PLANNING COMMITTEE - Date: 24 June 2015

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

Ref: B2015/71713/3FR  WARD: B05 / SUTTON NORTH  Time Taken: 8 weeks, 1 days

Site: Sutton Inclusion Centre NORTHSPUR ROAD Sutton SM1 2BF
Proposal: Reduction of paving to create 13 new car parking spaces.
Applicant: Mr Robert McNaught
Agent:

Recommendation: GRANT PLANNING PERMISSION

Reason for Report to Committee:

Summary of why application proposals are acceptable:
- The proposal would offer additional car parking spaces on the site to facilitate the operation of the ‘meals on wheels’ service from the centre, which is of considerable benefit to elderly residents in the borough.
- The proposal would not result in an unacceptable impact on neighbouring amenity.
- The provision of additional parking on the site would reduce the amount of on street parking in the neighbouring public highways and therefore would not have a significant impact on traffic/highway and parking in the area.
- The proposal would not increase the risk of flooding on the site.

1.0 BACKGROUND

1.2 Site and surroundings:

1.3 The application site is located at the northern end of Northspur Road. The site comprises a two storey detached building which is in use as a resource centre which provides a range of services to local community groups.

1.4 The current application relates to an area of hard surfacing to the southern part of the site that runs along the south west boundary with Hallmead Day Centre.

1.5 The immediate surroundings comprises of a variety of different uses that include residential dwellings, community uses, commercial and educational uses.

1.6 Site specific designation:

1.7 The site is located within an area at risk of flooding and the wider area is designated as an area allocated for mixed use development – residential and community.

2.0 Relevant Planning History:


3.0 APPLICATION PROPOSALS

3.1 Details of Proposal:

3.2 Full Planning Permission is sought for the reduction of the existing paved area to create 13 car parking spaces.

3.3 The proposed development would involve the reduction in the size of the existing footpath along the south west boundary of the site from 3 metres to 1.2 metres wide, to accommodate 13 additional car parking spaces. According to information provided by the applicant, the additional car parking is required to facilitate the operation of the local ‘meals on wheels’ service which currently operates from the centre.

3.4 Significant amendments to application since submitted:

3.5 None

4.0 PUBLICITY

4.1 Adjoining Occupiers Notified

4.2 Method of Notification:

4.3 Letters were sent to 13 adjoining occupiers on the 11 May 2015.

4.4 Number of Letters Received in response to the originally submitted proposal:

4.5 1 letter has been received in objection to the application.

4.6 Summary of material responses in objection to the proposal:

- Increased traffic using the road;
- Impact on highway safety; and
- Noise & disturbance from increased traffic.

4.7 Official Consultation:

4.8 Internal:

4.9 Senior Highways Engineer:

4.10 No objection.

4.11 External:

4.12 None

4.13 Councillor Representation:

4.14 None
5.0 MATERIAL PLANNING POLICIES

5.1 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 July 2015
- The Core Planning Strategy December 2009
- The Site Development Policies DPD March 2012

5.2 Also a material consideration in determining planning applications are:

- National Planning Practice Guidance (NPPG)
- Adopted London Borough of Sutton Supplementary Planning Guidance documents.

5.3 London Plan

- 5.12 Flood risk management
- 6.3 Assessing effects of development on transport capacity
- 6.13 Parking
- 7.5 Public realm

5.4 Core Planning Strategy

- BP6 One Planet Living
- BP9 Enabling Smarter Travel Choices
- BP10 Transport Strategic & Borough Wide Proposals
- BP12 Good Urban Design and Heritage

5.5 Site Development Policies DPD

- DM2 Protecting Amenity
- DM7 Flood Risk
- DM8 Climate Change Adaption
- DM20 Assessing The Transport Impact of New Development
- DM22 Parking
- DM31 Social and Community Infrastructure

5.6 Supplementary Planning Guidance/Documents

- SPD1 Designing Out Crime
- SPD14 Creating Locally Distinctive Places

6.0 PLANNING CONSIDERATIONS

6.1 The principal considerations (including whether any material planning objections have been reasonably addressed) in relation to this application are:

- Principle of Development
- Design Quality
- Impact on Neighbours
- Highways
6.2 **Principle of Development**

6.3 The existing building on the site operates as a community centre. The current application seeks full planning permission for 13 additional car parking spaces to facilitate the operation of the local ‘meals on wheels’ service which currently operates from the centre.

6.4 The Council’s Local Development Framework supports the development of social and community infrastructure where it is close or accessible to the community it is intended to serve. The current proposals would facilitate the operation of the local ‘meals on wheels’ service from the centre. It is considered that the ‘meals on wheels’ service is of considerable benefit to elderly residents in the borough.

6.5 Therefore, it is considered that the proposal is acceptable in land use terms given the social and community benefits that the ‘meals on wheels’ service offers to residents in the borough.

6.6 **Design Quality:**

6.7 Core Policy BP12 states that the Council will seek to ensure that development respects the local context and distinctive local character. Policy DM1 of the Site Development Policies DPD seeks to preserve and enhance the character and appearance of the surrounding area.

6.8 The proposed development would comprise of the reduction in the width of an existing footpath through the site along the south west boundary from 3 metres to 1.2 metres wide to facilitate the creation of 13 new car parking spaces to be used in connection with the ‘meals on wheels’ community service currently operating from the site.

6.9 It is considered that the position of the new car parking spaces would be acceptable on design grounds and would not impact on the character or appearance of the site or that of the surrounding area noting that a sufficiently wide paved area would be retained along the south west boundary for pedestrian access to the centre.

6.10 The proposed hard standing would be finished in tarmacadam to match the existing hard standing. Therefore it is considered that proposal is acceptable in design terms and would not cause harm to the appearance of the site or the surrounding area.

6.11 As such, it is considered that the proposals would not cause harm to the character or the visual appearance of the site or its wider setting.

6.12 **Impact on Neighbours:**

6.13 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.

6.14 The proposed parking area would be located parallel to the southern boundary with Hallmead Day Centre. Given the nature of the proposal it is considered that there would be no impact upon neighbouring residential amenity in terms of loss of light or outlook. It is acknowledged that the proposed development would potentially result in an increase in the number of vehicles entering and leaving the site. It is considered that the majority of the trips to and from the site would be during daytime hours and as such there would be no additional noise and disturbance from traffic over and above the existing situation.
6.15 Overall, the proposal would not cause harm to the amenity of nearby residents and occupants.

6.16 **Highways:**

6.17 Policy DM20 of the Site Development Polices DPD states that the Council will assess all new development applications for their impact on the existing and proposed transport infrastructure and services and the local environment.

6.18 The application site has a PTAL rating of 2 which demonstrates that the site has a poor level of public transport accessibility. There is a high demand for car parking in the area surrounding the site and parking stress is known to be high. The application site features 13 existing car parking spaces, 5 of which are disabled parking spaces.

6.19 The proposed development would result in the creation of 13 additional parking spaces on the site. The additional parking is required to facilitate the operation of the local ‘meals on wheels’ service which operates from the existing community centre on the site.

6.20 It is noted that one letter of objection has been received from a neighbouring property on the basis that the proposals would result in increased traffic using the road and would impact on highway safety. The proposals would create additional parking spaces on the site and would not result in an increased intensification of the existing use on the site.

6.21 The Council's Principal Highways Engineer has been consulted and does not consider that the proposal would have a significant impact on traffic/highway and parking grounds.

6.22 As such, the proposals would ensure that there would be less pressure on the on-street parking provision available in the surrounding area.

6.23 **Flood Risk:**

6.24 The proposed development would create additional car parking spaces on an existing area of hard standing and therefore it is considered that the proposed development would not increase the risk of flooding on the site. Notwithstanding this, should planning permission be granted it is recommended that a condition be included to secure the submission of a construction method statement showing details of the drainage system.

7.0 **CONCLUSION AND RECOMMENDATION**

7.1 The proposed development would offer additional car parking on the site to facilitate the operation of the ‘meals on wheels’ service from the centre, which is of considerable benefit to residents in the borough.

7.2 The provision of additional parking on the site would reduce the amount of on street parking in the surrounding area and therefore would not have a significant impact on traffic/highway and parking.

7.3 The proposal would not result in an unacceptable impact on neighbouring amenity in terms of noise and disturbance.

7.4 The proposal would not increase the risk of flooding on the site.
7.5  It is therefore recommended that the application be approved, subject to the recommended conditions within the draft decision notice.

Background Papers: B2015/71713/3FR

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: B2015/71713
3) Click on Search and View Current Applications
4) Click on View Plans & Documents
Mr Robert McNaught  
24 Denmark Road  
Carshalton  
SM5 2JG  

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

Sutton Inclusion Centre  NORTHSPUR ROAD  Sutton  SM1 2BF

Reduction of paving to create 13 new car parking spaces.

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 development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No. VAL 3250, VAL 3645, VAL 3668, Flood Risk Assessment.

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

(3) Prior to the commencement of the development hereby approved, a method of construction statement which sets out details of surface water drainage, shall be submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To prevent the increased risk of flooding.
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) This application has been assessed against the relevant policies of the London Plan 2015, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.