

PLANNING COMMITTEE - Date:3 June 2015

Report of the Executive Head for Economic Development, Planning and Sustainability.

Ref: B2015/71563/FUL	WARD: B06 / SUTTON WEST	Time Taken: 9 weeks, 2 days
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Site: Borough Sports Ground Sutton United Football Club GANDER GREEN LANE
Sutton SM1 2EY
Proposal: Replacement of natural pitch with artificial pitch.
Applicant: Mr Paul Doswell
Agent: Mr Richard Tear

Recommendation:**GRANT PLANNING PERMISSION****Summary of reasons why proposal is acceptable:**

- The proposal would result in an improvement to sports and community facilities within the Borough and would not lead to a significant increase in noise or disturbance so as to harm the amenity of neighbouring occupiers.
- The consequent changes in vehicle movements and activity would not adversely impact on parking or highway safety, or the amenities of surrounding residential occupiers.

Reason for Report to Committee: The Council owns the land.**1.0 BACKGROUND****1.1 Site and Surroundings**

1.2 The application site is the football pitch associated with Sutton United Football Club, also known as the Borough Sports Ground. The sports ground is located to the east of the dwellings fronting Gander Green Lane, with the only access to the site located between 100 & 98 Gander Green Lane. To the north and east of the site is Collingwood Recreation Ground and to the south of the site is a railway, and further beyond are dwellings that front Sydney Road.

1.3 The football ground itself comprises of a full size grass pitch serviced by six floodlights. To the south of the pitch is the main stand which houses ancillary facilities to the club such as the clubhouse, offices and changing rooms. The pitch is surrounded by terracing with some covering provided to the west end of the ground behind a goal and to the north of the pitch.

1.4 The access road which can fit two cars from Gander Green Lane leads to a hard standing on the southern edge of the site adjacent to the railway. There is provision on site of 188 car parking spaces.

1.5 The site is a designated urban Green Space in the Site Development Policies DPD. The surrounding area is predominantly residential in nature.

1.6 Site Specific LDF Designations

1.7 The site specific designations are as follows:

- Urban Green Space
- Site Allocation BW36

1.8 **Relevant Planning History**

- 1.9 Since 1951 there has been a number of planning permissions granted for the erection of stands, club buildings floodlights and other matters in association with the use of the site as a sports facility.
- 1.10 01/47117/FUL – Erection of four 20 metre masts with floodlights to replace existing pylons was granted planning permission on 19th March 2001.
- 1.11 07/58761/FUL – Provision of two portable units to provided a mobile MRI scanning service with patients waiting area was granted planning permission on 25th March 2008.
- 1.12 14/69544/FUL – Provision of an additional covered terrace area was granted planning permission on 06th August 2014.

2.0 **APPLICATION PROPOSAL**

- 2.1 Planning permission is sought for the removal of the existing natural grass pitch and its replacement with a third generation artificial turf (3G) pitch. The proposed pitch would be green in colour with white marking in accordance with Football Association requirements.
- 2.2 The applicant has indicated that the pitch would be used by the existing club and community groups. The applicant has demonstrated the significant role it plays within the wider community and the proposed pitch would be used to fulfil this role.
- 2.3 It is indicated within the Design and Access Statement that the maximum number of participants that the proposed pitch would attract at any one time would be 120. This is based on the pitch's maximum capacity of four "five a side" games, which would involve up to 60 persons and also takes into account any cross over between subsequent sessions. The applicant has indicated that this will attract less traffic than the peak flows that occur on a first team match days, however the use of the pitch by the wider community will increase the overall use of the pitch and the amount of time it is in use.
- 2.4 The hours of use of the floodlights were not conditioned under application 01/47117/FUL, however under the club's lease of the ground there are terms that do restrict the flood lights to 21:45 hours in respect to first team matches, 22:30 hours when the match circumstances dictate, and 21:30 for friendly matches. The hours of usage are not proposed to change.

3.0 **PUBLICITY**

3.1 **Method of Notification:**

- 3.2 37 adjoining neighbours were notified by way of letter dated 24th April 2015 and a site notice, dated 24th April 2015 was placed within the vicinity of the entrance to the site.

3.3 **Letters Received:**

- 3.4 82 Letters of support have been received from various addresses. The individual addresses have been attached as an appendix to this report.

3.5 The material reasons of support are as follows:

- The proposed 3G pitch would benefit both the club and the wider community.

3.6 **Official Consultations**

3.7 **Internal Consultations:**

3.8 The Senior Highway Engineer: Raised no objection to the proposal as the site has sufficient car parking spaces for the indicated maximum number of potential users of the proposed pitch.

3.9 Sustainability Officer: Raised no objection to the proposal subject to the implementation of conditions requiring details of a sustainable drainage system being submitted to the satisfaction of the Local Planning Authority.

3.10 **External Consultation:**

3.11 Sport England: Raised no objection to the proposal as the replacement of the natural turf with a 3G pitch would potentially allow other clubs to use the pitch. The potential of other clubs to use the pitch was considered as a sufficient benefit to sport to outweigh the detriment caused by the loss of the playing field.

3.12 **Councillor Representations:**

3.13 None

4.0 **MATERIAL PLANNING POLICES**

4.1 Section 38(6) of the Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan for the London Borough of Sutton comprises the following documents:

- The London Plan (2015)
- The Local Development Framework (LDF) comprises two main documents:

(a) The Core Planning Strategy (CPS) which sets out the Council's long term vision, spatial strategy and core policies for shaping the future development in the Borough and managing change over the next 15 years in line with the principles of sustainable development.

(b) The Site Development Policies (SDP) which identifies sites for future development and sets out detailed development management policies to be used to help decide planning applications.

- In the event that there are discrepancies between the adopted CPS, SDP and Replacement London Plan, legal guidance indicates that the latest adopted document prevails.

4.2 National Planning Guidance:

- National Planning Policy Framework (NPPF)
- Nation Planning Practice Guidance (NPPG)

- 4.3 The London Plan 2015
- 3.1 – Ensuring Equal Life Chances for All
 - 3.2 – Improving Health and Addressing Health Inequalities
 - 3.16 – Protection and Enhancement of Social Infrastructure
 - 3.19 – Sports Facilities
 - 5.3 – Sustainable Design and Construction
 - 5.12 – Flood Risk Management
 - 5.13 – Sustainable Drainage
 - 6.3 – Assessing Effects of Development on Transport Capacity
 - 6.13 – Parking
 - 7.2 – An Inclusive Environment
 - 7.3 – Designing Out Crime
 - 7.15 – Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes
 - 7.18 – Protecting Local Open Space
 - 7.19 – Biodiversity and Access to Nature
- 4.4 Core Planning Strategy DPD
- PMP2 Suburban Heartlands
 - PMP9 Open Spaces Network
 - BP5 Improving Health and Well Being
 - BP7 Flood Risk and Climate Change Adaption
 - BP12 Good Urban Design and Heritage
- 4.5 Site Development Policies DPD
- DM1 Character and Design
 - DM2 Protecting Amenity
 - DM3 Enhancing Street Scene and Public Realm
 - DM5 Sustainable Design and Construction
 - DM7 Flood Risk
 - DM8 Climate Change Adaptation
 - DM9 Water Supply, Water Quality and Sewage Infrastructure
 - DM12 Noise and Vibration
 - DM16 Open Space
 - DM17 Biodiversity, Habitats and Species
 - DM19 Promoting Sustainable Transport and Accessibility
 - DM20 Assessing the Transport Impact of New Development
 - DM22 Parking
 - DM31 Social and Community Infrastructure
- 4.6 Supplementary Planning Documents
- SPD 14 Creating Locally Distinctive Place
- 5.0 **PLANNING CONSIDERATIONS**
- 5.1 The principle planning considerations (including whether any material planning objections have been reasonably addressed) for this application are
- 1. The impacts of the construction of a 3G artificial pitch**
 - 2. The increase in intensity of the use of the pitch**
 - 3. The impact on the amenities of neighbours**
 - 4. The impact on traffic and parking**

5.2 The Impacts of the Construction of a 3G artificialPitch:

5.3 The National Planning Policy Framework (NPPF) requires the Council to make the most efficient use of land by maximising the re-use of previously developed land. Policy BP12 of the Core Planning Strategy requires development to respect or reinforce the character and identity of the area and avoid developments which do not integrate well into the surroundings. Policy DM1 of the Site Development Policies DPD states that developments should maintain and enhance the character and appearance of the surrounding area. Policy DM31 supports the provision and development of social and community facilities where it has no adverse environmental effects.

5.4 With regard to the replacement of the existing natural grass pitch with an artificial 3G pitch, the proposed development is considered to be acceptable in principle. The replacement of the pitch would maximise the potential of site for provision of sporting activities which would be of benefit to the wider community and the borough as a whole.

5.5 The existing pitch is of low ecological value and it is considered that its replacement with a 3G pitch would cause no harm to the existing use of the sports ground and open space.

5.6 The construction process of the pitch has been provided by the applicant. Accordingly appropriate conditions are recommended to ensure that the construction provides for adequate drainage so as to ensure that surrounding land is not adversely affected by any potential displacement of rainwater.

5.7 Subject to appropriate conditions with respect to the drainage of the pitch, it is considered that the proposed artificial 3G pitch would not cause harm to the character or appearance of the site and surrounding area, and as such is considered acceptable.

5.8 Increase in intensity of use of the pitch

5.9 Consideration does need to be given as to the potential impact on the amenities of the surrounding residential occupiers as a result of the likely increased intensity of use of the pitch. However, this has to be considered in the context that the existing pitch can be used without restriction, albeit that its quality might deteriorate significantly if used more regularly.

5.10 In this respect the applicant has supplied details of the typical use for the existing pitch during the football season. A typical booking taken for the week commencing Sunday 12th April 2015 is summarised in the table below:

<i>Day</i>	<i>Hours</i>	<i>Activity</i>
Sunday	13:00-16:30	AFC Ladies Game
Monday	11:00-12:30	1 st Team Training
	17:30-18:30	SUFC Juniors – Full pitch
	18:30-19:30	
	20:30-22:00	SCR 1 / YT Half pitch each
Tuesday	11:00-12:30	1 st Team – Full Pitch
	17:30-22:00	SUFC J Slots for 4 Hours, / SCR1 Training if required
Wednesday	18:00-19:00	SUFC J – Full Pitch
	19:00-20:30	SUFC 16 /AFC 14B /AFC 14Y – Full Pitch
	20:30-22:00	SUFC Youth Team – Half Pitch
	Thursday	11:00-12:30

	18:00-19:00	SUFC Juniors – Full Pitch
	19:00-22:00	AFC Ladies – Full Pitch
Friday	20:30-22:00	SUFC Disabled Team
Saturday	10:00-12.30	SCR
	13:00-17:30	Match Day 1 st Team & SCR

- 5.11 The use based on the table above, it is anticipated that the frequency of use of the proposed 3G pitch would increase marginally when compared to the existing arrangement. The applicant has indicated that the pitch would be available for use by the wider community. This would include further football matches, in particular, for the junior age ranges, training uses by other clubs and associations and holiday soccer schools.
- 5.12 Whilst the use of the new pitch will increase intensity, the applicant has indicated that the number of visitors to the site would be no more than what is currently catered for on first team match days.
- 5.13 It should also be noted that a similar application came before the Planning Committee for the ‘Replacement of natural turf pitch with artificial pitch’ under planning permission C2013/68433/FUL at the War Memorial Ground, Colston Avenue, Carshalton. This application was allowed on appeal with the inspector noting that the most significant disturbance would be during first team matches and other operations would not lead to significant generation of noise or disturbance.
- 5.14 On this basis it is considered that the more intensive use of the pitch would not cause material harm as to justify a refusal of planning permission. Appropriate conditions are nevertheless proposed to reflect the requested hours of use of the pitch as specified by the applicant, in order to retain the use as a community facility.
- 5.15 **The Impact on the Amenities of Neighbours**
- 5.16 Policy DM2 of the Site Development Policies DPD states that the Council will not grant planning permission for any development that adversely affects the amenities of future occupiers or those currently occupying adjoining or nearby properties or has an unacceptable impact on the surrounding area. Policy DM12 seeks to prevent development proposals that would result in exposure to noise or vibrations above acceptable levels affecting noise sensitive land uses.
- 5.17 The nearest residential neighbours to the site are the dwellings fronting Gander Green Lane. The nearest of these neighbouring dwellings is at least 40 metres away from the pitch.
- 5.18 Whilst the replacement of the pitch is likely to intensify its use, it is not considered, given the overarching sporting use, that the amenity of these residents would be adversely affected.
- 5.19 **Impact of Traffic and Parking**
- 5.20 The Senior Highways Engineer assessed the proposal and raised no objection commenting that whilst ‘it is apparent that the proposal will result in additional traffic when compared with the existing as fewer training sessions will be cancelled as a result of weather and pitch conditions. This level of traffic increase is not seen as significant in this instance.’

5.21 The applicant has also indicated that there are sufficient onsite parking spaces to accommodate the maximum possible number of participants if the pitches were to be used to their maximum capacity.

5.22 For this reasons it is considered that the proposal is considered acceptable with regards to parking and highway safety.

6.0 **Conclusions and Recommendations**

6.1 The potential benefits of the proposal with regards to the wider community use, the greater certainty of use and the improved sports provision as well as the benefit to the health of the wider community have been considered against the potential impact on the amenity of the neighbouring occupiers.

6.2 In light of the above the provision of the 3G pitch and consequent intensity of use is considered acceptable subject to appropriate conditions limiting the hours of operation in order to control and mitigate any harm as a result of the increased use.

6.3 It is recommended that panning permission be approved subject to the appropriate conditions as set out below.

Background Papers: B2015/71563/FUL

Drawings and other documents can be viewed on line –

- 1) Go to page: <http://gis.sutton.gov.uk/FASTWEB/welcome.asp>
- 2) Enter Planning Application Number: **B2015/71563**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents



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B2015/71563/FUL

DRAFT

WARNING: It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

FIRST SCHEDULE

Borough Sports Ground Sutton United Football Club GANDER GREEN LANE Sutton SM1 2EY

Replacement of natural pitch with artificial pitch.

SECOND SCHEDULE

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The pitch shall not be used before 09:00 hours or after 22:00 hours on weekdays or Saturdays (with the exception of weekday fixtures that may run until 22:30 hours at the latest where extra time is played) or after 20:00 hours on Sundays and Public Holidays.

Reason: To safeguard the amenities of the surrounding residential occupiers.

(3) Prior to works starting on site, detailed design specifications and associated micro-drainage calculations must be submitted to and approved in writing by the Local Planning Authority to demonstrate that the artificial pitch will not lead to an increase in flood risk either within the site or elsewhere and that peak run-off rates and annual volumes of run-off will be equal to or less than previous conditions on the site (i.e. 'greenfield' run-off rates) for all events up to and including the 1 in 100 year storm event (with a 30% allowance for future climate change).

Reason: To protect the local water environment and in order to comply with Policy DM7 of the Site Development Policies DPD.

(4) Prior to first use of the artificial pitch, written confirmation that the approved site drainage arrangements have been implemented must be submitted to the Local Planning Authority and approved in writing. All the measures integrated shall be retained for as long as the development is in existence.

Reason: To protect the local water environment and in order to comply with Policy DM7 of Sutton's Site Development Policies DPD.

(5) The pitch shall only be operated as a community facility as indicated in the supporting documentation to the application, and in particular it shall not be operated as a commercial 5-a-side football centre.

Reason: To ensure that the nature of the use is commensurate with the surrounding residential environment and in order to protect the amenities of the surrounding residential occupiers.

(6) The development hereby permitted shall be carried out in accordance with the following approved plans: D01, L02, S15-031/dwg/C S0001, S15-031/dwg/PV0002, S15-031/dwg/PV0001, 01, Design, Access and Planning Statement March 2015, CSR Report 2014.

Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 5000 before proceeding with the work.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

(3) The developer/applicant is hereby advised to remove all site notices on or near the site that were displayed in pursuant to the application.

**Appendix 1
List of Letters of Support**

	Name	Address 1	Address 2	Town	Postcode
1	Gerard Mills	169 Gander Green Lane		Sutton	SM1 2EZ
2	Bob Mapleson	24 Newbolt Avenue		North Cheam	SM3 8EE
3	Jacky Allen	10 Trenshard Court	Green Lane	Morden	SM4 5NY
4	Alison Denyer	5 Silverdale Close		Cheam	SM1 2LD
5	Robert Bone	264 Selsdon Road		South Croydon	CR2 7AA
6	Mark Notton	63 Rookwood Avenue		Wallington	SM6 8HQ
7	Andreas Kyriakides	7 Forest Road		Sutton	SM3 9NT
8	Will Obeney	86 Mulgrave Road		Sutton	SM2 6LZ
9	Peter Vernon	89 Drake Close		Horsham	RH12 5UD
10	David Mathers	Broadwater Lane	Copsale	Horsham	
11	Paul Tate	19 Stayton Road		Sutton	SM1 1QY
12	J Lowe	14 Kew Crescent		Cheam	SM3 9RT
13	Julian Rozario	16 Melrose Tudor	Garden Close	Wallington	SM6 8LR
14	Steven Fowler	Brenton Parkside			
15	Clive Greatley	170 Hamilton Avenue		Sutton	SM3 9DT
16	Graham Starns	72 Homefiled Park		Sutton	SM1 2AN
17	Gareth Evans	2 Tudor Walk		Leatherhead	KT22 7HX
18	Robert Budd	8 New Farm Avenue		Bromley	BR2 0TX
19	John Miles	8 Wilton House	Nottingham Road	South Croydon	CR2 6LN
20	Cathy Brown	264 Selsdon Road		South Croydon	CR2 7AA
21	Anthony Henderson-Smith	51 Walton Avenue		Cheam	SM3 9UA
22	Joe Dillon	14 York Street		Mitcham Junction	CR4 4JY
23	Martin Parish	344 Carshalton Road		Carshalton	SM5 3PY
24	Chris Hawton	184 Collingwood Road		Sutton	SM1 2NX
25	Douglas Millington	85 Woodmansterne Road		Carshalton	SM5 4JW
26	Ray Holmes	18 Park Road		Cheam	SM3 8QB
27	Norman Summerfield	84 Ash Road		Sutton	SM3 9LB
28	Mike Nicholson	52 Rosedale Road		Epsom	KT17 2JH
29	Brian Waite	63 Tutsham Way		Paddock Wood	TN12 6UA
30	Michael Joyce	7 Wilmot Way		Banstead	SM7 2PZ
31	Sarah Aitchison	2 Blythewood Mews	Carshalton Road	Sutton	SM1 4ND
32	Stewart Howe	41 Cotswold Road		Belmont	SM2 5NW
33	Neil Medler	11 Tatton Close		Carshalton	SM5 2AT
34	Jayne Devlin	4 Dundela Gardens		Worcester Park	KT4 8UB
35	Harry Meredith	113 Marlow Drive		North Cheam	SM3 9AS
36	Justin Thomas	6 West Drive	Park Lane	Cheam	SM3 8BW
37	KP Wright	18 The Warren		Sutton	SM5 4EH
38	John Drew	8a Thrupps Lane		Hersham	KT12 4LY
39	Julia Mott	106 Deweerdt Drive		Yellowknife	Canada
40	Michael Rhodes	6 Michell Close		Horsham	RH12 1JT
41	Justin Salmon	10 Garrat Close		Croydon	CR0 4PW
42	N Howe	8 Tudor Road		Shrewsbury	SY2 6TD
43	Jared Hull	4 Gored Cottaged	Melincourt	Neath	SA11 4BD
44	Robert Hasler	22 Hexham Road		Morden	SM4 6NH
45	Graham Baker	12 Westbourne Avenue		Cheam	SM3 9EB
46	Simon Longman	2 Purley Bury Cottages	Lexington Court	Purley	CR8 1JA
47	Adrian Barry	7 Fairview Road		Sutton	SM1 4PD
48	Clive King	Morants Court Farm Cottage	Sundridge Road	Sevenoaks	TN14 6HB

49	Mark Wood	33 Cressingham Grove		Sutton	SM1 4EN
50	Mark Frake	165 Ridge Road		Sutton	SM3 9LW
51	John Parker	64 Hamilton Avenue		Cheam	SM3 9RL
52	Andrew Austin	3 Vermont Road		Sutton	SM1 3EQ
53	Keith Dodwell	9 Kenny Drive		Carshalton	SM5 4PH
54	Robert Oaks	44 Royal Drive	Tattenham Corner	Epsom	KT18 5PR
55	Gareth Miller	51 Frederick Road		Sutton	SM1 2HP
56	Wendy Parker	98 Shaftesbury Road		Carshalton	SM5 1HL
57	Stuart Lovelock	35 Priory Crescent		Sutton	SM3 8LR
58	Colin Farley	92 Alberta Avenue		Cheam	SM1 2LJ
59	Stephen Holloway	5 Silverdale Close		Cheam	SM1 2LD
60	David Noble	235 Albion Way		Verwood	BH31 7LT
61	Marc Morris	54 Fairfield Road		Stockton Heath	WA4 2UU
62	John James	7 Gillian Park Road		Sutton	SM3 9JT
63	Ray Ward	48 Kingscroft Road		Leatherhead	KT22 7BU
64	John	Flat 6	21 Edmonton Road	Sutton	
65	Simon Crook	14 St Martin's Avenue		Epsom	
66	Leigh Rumbelow	22 Hatton Gardens		Mitcham	CR4 4LG
67	R E Denyer	745 London Road		Sutton	SM3 9DL
68	Brian Williams	49 Panmure Road	Sydenham	London	SE26 6NB
69	Chris Thornton Ball	19 Woodside Crescent		Smallfield	RH6 9NA
70	David Dawkins	40 Cardinal Avenue		Morden	SM4 4TA
71	Michael B Bryant	61 Banstead Road South		Sutton	SM2 5LH
72	Josh Tonge	5A Surrey Court	55 Woodcote Road	Wallington	SM6 0PN
73	Andy McVicar	66A Harrow Road		Carshalton	SM5 3QE
74	Paul Austin	38 Bakers Garden		Carshalton	SM5 2SF
75	Steve King	81 Connaught Road		Sutton	SM1 3PJ
76	Paul Chalmers	145 Woodcote Road		Wallington	SM6 0QD
77	Greg Bragg	3 Hove Gardens		Sutton	SM1 3EZ
78	Daniel Taylor	51 Bloxworth Close		Wallington	SM6 7NL
79	Paul Backshall	4 Parritt Road		Redhill	RH1 1TN
80	Tony Jones	22 Argyle House Sutton Court	Brighton Road	Sutton	SM2 5AX
81	Brian Lane	1 Catelli Court	10 Ashton Close	Sutton	SM1 2HL
82	A Dolbear	81 The Drive		Beckenham	BR3 1EF

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