45. PUBLIC QUESTIONS

A number of questions were raised by members of the public. A summary of these is attached at Annex 1 but does not form part of the minutes of the meeting.

46. DECLARATIONS OF INTERESTS

Councillor Diane White declared a personal interest in the application for community grant from Citizen Zoo.

Reason: The organisation for which Councillor White works has professional contacts with Citizen Zoo.

[Councillor White withdrew from the room during the deliberations on this item and did not participate in the decision-making on it.]

Councillor Sushila Abraham indicated that she had expressed a view in relation to the disabled parking bays on Rose Walk and had supported the application for grant from the Rose Walk Residents Association.

[Councillor Abraham withdrew from the room during the deliberations on both these items and did not participate in the decision-making on them.]

Councillor Sushila Abraham and Councillor Anita Schaper indicated that they had supported the application from Alpha Road Residents Association.

[Both councillors withdrew from the room during the deliberations on the item and did not participate in the decision-making on it.]
47. MINUTES

Resolved that the minutes of the meeting on 25 September 2019 be confirmed as a correct record.

48. PETITIONS

No petitions were submitted.

49. NEIGHBOURHOOD MANAGER’S REPORT

The Neighbourhood Manager, James Geach, presented the report of local information including the following:

- Voluntary and Community Sector Review: discussion to be held on 13 November at 17:30 at the United Reformed Church, Kingston and a Co-Design session to be held on 10 December at 16:00 – 19:00 at Surbiton Library
- Remembrance Service: to be held at the Ewell Road Memorial at 10:50 am on Sunday 10 November
- Fishponds Community Action Day: to be held on 9 November at 10:00-14:00
- Community Grants programme: still open for applications (more information on the Council website under ‘Community Grants Programme’)
- Community Plans: the consultation on these has finished and draft Plans will be submitted to Neighbourhood Committees in the Spring.

50. OBJECTIONS TO DISABLED PARKING BAYS - SCHOOL LANE AND ROSE WALK

Objections to the proposed creation of a disabled bay in Rose Walk and in School Lane were considered.

These applications had been assessed by officers and meet the eligibility criteria and were recommended for approval.

Members were mindful of the Council’s Public Sector Equality Duty under the Equalities Act and agreed to set aside the objections.

Resolved that:

1. the comments and objections received as set out in paragraphs 5, 6 and 8 of the report, and officer’s comments as set out in paragraphs 7 & 9 of the report are noted; and

2. the objections received are set aside, the Traffic Management Order for the introduction of new disabled bays in School Lane and Rose Walk, Surbiton is implemented; and the objectors are informed of the Committee’s decision.

Voting – unanimous

[Earlier in the evening, Councillor Sushila Abraham indicated that she had expressed a prior view on this item. Councillor Abraham withdrew from the room during the deliberation on this item and did not participate in the decision-making on it.]
50. PLANNING APPLICATIONS

A summary of the reasons for granting planning permission and of any relevant development plan policies and proposals is included in the report of the Assistant Director of Strategic Planning and Infrastructure for each application where permission is recommended.

Permitted applications are subject to the conditions, legal agreements and informatives set out in the report and late material together with any other details on late responses to consultations or comments received since the agenda was printed, revised drawings circulated at the meeting and any recommendations, additional conditions and informatives set out below.

Applications refused are for the reasons set out in the report by the Assistant Director of Strategic Planning and Infrastructure and any amended reasons set out below.

50.1 19/00504/FUL - Land at 27 - 29 Lovelace Gardens, Surbiton, KT6 6RY

Erection of 3 x three-bedroom dwelling houses with associated hard and soft landscaping, cycle and refuse stores and car parking.

[Late Material was circulated for this item, including an updated site layout plan illustrating designation of car parking spaces.]

Permitted, subject to:

Additional conditions:

16. that the applicant submit in writing for approval by the Local Planning Authority details of the number and type of Electric Vehicle Charging points with a view to this being increased to 1 active and 4 passive points.

17. that an accessible parking bay is provided for those with disabilities

Additional informative:

12. to indicate that the Committee wishes for the tree in the rear garden which overlooks the balcony to be protected in perpetuity and asks officers to progress a Tree Protection Order if this can be justified by the Tree Officer.

Voting - unanimous

50.2 19/01690/FUL - 18 Eversley Road, Surbiton, KT5 8BQ

Demolition of existing house and erection of new 3storey residential building, housing 1 replacement dwelling and 5 new dwellings with associated parking, drop kerb, bins and cycle store

Public Speaker: Ms Samantha Calley spoke as an objector to this application.

(A) Permitted, subject to completion of a Section 106 agreement, and the condition(s) set out in the report, and authority delegated to the Head of Planning to make any consequent changes to conditions (including to comply with the Section 106 agreement) and to additional conditions agreed at the meeting relating to:
16. retaining in perpetuity the garden/amenity space as a garden as shown in the application
17. provision of access from the ground floor property directly into that amenity space (ie not via the adjoining pavements)
18. a requirement that the Bin Shed and Cycle Storage will be located in an appropriate and accessible location to be first agreed with the Local Planning Authority

(B) Refused, if within 6 months of the resolution to grant permission, the applicant has not entered into a fully enforceable legal agreement to prevent future occupants of the development from applying for parking permits (for the reasons set out in the report).

Voting:

For: 7 members of the Committee (Councillors Sushila Abraham, Sam Foulder-Hughes, Liz Green, Alison Holt, Malcolm Self, John Sweeney, and Yogan Yoganathan)
Against: 4 members of the Committee (Councillors Sharron Falchikov-Sumner, Hilary Gander, Anita Schaper, and Diane White)
Abstaining: Councillor Mark Beynon

[There was a brief adjournment from 9:15pm – 9:20pm.]

50.3 19/01980/FUL - 18-20 & 20A Corkran Road, Surbiton, KT6 6PN
Demolition of existing buildings and redevelopment of site to provide nine new dwellinghouses with associated boundary treatment, amenity space, refuse stores and cycle provisions, along with associated parking.

Public Speakers: Mr Ivison spoke as an objector to the application. Messrs Daniel Less and David Partridge spoke in support of the application.

Refused and Resolved that the Committee delegated to the Assistant Director of Strategic Planning and Infrastructure, in consultation with the Chair, the formulation of wording to define the following reasons provided by the Committee:

[Reasons for Refusal:]

1. The design and layout of the proposed development does not reflect the prevailing character of the area and in exceeding the average density in the Southborough Conservation Area fails to preserve or enhance the special character of the Conservation Area.
2. The development fails to make adequate arrangements for safe ingress and egress of the site and would therefore have an unacceptably detrimental impact on highway safety.
3. The applicant had failed to demonstrate that there would not be a detrimental impact on the wildlife in the area.

Voting - unanimous
51. COMMUNITY GRANTS

The Committee considered applications for Neighbourhood Community Grants (NCG) and Councillor Ward Funding. The Neighbourhood Manager, James Geach gave a summary of each application.

YMCA Surbiton applied for £1,500 to support a programme of activities for their residents over the festive period between 17 December 2019 and 1 January 2020 with the main focus being the residents' Christmas celebration.

Citizen Zoo applied for £3,000 to help construct a nature watching hide on the Tolworth Court Farm Moated Manor Site. This will be an architecturally pioneering structure inspired by the natural world. The project is the focus for 30 Kingston University Architecture Masters Students, under the supervision of renowned architects Takashi Hayatsu and Jim Reed. Kingston University is funding the majority of the project; however, there is a shortfall in covering the architects’ costs. Elliott Newton from Citizen Zoo attended the meeting to give a brief presentation about the application to the Committee.

The Alpha Road Residents Association applied for £1,000 to help support their end of year activities – the Children’s Christmas and the annual road trip for elderly residents in April/May 2020.

The Rose Walk Residents Association applied for £150 to support for their Christmas gathering in their street and to help them to provide a Christmas tree and decorations by Berrylands Station.

Resolved that the following grants be approved:

Neighbourhood Community Grant:

- Surbiton YMCA £1,500
- Citizen Zoo £3,000

Councillor Ward Funding:

- Alpha Road RA £1,000
- Rose Walk RA £150

Voting – unanimous

[Councillor Diane White declared a personal interest in the application for community grant from Citizen Zoo, as the organisation for which Councillor White works has professional contacts with Citizen Zoo.

Councillor Sushila Abraham indicated that she had supported the application for grant from the Rose Walk Residents Association and Alpha Road Residents Association.

Councillor Anita Schaper indicated that she had supported the application from Alpha Road Residents Association.

The above councillors withdrew from the room during the deliberations on the item and did not participate in the decision-making on it.]
53. INFORMATION ITEM - WORK PROGRAMME

The Work Programme for December 2019 – January 2020 was noted.

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

Chair
1. **Tolworth Greenway - Warranty**

1) Can officers confirm that the Warranty issued to provide a sustainable solution to surface products used on Tolworth Greenway in 2013/14 remains in place (and how many years are left) and provide a timescale/scheduling programme for when the works are to be completed using the correct palette colour by the original manufacturer as per the Warranty? (I fear that the trees that were removed and replaced plus extra sections / trees being added may have compromised the integrity of the lighter grey sections of the Resin-based surfaces on the Greenway. In so doing, Kingston Council may, prior to these works and before this dreadful decision was made, have breached the 20/25 year Warranty.)

Younes Hamade, Traffic Engineer, replied that the information which had been provided to him by Highways officers indicated the Warranty was for 10 years. (If this were found to be incorrect, a corrected reply would be provided in writing). The Warranty related to the central strip being used as a footway, not as a carriageway, so that the damage caused by vehicles driving onto the central strip was not covered by the Warranty. The repair works had had to be made without delay because of potential safety concerns about the surface for cyclists and pedestrians and, although there was a colour variance between the repair and the original colour (which has weathered and discoloured over a number of years), he had been notified that this would blend in over time, and that Highways officers were looking into the problem of the colour variance.

2. **Christmas Lights**

Ms Jane Grove (for the ‘Good Life’ magazine) asked whether there will be a Christmas light switch-on event with entertainment and stalls in Surbiton and in Tolworth this year and if so what will be the date and time?

James Geach, the Neighbourhood Manager, confirmed that Councillors had allocated Ward funding to provide lights on Victoria Road along with a tree at the roundabout near the railway station and the switch-on would be on Wednesday 13 November. South of the Borough Neighbourhood Committee would be funding lights in Tolworth.

3. **London Plan**

Mr Dan Falchikov asked whether it should be viewed as a success that the Inspector’s Report recommended 964 new homes in the borough and whether the Council would be supporting and adopting the Mayor of London’s targets for housing in the borough.

Councillor Green, Leader of the Council, advised that this question should be asked at a strategic committee meeting, rather than at a neighbourhood committee, as decision-making on strategic planning lies within the remit of the Strategic Housing
and Planning Committee (the meetings of which would be attended by strategic planning officers who could respond to the question), rather than with the Surbiton Neighbourhood Committee.

Councillor Green commented that gaining the agreement of the Inspector for a reduction in the target for the borough from approximately 1500 new homes (which had been an original target) to 964 was a success and that figure was closer to the Strategic Housing Market Assessment (SHMA) (an assessment of future housing requirements in an area).

Councillor Malcolm Self, Portfolio Holder for Strategic Planning, added that Officers had challenged the 1364 target in the Mayor of London’s Plan during the enquiry/examination in public and the Inspector had agreed with a reduced target of 964 but the Mayor did not have to accept this reduced target. A key issue is that currently the borough is not achieving half of that figure in new homes so it would require a massive step change and the Council is not complacent at all about the challenges this poses.

Councillor Falchikov-Sumner commented that, on environmental and other grounds, she did not think the Council should support a target of 964 new homes which she said was the highest target set for all London boroughs.

4. Tolworth Greenway – cause of damage

Ms Sharon Hartley asked the following further question about Tolworth Greenway:

Was it the removal and replacement of trees along the Greenway that compromised those sections of the Greenway or was the highly specialised surface already experiencing problems prior to works by the previous administration and given that each section now removed appears to have had a tree removal and/or addition, has this compounded the issue and affected the Warranty in any way?

Younes Hamade replied that the design of the surface on one side of the central strip had been more porous to absorb water for the trees and the problem had arisen because of the weight of vehicles particularly HGVs driving over that softer surface. This, rather than the removal/replacement of the trees, was the cause of the problem and there will be a design review of the positioning of the parking bays to see if any minor changes to their positions might address the overrun issue, without the need for further and costly works to the central island.
Public Questions