

SURBITON NEIGHBOURHOOD COMMITTEE

3 NOVEMBER 2004

PROPOSED DESIGNATION OF FISHPONDS PARK CONSERVATION AREA

REPORT BY THE DIRECTOR OF ENVIRONMENTAL SERVICES

SUMMARY

This report assesses an area, which includes Fishponds Park and King Charles Crescent Local Area of Special Character, to consider whether it has sufficient special interests worthy of conservation area designation. The proposed conservation area to be known as Fishponds Park Conservation Area has been the subject of a public consultation exercise. This report sets out the results of the public consultation, and seeks the views of this Committee to report to the Executive of 16 November 2004 to consider the formal designation.

RECOMMENDATIONS

It is **RECOMMENDED** that

1. the results of the public consultation on the proposed Fishponds Park Conservation Area be noted;
2. the Committee's views on the proposed Fishponds Park Conservation Area as identified on Plan No. 04/178/M (Annex 1) be forwarded to the Executive for a decision on the designation of the Proposed Fishponds Park Conservation Area;
3. the Surbiton Conservation Areas Advisory Committee be invited to bring the Fishponds Park Conservation Area within their remit and to appoint a representative from the area;
4. a sum of £1,500 be allocated from the Discretionary/Environmental Initiatives Budget to fund the installation of a noticeboard dedicated to the Fishponds Conservation Area, in a location to be agreed with the Surbiton Conservation Area Advisory Committee and adjacent owners and occupiers, and the distribution of a public information leaflet.

REASON FOR RECOMMENDATIONS

To provide guidance to the Executive upon which to make a resolution on the designation and to enable the proposed designation to be effectively implemented and a management regime established.

BACKGROUND

1. On 16 March 2004 the Executive considered a report (Background Paper 1), supported by this Committee, for the inclusion of the properties 198-206 Ewell Road Surbiton in a conservation area. The Executive resolved that a full assessment of

the area be undertaken and a report presented on any proposed new conservation area or an extension to existing conservation areas, following full public consultation. In April the Council commissioned a report by an independent consultant The Conservation Studio, who recommended the designation of a new conservation area based on Fishponds Park and properties in the King Charles Crescent Local Area of Special Character (King Charles Crescent, Browns Road and Mayberry Place), and including some properties in Alpha Road, King Charles Road and 198-206 Ewell Road. (Full report Background Paper 2)

2. A designation brings into effect additional planning controls over the demolition of existing structures, works to trees (unless already covered by a Tree Preservation Order), and minor works comprising permitted development. The Council is also statutorily committed to pay special attention to the character and appearance of the area in all decisions it makes, and to prepare and publish proposals for the preservation and enhancement of the area. Policies BE3 and BE4 of the adopted Unitary Development Plan would also become a material consideration in all planning decisions. Public consultation on the proposed Fishponds Park Conservation Area has now been completed and the results and response are presented with a review of and recommendation on the proposal.

SUMMARY OF THE ASSESSMENT

3. The full background and context is found in the consultant's report titled, "Assessment of Surbiton Conservation Areas and Local Areas of Special Character" (Background paper 2), which carefully analyses the architectural and historic interests of the area. A summary only is provided in this report. The King Charles Crescent Local Area of Special Character (LASC) is identified on plan 04/178/M attached as **Annex 1**.
Annex 1 also shows the boundaries upon which the public consultation exercise has been undertaken, and it is the same boundary recommended for designation.
4. In summary, the **architectural interest** is primarily associated with the development of the area in the late 19th Century, which resulted in a cohesive residential development of artisan cottages in the northern part of the proposed conservation area. This comprised rows of two storey terraced cottages with small front gardens. The area has a harmonious character derived from the consistent architectural style of the cottages and these buildings make a positive contribution to the character of the area.
5. The Fishponds, lies within Fishponds Park, the building dates from 1740-1742 and was heavily altered in the 19th Century, including a notable curved extension on the southern elevation which was added in the Regency period. It occupies a secluded position on an elevated site and is an attractive building identified as a Building of Townscape Merit. It is of particular interest as one of the earliest buildings in the area and retains much of its original setting within the public park.
6. The park is notable for its mature landscape punctuated by ponds, streams, grassy banks and pathways, and the sloping land provides interesting views across the park and to surrounding landmarks such as St Matthew's Church and Tolworth Tower.

7. Nos 198-206 Ewell Road are an attractive row of detached villas built between 1880 and 1898. The buildings are clearly from one building period with matching details in a restrained Victorian Gothic style. This group of villas are very prominent in views from Fishponds Park and make a positive contribution to the character of the area and provide an attractive backdrop to the boundary of the park.
8. The **historic interest** of the area is derived from the development of the area over the last 250 years, and the survival of features linking with the past. The Fishponds estate, which coincides with a large part of the area of the proposed Fishpond Park conservation area, was a source of brick earth for brick - making at the time the house was built in 1740-1742. An historic map of 1880 shows the house of Fishponds, lying to the south of "Brick Field", where bricks were manufactured. Various ponds in the grounds have probably been created by the excavation of the brick earth for the brickworks, especially to the north of the house where a series of linked ponds and other landscape features add to the interest of the grounds. The spacious grounds and mature trees in the park allow the original historic setting of the house to be appreciated, and the landscape reveals direct links to the local manufacture of bricks. The estate was purchased by the Surbiton Urban District Council in 1935.
9. The brick fields off King Charles Road were closed between 1880 and 1896, when the cottages in King Charles Crescent, Browns Road (east end) and Mayberry Place were built on the land formerly occupied by the Brick Field. During the same period the last piece of open land in Ewell Road facing onto the grounds of The Fishponds was developed with six substantial detached villas, five remain nos. 198-206 Ewell Road. Although the terraced cottages and the villas are of a different size and style they reflect the pattern of late 19th Century development of the area surrounding Fishponds, which is represented by more substantial buildings fronting the Ewell Road and modest cottages lying to the east of Ewell Road.
10. The Consultant's report concludes that the character and appearance of the area as a whole is of special architectural and historic interest. It is for these reasons that the area within the boundary identified on Plan 04/203/M, **Annex 2**, is considered to be an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and it is therefore proposed that the Fishponds Park Conservation Area be designated.

EXTENT OF PUBLIC CONSULTATION

11. The consultation exercise was undertaken between 6 September 2004 and 1 October 2004. A summary of the Consultant's report of July 2004 was sent with a letter inviting comments from local, regional and national bodies. Additionally a total of 109 letters were sent to owners and occupiers and known agents of all land and buildings within the proposed Fishponds Park Conservation Area. The letter, (Background Paper 3) outlined the background to conservation areas, described the special architectural and historic interests in the area, identified the planning controls that would come into effect and gave guidance how to find out more information. Each letter included a response form and a reply paid envelope. A display containing a large scale plan illustrating the boundary and photographs of key buildings in the area was available for four weeks in the Guildhall and Surbiton

Library. **This display showing the recommended boundary will be on display at the meeting of this Committee.** The consultant's report and historic maps for the area were also available with the display and could be downloaded from a dedicated page within the Council's web site, with links to ISIS for detailed planning histories. On-line responses were invited.

RESULTS OF PUBLIC CONSULTATION.

Organisations

12. The comments received from the organisations consulted (Background Paper 4) are summarised below, with a response if appropriate. Any further responses received will be reported as late material at the meeting.

The Surbiton Conservation Area Advisory Committee Support

Minutes of 21 September 2004 state, "The Committee welcomed the RBK proposal to designate FISHPONDS and define surrounding buildings/streets as a new Conservation Area.

Greater London Authority (Architecture and Urbanism Unit) Support

Fishponds Park has been identified and recommended to the Borough for protection through planning as a Borough Grade II Site of Importance for Nature Conservation.

The information available suggests that the proposal to include the park within a Conservation Area is appropriate and entirely compatible with its nature conservation functions.

The Garden History Society Support

Wish to record strong support for the proposed conservation area designation, which is considered to offer an appropriate framework within which to recognise, conserve and where appropriate enhance those features which contribute to the special character of this area.

Friends of Kingston Museum

No response

Head of Heritage and Arts

No response

Kingston upon Thames Archaeological Society

No response

Kingston upon Thames Society

No response

The Surbiton & District Historical Society

No response

English Heritage (London & SE Region)

No response

Government Office for London

No response

The Victorian Society

No response

The Twentieth Century Society

No response

London WildlifeTrust

No response

Surrey Wildlife Trust

No response

Key Landowners

13. The Council is the owner of Fishponds Park, and some other properties within the proposed conservation area. The Borough Valuer, Neighbourhood Services, and Tree and Landscape Section have been consulted. The Borough Valuer has no comments and the Tree and Landscape Section has no objections in principle. Any further comments will be reported as late material.

Owners and occupiers within the proposed Conservation Area and existing Local Area of Special Character

14. In reply to the 109 letters sent out in the proposed conservation area a total of 27 response forms were returned. (A response rate of 25%). 25 of those who have responded agree with the designation and 2 disagree.
15. Of the two responses that disagree with the designation, one does not give any reasons and the other comments:
- a) there are enough planning regulations to protect the properties, most residents would not want to jeopardise their property's value by altering them and there is little that can be done to dramatically change a small terrace.
 - b) but considers that the park should be preserved.
(response- existing planning controls do not cover the merits of demolishing existing buildings or the statutory duty to preserve or enhance the character or appearance of the area . Owners within a conservation area are more likely to be encouraged to carry out sympathetic alterations).
16. Three of the residents who agreed with the designation were concerned that the designation as a conservation area would require them to remove satellite dishes or plastic windows that had already been installed. *(They have been advised that the legislation would only come into force on designation and would not act retrospectively in respect of former permitted development rights)*. One resident commented that there should be positive incentives for sash windows to be restored, and prominent meter boxes and satellite dishes to be relocated to inconspicuous positions or removed.
17. No other issues were raised in respect of the boundary proposed.

REVIEW OF THE PUBLIC CONSULTATION AND THE SPECIAL INTERESTS OF THE PROPOSED CONSERVATION AREA

18. Public consultation has shown support for the proposed conservation area from owners and occupiers within the area and local and national organisations. There are no amendments proposed to the boundary; the definitive proposed conservation area boundary is illustrated in **Annex 2** (plan No. 04/203/M).
19. If the Executive agrees to designate the Fishponds Park Conservation Area, the purpose of the King Charles Crescent Local Area of Special Character, as set out in policy BE2 of the adopted UDP, March 1998 will have been fulfilled and it will no longer serve a useful planning purpose and should therefore be deleted.
20. The special interests of the area have been set out in the Consultant's report of July 2004 (Background Paper 2), summarised paragraphs 3 -10 above. For future

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reference purposes, and to establish the material consideration of the character and appearance of the area in accordance with policy BE3 (Development in Conservation Areas) and BE4 (Demolition of Buildings in Conservation Areas) of the adopted UDP (or any successor) the features which are considered to contribute to the special architectural or historic interest of the area, and their character or appearance is therefore considered worthy of preservation or enhancement, are listed as:-

- a) The topographical interest of the area lies in the noticeable slope of the land from north to south and steep banks within the park, affording interesting views inside the park and to surrounding landmarks such as St Matthew's Church, Tolworth Tower and beyond to Epsom Downs.
- b) The historic interest is derived from development of the area over the last 250 years and the survival of features linking with the past, including landscape features associated with the extraction of brick earth for the local manufacture of bricks.
- c) The survival of a large area of open land associated with the mid 18th Century estate of Fishponds and the core of the original house. The original mid 18th Century house, substantially altered in the 19th Century, occupies a secluded location and retains much of its original setting within the 20th Century Park.
- d) Fishponds Park notable for its mature trees and landscape punctuated by ponds, streams, steep banks and pathway, and dense hedging along the boundaries.
- e) A group of five substantial detached villas, in Victorian Gothic style, sitting back from the road and prominent in views from Fishponds Park.
- f) Cohesive residential development of the late 19th Century, with rows of two storey terraced artisan cottages set back slightly from the pavement with small front gardens, built on the former brick fields.
- g) A collection of buildings of architectural interest making a positive contribution to the character and appearance of the area including The Fishponds; 52-59(consec)
Alpha Rd; 19-30 & 32-39 (consec) Browns Road; 198-206 (even) Ewell Rd; 1-18 & 25-42 (consec) King Charles Crescent; 138 & 140 King Charles Road; 1-10 (consec) Mayberry Place.

In conclusion a summary description of the character and appearance of the area is: -

"Former mid 18th Century estate, The Fishponds, with surviving core of the original house, part of the grounds laid out as a 20th Century Park and the former brick fields developed in the late 19th Century with terraced cottages. A group of contemporary detached late 19th Century villas form the backdrop to the Park along the turnpike route of Ewell Road".

IMPLICATIONS OF CONSERVATION AREA DESIGNATION

21. All land and properties located within a designated conservation area are subject to the following additional planning controls: -
 - a) Demolition of a structure over 115 cubic metres would require conservation area consent. Any applications would be determined in accordance with UDP policy BE4 which resists the loss of buildings that make a positive contribution to the character of the area;

- b) Works to most trees would require six weeks notice, unless already subject to a tree preservation order (TPO). Although some TPOs exist in the area assessed the tree protection is not comprehensive throughout the area;
- c) Permitted development rights to single family houses and industrial or warehouse premises would be more restrictive. For example, planning permission would be required for alterations to any part of the roof of a house, the cladding of the exterior, and the installation of a satellite dish in certain locations. However, houses would still have significant permitted development rights to change windows and doors, and construct small extensions and porches unless they are controlled by the introduction of an Article 4 Direction.

22. The Authority's obligations following the designation of a conservation area are: -

- a) To pay special attention to the conservation area in exercising any of its planning powers. In particular, applications for new development would be determined in accordance with UDP policy BE3 that seeks to preserve or enhance the character and appearance of each conservation area.
- b) To advertise applications and take into account representations;
- c) To formulate and publish proposals for the preservation and enhancement of the area. The recent publication of the Conservation Area leaflet series is the first stage in a long process of conservation area character appraisals, and studies.

23. More detailed information on the implications of conservation area designation and good practice guidance can be found in the text of the Conservation Areas General Guide.

IMPLEMENTATION OF THE PROPOSED CONSERVATION AREA

24. The additional controls over demolition, trees and permitted development rights come into effect immediately a Committee decision to designate is made. However, in addition to the statutory duties to make the designation a local land charge, and to advertise the designation and notify central government it is necessary to ensure that all owners and occupiers within the area are aware of the controls and policies to be applied. A letter will be sent to all owners, occupiers and any known agents notifying them of a decision to designate and the implications. In addition it is recommended that the information is available in a format that can be made available as a reminder and to the general public who may have a wider interest in conservation areas. The Council has a published series of conservation area leaflets containing illustrations identifying the boundary and the character of the area, and text summarising the character and stating the planning controls and ways to preserve the character of an area. The cost of producing a 500 print run would be approximately £300.

25. Similarly in order to raise the profile of conservation areas and to provide a forum for the display of material related to each conservation area by both the Council and local resident's associations and amenity bodies, a set of conservation area notice boards have been installed in 21 existing conservation areas. This conservation area would benefit from a notice board to display a copy of the leaflet and to capture the attention of the large numbers of passers by in the area,

complementing the existing notice boards in nearby conservation areas of Oakhill, Christchurch and Southborough. A notice board from the same supplier could be supplied and installed for approximately £1200. The location of the notice board would be agreed with the Surbiton CAAC and any immediate property owners or occupiers. This Committee is asked to consider identifying a budget for both a conservation area leaflet and a notice board up to £1500.

26. The Borough also has a well established set of three Conservation Area Advisory Committees (CAACs) established as independent lay committees representing the local areas and the local amenity bodies to give the Council advice on all planning matters affecting conservation areas. Their main business is as a special consultee on planning applications in conservation areas. The Surbiton CAAC has welcomed the proposed designation of the Conservation Area. They should be formally requested to extend their constitution to take the Fishponds Park Conservation Area within their remit and to appoint a representative from the owners and occupiers in the area.

ENVIRONMENTAL IMPLICATIONS

27. The designation of any new conservation area would impose a duty on the Planning Authority to pay special attention to the preservation or enhancement of the character or appearance of that area (as described in this and background reports) in exercising any powers under the planning Acts, including amongst others development control decisions. Additionally there is a duty to formulate and publish proposals for the preservation and enhancement of the area. It would also need to be taken into account in the future management and enhancement of the park.

BACKGROUND PAPERS – held by Jill Baldrey (author of the report) – 020 8547 4706
e-mail: jill.baldrey@rbk.kingston.gov.uk

1. Executive report 16 March 2004;
2. Assessment of Surbiton Conservation Areas and Local Areas of Special Character July 2004 by The Conservation Studio;
3. Consultation letter dated 3 September 2004;
4. 3 representations from organisations;
5. 27 representations from owners and occupiers (2 disagree and 25 agree).

ROYAL BOROUGH OF KINGSTON UPON THAMES

ITEMS 57, 59-64, 66 and 67 ARE EXECUTIVE DECISIONS AND CAN BE CALLED IN FOR REVIEW BEFORE THEY ARE IMPLEMENTED. THE CALL IN DEADLINE IS MONDAY 15 NOVEMBER 2004 AT 5.00PM. DECISIONS TO BE CALLED IN, AND THE REASONS FOR THIS SHOULD BE SENT TO:

**James Stanton 020 8547 4627/Fax 020 8547 5125,
Democratic Support, Guildhall, KT1 1EU
e-mail: james.stanton@rbk.kingston.gov.uk**

SURBITON NEIGHBOURHOOD COMMITTEE

3 NOVEMBER 2004

8:00 pm – 11:25 pm

Alexandra Ward

Councillor David Berry
Councillor Robert Blevin
Councillor Patricia Franks (Co-Chair)

Berrylands Ward

Councillor David Booth
Councillor Kevin Davis
Councillor Maureen Rowley

St Mark's Ward

Councillor Barry O'Mahony
Councillor Elizabeth Shard
Councillor Yogan Yoganathan (Co-Chair)

Surbiton Hill Ward

Councillor Janet Bowen-Hitchings
Councillor Paul Johnston
Councillor Jane Smith

* Absent

DATES OF FUTURE MEETINGS

Thursday 2 December 2004
Wednesday 26 January 2005
Thursday 15 March 2005

All meetings start at 7.30pm and will be held at The Dysart School, 190 Ewell Road, Surbiton.

QUESTIONS

From 7:30 pm to 8:00 pm the Committee dealt with questions and other matters raised by residents. A summary of these will be circulated separately but does not form part of the minutes of the meeting.

55. MINUTES

RESOLVED that the minutes of the meeting held on 9 September 2004 be confirmed as a correct record and signed by the Co-Chair.

56. DECLARATIONS OF INTEREST

Councillor David Berry declared a prejudicial interest in the item on Raeburn Avenue – Traffic Management Measures and left the room during the consideration of this item.

Reason: He lives in Raeburn Avenue.

Councillor David Booth declared a prejudicial interest in the item on the Proposed Designation of Fishponds Conservation Area and left the room during the consideration of this item.

Reason: He had previously declared an interest in one of the properties in the proposed conservation area as a member of the Surbiton Conservative Association.

Councillor Janet Bowen-Hitchings declared a prejudicial interest in the item on the Proposed Designation of Fishponds Conservation Area and left the room during the consideration of this item.

Reason: She had previously declared an interest in one of the properties in the proposed conservation area as a member of the Surbiton Conservative Association.

Councillor Kevin Davis declared a prejudicial interest in the item on the Proposed Designation of Fishponds Conservation Area and left the room during the consideration of this item.

Reason: He had previously declared an interest in one of the properties in the proposed conservation area as a member of the Surbiton Conservative Association.

Councillor Paul Johnston declared a prejudicial interest in the item on the Proposed Designation of Fishponds Conservation Area and left the room during the consideration of this item.

Reason: His company owns a property in the proposed conservation area.

Councillor Barry O'Mahony declared a prejudicial interest in the planning application for 8A Ashcombe Avenue and left the room during the consideration of this item.

Reason: He lives close to the site and knows some of the objectors.

Councillor Maureen Rowley declared a prejudicial interest in the item on the Proposed Designation of Fishponds Conservation Area and left the room during the consideration of this item.

Reason: She had previously declared an interest in one of the properties in the proposed conservation area as a member of the Surbiton Conservative Association.

Councillor Liz Shard declared a prejudicial interest in the planning application for the Rising Sun Public House and left the room during the consideration of this item.

Reason: She lives close to the application site.

Councillor Liz Shard declared a prejudicial interest in the item on the Proposed Designation of Fishponds Conservation Area and left the room during the consideration of this item.

Reason: She has a friend living in one of the properties in the proposed conservation area.

Councillor Jane Smith declared a prejudicial interest in the item on the Proposed Designation of Fishponds Conservation Area and left the room during the consideration of this item.

Reason: She had previously declared an interest in one of the properties in the proposed conservation area as a member of the Surbiton Conservative Association.

57. PROPOSED DESIGNATION OF FISHPONDS PARK CONSERVATION AREA

Appendix B

This report assesses an area, which includes Fishponds Park and King Charles Crescent Local Area of Special Character, to consider whether it has sufficient special interests worthy of conservation area designation. The proposed conservation area to be known as Fishponds Park Conservation Area has been the subject of a public consultation exercise. The report sets out the results of the public consultation and sought the views of the Committee to report to the Executive of 16 November 2004 to consider the formal designation.

RESOLVED that:

1. the results of the public consultation on the proposed Fishponds Park Conservation Area be noted.
2. the Executive be informed that the Committee supports the designation of the proposed Fishponds Park Conservation Area as identified on Plan No. 04/203/M (attached as Annex 2 to Appendix B of the agenda).
3. the Surbiton Conservation Areas Advisory Committee be invited to bring the Fishponds Park Conservation Area within their remit and to appoint a representative from the area
4. a sum of £1,500 be allocated from the Discretionary/Environmental Initiatives Budget to fund the installation of a noticeboard dedicated to the Fishponds Conservation Area, in a location to be agreed with the Surbiton Conservation Area Advisory Committee and adjacent owners and occupiers, and the distribution of a public information leaflet.

Reason for Decision

To inform the Executive of the Committee's view on the proposed designation of the conservation area and to enable it to be effectively implemented and a management regime established.

(NOTE: Having declared prejudicial interests, Councillors David Booth, Janet Bowen-Hitchings, Kevin Davis, Paul Johnston, Maureen Rowley, Liz Shard and Jane Smith left the room during the consideration of this item.)

58. PLANNING APPLICATIONS

Appendix A

A summary of the reasons for granting permission and of any relevant development plan policies and proposals is included in the report of the Director of Environmental Services on each application where permission is recommended. Permitted applications are subject to the conditions and informatives set out in the report 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 amended recommendations, additional conditions and informatives set out below.

Applications refused are for the reasons set out in the report by the Director of Environmental Services and any amended reasons are set out below.

Under the arrangements for speaking on planning applications objectors and applicants spoke on the following application:

8a Ashcombe Avenue, Surbiton, KT6 6QA 04/16355
Mr Nienow spoke as an objector to the proposal.

- 58/1 8A ASHCOMBE AVENUE, SURBITON, KT6 6QA 04/16355**
Demolition of existing bungalow and erection of two storey four bedroom house with associated parking and landscaping.

REFUSE

In considering the report and recommendation to permit, Members were of the view that the proposed development was of an excessive size and scale in relation to its plot and surroundings. The house proposed would therefore be out of keeping with the character of the surrounding area and would be detrimental to the appearance of the streetscene and the amenities of neighbouring properties. It was agreed that planning permission be refused for the following reason:

Reason for Refusal:

The proposed house by reason of its size, scale and siting would be a cramped form of development which would harm the character of the area, and would harm the amenities of adjoining properties contrary to policies BE11, BE12 H5, H6 RES3, STR6 of the Unitary Development Plan

(NOTE: Having declared a prejudicial interest, Councillor Barry O'Mahony left the room during the consideration of this item).

- 58/2 14 LOVELACE GARDENS, SURBITON, KT6 6SD 04/16382**
Erection of 4 x storey building comprising of 12 x 2 bedroom self contained flats. Associated parking and landscaping.

REFUSE

58/3 14 LOVELACE GARDENS, SURBITON, KT6 6SD**04/16383**

Erection of 4 x storey building comprising of 9 x 2 bedroom self contained flats and 1 x 3 bedroom self contained flat. Associated parking and landscaping (Amended Plans received 29/09/04 to show reduced size of building providing 7 x 2 bed flats and 3 x 1 bed flats)

PERMIT, for the reason set out below, subject to the following amended condition:

Reason for Approval:

It is considered that proposal would be at an appropriate density and would not be out of character with the surrounding area nor would harm the visual and residential amenities of the area and would therefore be in accordance with policies BE11, BE12 H1, H5, H6 of the Unitary Development Plan, and provides a planning obligation in accordance with policy RES8 of the UDP.

Amended Condition:

- 5 Refuse and recycling storage facilities shall be provided prior to the occupation of the development hereby permitted in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development, such facilities to be permanently retained at the site.

Reason: To ensure the provision of refuse facilities to the satisfaction of the Council in accordance with Policies H1 (Protection of Residential Amenities), STR6 (Conserving and Enhancing the Built Environment) and MW2 (Waste and Environment) of the Royal Borough of Kingston upon Thames Unitary Development Plan.

58/4 25 LANGLEY ROAD, SURBITON, KT6 6LW**04/16397**

Subdivision of existing flats to create 11 x 1 bedroom self-contained flats and 3 x 2 self-contained flats. Erection of two rear roof dormers. Provision of bicycle storage and refuse storage enclosures. Provision of 11x car parking spaces. Associated landscaping.

PERMIT

58/5 RISING SUN, VILLIERS AVENUE, SURBITON, KT5 8BD**04/16418**

Demolition of existing building & erection of 3 storey building comprising of 3 x 3 bedroom houses with internal garages. Erection of part 3 storey & part 4 storey building consisting of 7 x 2 bedroom & 3 x 1 bedroom self contained flats. Erection of refuse storage facilities. Provision of parking spaces for 12 cars & bicycle shelter. Associated landscaping.

REFUSE

(NOTE: Having declared a prejudicial interest Councillor Liz Shard left the room during the consideration of this item.)

58/6 LANGTON LODGE, 340 EWELL ROAD, SURBITON, KT6 7AX 04/16484

Change of use of residential home to 5 x 1 bed flats and change of use of detached day centre to a 1 x 1 bedroom unit.

PERMIT, subject to the following amended condition:

3. Refuse and recycling storage facilities shall be provided prior to the occupation of the development hereby permitted in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development, such facilities to be permanently retained at the site.

Reason: To ensure the provision of refuse facilities to the satisfaction of the Council in accordance with Policies H1 (Protection of Residential Amenities), STR6 (Conserving and Enhancing the Built Environment) and MW2 (Waste and Environment) of the Royal Borough of Kingston upon Thames Unitary Development Plan.

58/7 336 EWELL ROAD, SURBITON, KT6 7AX 04/16485

Change of use from residential care home to 3 x 1 bedroom flats and 2 x 2 bedroom flats. Erection of first and second floor rear extension.

PERMIT

**59. RAEBURN AVENUE - TRAFFIC MANAGEMENT MEASURES - Appendix I
RESULTS OF PUBLIC CONSULTATION**

The report sets out the results of a public consultation regarding the proposed introduction of various traffic management measures in Raeburn Avenue and Alexandra Drive.

RESOLVED that:

1. the results of the public consultation be noted.
2. the proposed installation of the zebra crossing adjacent to Stirling Walk be implemented as shown on Plan D/300/767 (attached as Annex 1 to Appendix I of the Agenda) subject to safety considerations first being examined.
3. no action be taken on the proposed introduction of an 8.00am to 10.00pm single yellow line waiting restriction in Raeburn Avenue.
4. the 8.00am to 9.00am single yellow line waiting restrictions, loading bays and disabled parking bays be implemented outside the shops in Alexandra Drive as shown on Plan D/300/767 (attached as Annex 1 to Appendix I of the Agenda).
5. a digital speed display station (smiley face sign) be installed at the junction of Raeburn Avenue & Elgar Avenue.

6. no action be taken on the proposed introduction of double yellow lines on the north side of the green in Alexandra Drive.
7. a bid be submitted in next year's Borough Spending Plan for funds to undertake improvements to the Raeburn Avenue / Elgar Avenue junction.
8. a Traffic Management Order be advertised for the introduction of double yellow lines for a distance of 10 metres around each of the junctions with Raeburn Avenue listed below to improve safety and any objections be reported to a future meeting of this Committee:
 - Southcote Avenue
 - Moresby Avenue
 - Ruston Avenue
 - Norton Avenue
 - Sandhurst Avenue
 - Northcote Avenue
 - Greenfield Avenue
 - Edith Gardens
 - Meldone Close
 - Alexandra Drive
 - Pine Gardens
 - Pine Walk
 - The Roystons
 - Surbiton Hill Park
 - Elmbridge Avenue

Reason for Decision

To note the results of the consultation and progress the implementation of traffic management measures to reduce traffic speeds, increase road and pedestrian safety and deter long term parking in front of the shops in Alexandra Drive.

(NOTE: Having declared a prejudicial interest, Councillor David Berry left the room during the consideration of this item)

60. RIVERSIDE AND SURBITON CPZ REVIEW

Appendix D

In December 2002 the Kingston Town and Surbiton Neighbourhood Committees approved an extension of the existing Surbiton CPZ and the introduction of the new Riverside CPZ (partly in Kingston Town Neighbourhood).

This report outlines a review of the first six months of operation of both of these CPZs.

RESOLVED that:

1. the success of the scheme be noted.

2. the current operational hours of both the Riverside and Surbiton CPZs remain unchanged and no modifications be made in response to the requests for the extension of operation hours in Claremont Gardens and Cottage Grove (paragraphs 26, 30 and 31 of Appendix D on the agenda).
3. the information on current permit pricing be noted (paras 33 – 40).
4. the revocation of an obsolete disabled parking bay outside No. 3 Maple Road and its replacement with a permit holder parking bay be approved (para 43).
5. the provision of additional permit holder parking bays in St Andrews Square be approved (para 55).
6. the removal of two bus stands in Maple Road and their replacement with permit holder parking bays be approved subject to agreement with London Buses and additional parking and traffic surveys (para 63).
7. the conversion of the existing permit holder parking place in North Road to shared-use along the side wall of No. 37 St James's Road be approved (para 65).
8. no changes be made to the zone boundaries or permit eligibility for Brighton Road / Maple Road / St Andrews Square (para 77).
9. the Director of Environmental Services be authorised to promote the amendments to the relevant Traffic Management Orders in respect of changes agreed for the provision of additional spaces identified following further resident consultation (paras 44 – 48).
10. that officers give consideration to the short term parking problems experienced by parents dropping off children at Surbiton Preparatory School and the request received for an investigation of providing shared use bays.
11. no further changes be made to any other operational aspect of the zone.

Reason for Decision

To note the findings of the reviews and undertake the amendments suggested by residents to improve the operation of the schemes.

61. SURBITON CONTROLLED PARKING SCHEME PROPOSALS Appendix E (PHASE 2) - RESULTS OF CONSULTATION - ARLINGTON ROAD

At the meeting of this Committee on 26 May 2004 it was resolved that four areas (4, 5, 6 and 8) in Surbiton Neighbourhood were to be incorporated into new Controlled Parking Zones. Arlington Road lies within the proposed Area 6 and has been part of the Surbiton Controlled Parking Zone (Zone S) since December 2000. Residents of Arlington Road were consulted during September 2004 on whether they wished Arlington Road to be transferred to the new Area 6 (Zone T) when the Surbiton

Phase 2 CPZ is implemented. The report considered the results of the consultation exercise and sought the Committee's decision on the way forward.

RESOLVED that:

1. Arlington Road remain in Zone S and not be transferred to the new Area 6 (Zone T) Controlled Parking Zone.
2. residents in the re-consultation area be informed of the Committee's decision.

Reason for Decision

A majority of the residents affected have expressed a desire for Arlington Road to remain in the current Zone S Controlled Parking Zone.

62. SURBITON CONTROLLED PARKING SCHEME PROPOSALS Appendix F (PHASE 2) - RESULTS OF RE-CONSULTATION - BURNEY AVENUE AREA

At the meeting of this Committee on 26 May 2004 it was resolved that four areas (4, 5, 6 and 8) in Surbiton Neighbourhood were to be incorporated into new Controlled Parking Zones. Within a section of Area 8 certain roads expressed different views on the choice of periods of control and/or full support for the introduction of controlled parking. Members therefore resolved that certain roads should be re-consulted to establish whether they wish their road to be excluded from the Area 8 Controlled Parking Zone. That re-consultation has now taken place and the report considers the results of the consultation exercise and sought the Committee's decision on the way forward.

RESOLVED that:

1. the roads re-consulted in Area 8 be incorporated within the new Controlled Parking Zone to operate between 8.30 am to 6.30 pm Monday to Friday.
2. the Director of Environmental Services be authorised to promote the relevant Traffic Management Orders.
3. residents in the re-consultation area be informed of the Committee's decision.

Reason for Decision

In order that Controlled Parking Zone proposals in Surbiton may be progressed to implementation in accordance with the indicative programme.

63. BUDGET MONITORING

Appendix C

The report provides details of the current level of spending against the Committee's approved budget. As at 30 September 2004 there is a forecast net unallocated amount of £46,050 and the Committee was asked to allocate this amount to environmental initiatives and discretionary spending projects.

The Committee allocated a sum of £1,500 towards the Fishponds Conservation Area Notice Board under minute item 57 earlier in the meeting, leaving a forecast remainder of £44,550 to be allocated.

RESOLVED that:

1. the current position regarding the expenditure budget be noted.
2. the remainder of the Discretionary/Environmental Initiatives budget for 2004-05 be allocated as follows:

Environmental Ranger	3 Months - Part Time	£4,500
Environmental Ranger	Equipment	£1,000

Libraries:

Spoken word cassettes (for adults).	£2,500
Biography section at Surbiton and Tolworth libraries.	£3,000
Improve the range of popular non fiction.	£3,000

Surbiton Town Centre Ornate Lighting Columns	£5,000
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Fishponds Park – Installation of pumps and drainage	£9,000
Ditton Road Drainage Improvements	£8,500

Total: £36,500

Estimated Remaining Budget: £8,050

Reason for Decision

To enable the budget to be monitored and funds to be allocated.

64. MAPLE ROAD - POSSIBLE 20MPH SPEED LIMIT AND ROAD SAFETY MEASURES - RESULTS OF PUBLIC CONSULTATION

Appendix G

The report sets out the results of a public consultation regarding the proposed introduction of a 20mph speed limit and road safety measures in the section of Maple Road between St Andrews Road and Grove Road. This section of road is fronted by Maple Infant School and St Andrew's & St Mark's C of E Junior School.

As a majority of respondents were in favour of the proposals the report recommended implementation of the scheme. However, as the total cost of all the proposals is in excess of the current budget the report suggested that the scheme

be implemented in phases. The report suggested that the current budget be used to improve the existing zebra crossing outside St Andrew's & St Mark's C of E Junior School and that a bid be made to Transport for London for funds to implement the remainder of the scheme.

RESOLVED that:

1. the results of the public consultation be noted.
2. the proposed improvements to the zebra crossing outside St Andrew's & St Mark's C of E Junior School be implemented in this financial year.
3. the two digital speed display stations (smiley face signs) be installed in this financial year.
4. a bid be submitted in next year's Borough Spending Plan for funds to undertake the remainder of this scheme.

Reason for Decision

In order to improve the zebra crossing outside St Andrew's and St Mark's Junior School and to secure funds to implement the remainder of the proposals for Maple Road as set out in the consultation document.

65. UNITARY DEVELOPMENT PLAN: RESPONSE TO PROPOSED MODIFICATIONS AND PROPOSED ADOPTION OF THE PLAN **Appendix M**

The report comments on the representations received in response to the Council's Proposed Modifications to the Plan and proposes that no further substantive modifications are made to the plan and it is adopted including the proposed minor Modifications and any updating or corrections which do not significantly affect the policies. The report also considers the issue of general conformity with the London Plan and implications for the forthcoming Local Development Framework. A schedule of proposed minor modifications, updating and corrections is also included.

RESOLVED that the response to the representations received on the Proposed Modifications to the Kingston upon Thames Unitary Development Plan First Alteration be noted and Members to advise officers of any comments individually.

Reason for Decision

To acknowledge the response to representations and the progress towards authorising adoption and updating of the altered Unitary Development Plan.

66. KING CHARLES CRESCENT - POSSIBLE EXTENSION TO FOOTWAY PARKING EXEMPTIONS - RESULTS OF PUBLIC CONSULTATION **Appendix H**

The report sets out the results of a public consultation regarding proposed additional yellow lines and further exemptions to the footway parking ban in King Charles

Crescent to address obstructive parking issues. There are no funds currently identified for this project.

As a majority of respondents are in favour of the proposals the report recommended implementation of the scheme when funds become available.

RESOLVED that:

1. the results of the public consultation be noted.
2. the proposed double yellow line parking restrictions indicated in Plan D/300/764/01 (attached as Annex 1 to Appendix H of the agenda) be implemented as soon as possible.
3. the work of lowering kerbs to enable footway parking exemptions to be installed in King Charles Crescent be agreed in principle and this work be undertaken as soon as funds can be identified for the project.

Reason for Decision

In order to prevent obstructive parking of King Charles Crescent.

67. NEIGHBOURHOOD GRANTS

Appendix L

The report presents applications from voluntary organisations for the Neighbourhood Grants in 2004/05 and recommends to the Committee the allocation to the individual organisations.

The report noted that the recommendations for general grants would exhaust the General Grants budget for the year and suggested that, if the recommendations were accepted, £213 be taken from the Youth budget to meet the grants to Surbiton Arts Group.

RESOLVED that:

1. £213 be transferred from the Neighbourhood Grants Youth budget to the General budget for allocation to the Surbiton Arts Group.
2. the allocation of grants to the individual organisations be approved as follows:

General Grants

- | | |
|------------------------------|------|
| 1. The Archway Trust | £750 |
| 2. Kingston Pensioners Forum | £213 |
| 3. Surbiton Arts Group | £300 |

Reason for Decision

To assist the voluntary organisations to carry out their activities in the Neighbourhood.

68. INFORMATION ITEMS

Appendix P

RESOLVED that the report on the Committee's Work programme be noted.

69. DEFERRED ITEMS

Due to the lateness of the hour, **RESOLVED** that the following items be deferred to the meeting on 2 December 2004:

- Policy Statement Review **Appendix J**
- Resident Participation Issues **Appendix K**
- The London Density Matrix and Future Developments **Appendix N**
- Arrangements for Determining Vehicle Crossover Appeals **Appendix O**

SURBITON NEIGHBOURHOOD COMMITTEE – 3 NOVEMBER 2004

QUESTIONS FROM MEMBERS OF THE PUBLIC

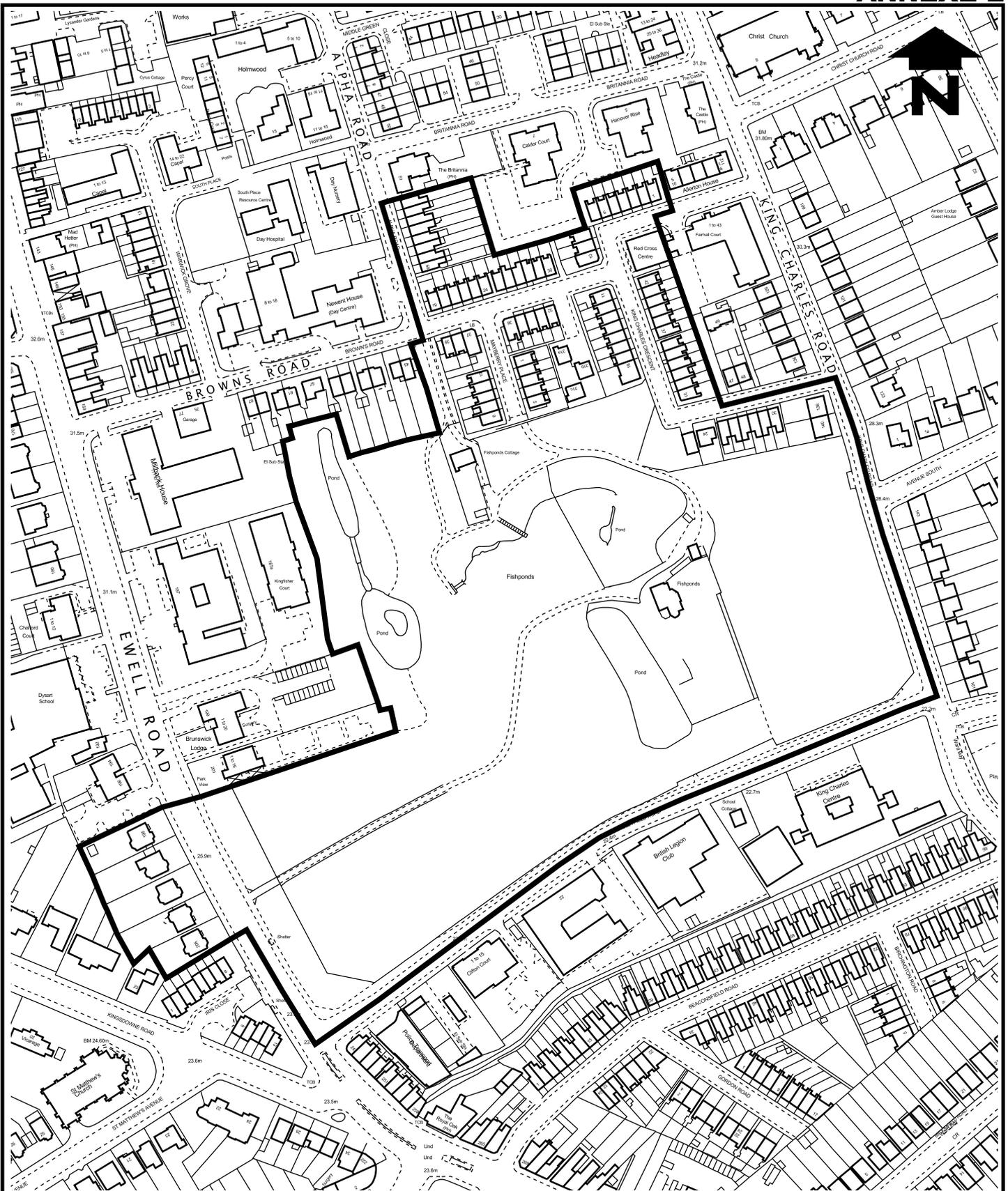
Condition of the road surface and pavements in Berrylands – In response to a question from Ms J Durant asking for the road surface and pavements in Berrylands to be relaid, Officers advised that the road had been put on the list for assessment of the condition of the carriageway and pavement. The programme of works for the year had been set however the allocations for next year would be set by the Committee early in the new year. At this point Officers could not say whether the road would be a high priority for funding.

Cumbrae and Oakdene Planning Application – A question was asked by Mr Owen Palmer about when the planning application for Cumbrae and Oakdene would be decided. Officers advised that the application was still being considered and might be ready for decision at the next meeting on 2 December. Members advised residents that the issues surrounding this application would be considered when the application was before Committee and they could not express any views until then.

Villiers Avenue proposals - A resident asked that a traffic scheme be considered for Villiers Avenue that addressed safety concerns and did not exacerbate speeding problems. Officers advised that the consultation for Villiers Avenue was ongoing and comments could still be submitted. It was expected that a report on Villiers Avenue might be available for the next meeting and residents would be informed of the date when confirmed.

Langley Avenue Road Repairs – Mr Ken Peay asked when the road surface of Langley Avenue would be repaired and enquired about the legal position if there was an accident. Officers advised that the Council had a duty to keep its roads safe and areas of poor condition were marked and filled as necessary. The Committee thanked Mr Peay for bringing the problem to the Council's attention.

Public seats outside YMCA – A resident asked why the public seats had been removed from outside the YMCA. Officers advised that the seats had been removed due to instances of anti-social behaviour however efforts to tackle this behaviour with the police were ongoing. It was hoped that the seats could be reinstated.



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**PROPOSED FISHPONDS PARK
CONSERVATION AREA**

 **PROPOSED
CONSERVATION AREA**

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Date: **OCT. 2004**

Ref: **CA 26 / JMB**

Scale: **1/2500**

Dwg No: **04/203/M**