, and approved in writing by, the Local Planning Authority.

23 A Servicing Plan that details the goods delivery timetable for the proposed retail use, as well the size and type(s) of vehicles used for these deliveries, should be submitted to, and approved in writing by, the Local Planning Authority. The store shall only be serviced in accordance with the approved Servicing Plan.

24 The retail unit hereby approved shall not be occupied until such time as the shop front has been installed in accordance with a scheme which has previously been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall set out how the fenestration / shop front will minimise light spillage.

25 The retail unit hereby approved shall not be open to customers or workers before 0700 and after 2200 Monday to Sunday. After this time all lights in the
retail unit shall be switched off. A grace period of 15 mins will allowed at either end of the working day to allow for the opening up and closing down of the retail unit.

A Tree Protection Plan that sets out how existing trees will be protected during construction should be submitted to, and approved in writing by, the Local Planning Authority.

Voting:
Those for: Councillors Liz Green, Yogan Yoganathan, Malcolm Self, Sushila Abraham, John Sweeney, Sam Foulder-Hughes & Mark Beynon.
Those against: Councillors Sharron Falchikov-Sumner and Anita Schaper.
Abstained: Councillor Alison Holt.

33. ENFORCEMENT: 17A ST. JAMES ROAD, SURBITON KT6 4QH

The Committee considered the issue of an Enforcement Notice under s.172 of the Town and Country Planning Act 1990 to address the unauthorised installation of a replacement uPVC window to a Building of Townscape Merit. The subject site is located on the south side of St James Road and comprises a large semi-detached building in use as flats. The building itself is a building of Townscape Merit (locally listed) and is located within the St. Andrews Square Conservation Area.

In the summer of 2014 the Council received a complaint that the front bay windows at upper ground floor level had been changed from timber to uPVC. In an attempt to remedy the matter the owner instructed a company to replace the unauthorised windows with a replica of the original, in uPVC, however did not consider the replacement window to be an acceptable replica of the original windows. The owner subsequently applied to retain these windows and the application was refused on 25 August 2015 and an appeal against the refusal was dismissed on 7 April 2016.

Officers have worked with the owner to resolve this use and recognised that the owner has made attempts to remedy and regularise the breach however officers are concerned that the case has been ongoing for nearly 4 years and therefore the windows are on the brink of becoming immune from enforcement action and once immune the owner cannot be compelled to change the windows with an appropriate replacement.

Speaker on the enforcement action

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<th>Property owner</th>
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<td>Ms Alice Bordas</td>
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It was the view of some Members that the identified breach of planning control does not warrant the issuing of an enforcement notice. It was moved to forgo the issuing of an enforcement notice and the motion fell.

Voting:
Those for: Councillors Liz Green, Yogan Yoganathan, Sam Foulder-Hughes, Mark Beynon, and Falchikov-Sumner.
Those against: Councillors Malcolm Self, Sushila Abraham, Alison Holt, Anita Schaper and John Sweeney
The Chair’s casting vote was against.

The Committee noted that the report recommended that the Enforcement Notice specify a compliance period of 5 months. Having considered the report and the comments made by the property owner about her current situation it was the Committee’s view that this compliance period should be extended to a period of 12 months in order to allow the property owner a reasonable period of time to make the required changes.

**Resolved** that the Director of Growth and the London Borough of Merton (for the Shared Legal Service) are authorised to:

1. Issue an Enforcement Notice(s) under S. 172 of the Town and Country Planning Act 1990 (as amended), subject to any necessary legal amendments being made for which authority is delegated to the Head of Planning and Regeneration in consultation with officers from the London Borough of Merton (for the Shared Legal Service SLLP).

2. withdraw and to vary such notice(s) under S.173A, and

3. In the event of non-compliance, take action(s) by way of prosecution under S. 179, S. 187A and/or direct action under s. 178 of the Cat in respect of the breach of planning control/ or for injunctive relief under S. 187B.

4. The Enforcement Notice will specify a compliance period of 12 months.

Those for: Councillors Malcolm Self, Sushila Abraham, Alison Holt, Anita Schaper and John Sweeney
Those against: Councillors Liz Green, Yogan Yogathan, Sam Foulder-Hughes, Mark Beynon, and Falchikov-Sumner.
The Chair’s casting vote was in favour.

### 34. PARKING IN BROWNS ROAD AND THE SURROUNDING AREA  Appendix C

The Committee considered the results of a local consultation on the introduction of a Permit Parking Area (PPA) in the Browns Road area. The Committee previously considered a report on parking in this area at its meeting on 17 January 2018 when it considered the results of a parking beat survey and outline options of possible parking schemes. The parking beats survey showed that roads within the area are heavily parked most of the day with little free capacity. As a wide range of opinions were voiced by residents on the solutions being proposed by officers it was the Committee’s view in January that the options available to the Council needed to be further explored at the next Surbiton Conversation event.

At the Surbiton Conversation on 28 February 2018 a presentation was given that outlined the different types of parking schemes that the Council could use to alleviate all-day commuter parking problems and the advantages and disadvantages
of each scheme type. Following on from the Neighbourhood Conversation, and subsequent discussions with the Chair, Vice Chair and local ward Members, it was agreed that a public consultation should be undertaken on the introduction of a PPA scheme as shown in Annex 1 of the report.

The Committee were presented with the results of the consultation as set out in Annex 2 of the report and the Late Material. The Committee noted that the survey results demonstrated support for the introduction of a PPA scheme in Browns Road (79%), Warwick Grove (63%), South Place (60%), Mayberry Place (63%) and King Charles Crescent (75%) and having considered the report and the views of those residents who were present at the meeting it was the Committee’s view that the PPA scheme proposed should be implemented in these roads. Given the lack of demonstrable support for the scheme on Alpha Road and Britannia Road it was the Committee’s view that the permit parking area should not be extended to these roads at this time. In order to achieve the scheme’s aim of minimising commuter parking, whilst seeking to limit the impact on local residents and businesses, it was the Committee view that the scheme should be in operation between the hours of 11:00 – 14:00, Monday to Friday.

Resolved that:

1. the Committee notes the results of the consultation as set out in Annex 2 of the report and the Late material;

2. the scheme, as set out in Annex 1 of the report, be implemented in Brown’s Road, Warwick Grove, South Place, Mayberry Place and King Charles Crescent; and,

3. the scheme will operate between 11:00 – 14:00, Monday to Friday.

Voting:
Those for: Councillors Yogan Yoganathan, Malcolm Self, Sushila Abraham, Anita Schaper, John Sweeney, Sam Foulder-Hughes and Mark Beynon.
Those against: Councillor Sharron Falchikov-Sumner.
Abstained: Councillors Liz Green and Alison Holt.

35. NEIGHBOURHOOD REVIEW

The Committee were consulted on emerging outline proposals for the strengthening of the Council’s Neighbourhoods arrangements. The focus of the review is on ensuring that Neighbourhood Committees have the ability to help determine local priorities; take decisions on local issues; can act as an effective means of engagement with the local community; are consulted on strategic or borough-wide issues before decisions are made at Strategic Committees, and given resources to help respond to local issues or priorities. The Neighbourhoods Review complements a broader review of the Council’s constitutional structures which seeks to ensure that the governance processes are robust, efficient and flexible and to enhance clarity on responsibility for decision making.
It was the view of the majority of the Committee that although the existing Ward Funding Scheme ensures that all wards enjoy an equal level of funding this comes at the expense of both openness and flexibility. Although some Members would prefer this system to remain it was the view of the majority of the Committee that they would welcome a return to the earlier Neighbourhood Grant funding model. This model not only allows for greater flexibility, as it allows funds to be pooled for larger projects, but it also offers greater scrutiny of the process as it results in all funding requests coming forward for the Committee’s consideration. This public process not only aids transparency but it also helps to promote these projects and schemes to a wider audience.

Some Members expressed concern about those wards that border two Neighbourhoods and how these wards could potentially be isolated between two Neighbourhood Plans with competing priorities. It is important to ensure that the new neighbourhood arrangements make provisions for the resolution of cross-boundary issues.

36. **URGENT ITEMS AUTHORISED BY THE CHAIR**

There were no urgent items.

Signed……………………………………………………...Date......................

Chair
QUESTION TIME

Mr Sadiq Mohamed asked the Committee whether it was aware of any forthcoming planning applications for the plot of land between Alpha Road and Warick Grove, behind Newent House. The Committee thanked Mr Mohamed for his question. The Council owns Newent House and this site is earmarked to become a Council run care home for sufferers of dementia. A planning application for the demolition of the former NHS Trust Site and erection of a three storey building, with a set-back fourth floor, providing 49 new homes (18/16123) was permitted at the meeting of the Development Control Committee on 19 July 2018. The Children’s Centre is still in use and there are no plans to change its use.

Mr Roger Jones asked the Committee whether there are any plans to introduce waiting restrictions such as single or double yellow lines on Alexandra Drive between the triangle (Raeburn Avenue) and Queens Drive. The Committee thanked Mr Jones for his question. Officers are scheduled to consider Raeburn Avenue but at the moment there are no plans to introduce waiting restrictions. If officers conclude that restrictions are required then a report will be presented to a future meeting of the Committee.

Ms Jane Grove asked the Committee for an update on the planned consultation on the replacement of the zebra crossing on Upper Brighton Road with a pedestrian signal crossing. The Committee heard that the consultation is scheduled to start this month and letters will be sent to all residents in the surrounding area as well those residents who reside elsewhere who have asked to be involved.