

PLANNING COMMITTEE - Date: 15th July 2015**Report of the Executive Head for Economic Development, Planning and Sustainability.**

Ref: D2015/71987/3FR	WARD: D15 / WALLINGTON NTH	Time Taken: 5 weeks, 6 days
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Site: Westcroft Leisure Centre WESTCROFT ROAD Carshalton SM5 2TG
 Proposal: Application to excavate a trench along the elevations of Westcroft Leisure Centre marked in red on the attached plan. To install a waterproofing membrane to prevent further flooding issues. Once complete to reinstate the land back to its original status.
 Applicant: Mr London Borough of Sutton
 Agent: Mr Robert Mc Naught

Reason for Report to Committee: The Council owns the land.**Summary of why application proposals are acceptable:**

- The proposed development would benefit and improve the sports facility and would not result in significant harm to visual amenity, neighbouring amenity or highway safety.

1.0 BACKGROUND**1.1 Site and Surroundings:**

1.2 The site comprises Westcroft Leisure Centre, located adjacent to The Grove Park, to the west and residential development to the north, east and south. The proposed development relates to a small area of land to the immediate west of the main leisure centre building.

1.3 Site specific designation:

1.4 The site falls within the Wandle Valley Regional Park, the Limit of Sustainable Residential Development, an Archaeological Priority Area and an Area of Taller Building Potential (Carshalton District Centre). The site is adjacent to a Conservation Area, a Site of Importance for Nature Conservation, Public Open Space, Metropolitan Open Land, a Metropolitan Green Chain and a Cycle Network.

1.5 Relevant Planning History:

1.6 The following is the most relevant planning history.

1.7 D1999/45298/3FR Erection of an extension at side to provide new sports hall, alterations to car park layout and formation of footpath along west elevation. Granted 21 January 2000.

1.8 D2001/47433/3FR Erection of a building to house electricity sub-station. Granted 12 June 2001.

1.9 D2002/49084/3FR Erection of a single storey extension to enlarge the recreation area. Granted 23 July 2002.

2.0 APPLICATION PROPOSALS

2.1 Details of Proposal:

2.2 The proposal is for the excavating of a trench in order to allow for a waterproof membrane to be applied to part of the side wall of the leisure centre. Most of the membrane would be applied to the west elevation of the building with a small part applied to the south elevation. The membrane would be fixed to the building below ground level to protect the existing structure.

2.3 The excavated trench located adjacent to the wall of the west elevation would have a maximum depth of 2.4m and would have a maximum length of 47.4m. The trench to the south elevation would be 12.3m in length and a maximum of 2.4m in depth.

2.4 The membrane would be made from an injection resin, a very low viscous, elastic and solvent-free polyurethane substance, designed to be waterproof.

2.5 The land would be grassed, returning it to its existing state following the proposed development.

2.6 **Significant amendments to application since submitted:** None.

3.0 PUBLICITY

3.1 Method of Notification:

3.2 67 neighbour notification letters were sent to nearby occupiers on 11th June 2015 and a site notice was displayed on 12th June 2015.

3.3 **Number of Letters Received:** One letter of objection.

3.4 Summary of material representations:

- This proposal will cause 'tremendous inconvenience'.

3.5 Summary of non-material representations:

- Query whether these works are required.
- Query as to why barrier was not installed when the library was built a few years ago.
- Concerns that proposal would be pointless, costing the ratepayers a massive amount of money.

3.6 Official Consultation

3.7 External:

3.8 **Environment Agency:** Any response to be reported to Committee orally.

3.9 **Historic England (Archaeology):** No Archaeological Requirements.

3.10 **Health & Safety Executive:** Any response to be reported to Committee orally.

3.11 Internal:

3.12 **Highways:** No objection, subject to condition.

3.13 **Principal Tree Officer:** No objection, subject to conditions.

3.14 **Environmental Health:** Any response to be reported to Committee orally.

3.15 **Councillor Representation:** None.

4.0 **MATERIAL PLANNING POLICIES**

4.1 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 (2015)
- The Local Development Framework (LDF) which comprises two main documents:
 - (a) The Core Planning Strategy (CPS)
 - (b) The Site Development Policies Development Plan Document (DPD)

4.2 Also a material consideration in determining planning applications are:

- National Planning Policy Framework (2012)
- National Planning Practice Guidance
- Adopted London Borough of Sutton Supplementary Planning Guidance documents.

4.3 **The London Plan (2015):**

- 3.16 Protection and enhancement of social infrastructure
- 3.19 Sports facilities
- 4.6 Support for and enhancement of arts, culture, sport and entertainment
- 4.1 Developing London's economy
- 4.4 Managing industrial land and premises
- 4.12 Improving opportunities for all
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.4 Retrofitting
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 7.4 Local character
- 7.5 Public realm
- 7.8 Heritage assets and archaeology
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodlands.

4.4 **The Core Planning Strategy:**

- PMP2 Suburban Heartlands
- BP5 Improving Health and Well-Being
- BP6 One Planet Living
- BP7 Flood Risk and Climate Change Adaptation
- BP12 Good Urban Design and Heritage.
- DP2 Planning Obligations

4.5 **Site Development Policies DPD:**

- DM1 Character and Design

- DM2 Protecting Amenity
- DM3 Enhancing the Street Scene and Public Realm
- DM4 Historic Environment
- DM5 Sustainable Design and Construction
- DM6 Climate Change Mitigation
- DM7 Flood Risk
- DM8 Climate Change Adaptation
- DM17 Biodiversity, Habitats and Species
- DM19 Promoting Sustainable Transport and Accessibility
- DM20 Assessing the Transport Impact of New Development
- DM21 New Development and the Highway Network
- DM22 Parking

4.6 **Supplementary Planning Guidance/Documents:**

- SPD 14 - Creating Locally Distinctive Places
- IPG 11 - Interim Planning Guidance Sustainable Design and Construction

5.0 **PLANNING CONSIDERATIONS**

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

- **Principal/Use**
- **Design Quality and Layout**
- **Impact on Neighbours**
- **Traffic & Parking**
- **Landscaping, Trees and Biodiversity**
- **Sustainability**
- **Flooding**
- **Archaeology**

5.2 **Principal/Use:**

5.3 The London Plan supports development proposals which provide high quality social infrastructure in Policy 3.16. Policy 3.19 states that development proposals that increase or enhance the provision of sports and recreation facilities will be supported. Policy BP5 of the Core Planning Strategy states that the Council will support the retention and improvement of facilities such as leisure centres throughout the Borough.

5.4 The provision of the waterproof membrane to protect the structure of the building from water incursions would improve the sports facility and is considered to be acceptable in principle.

5.5 **Design Quality and Layout:**

5.6 Policy BP12 of the adopted Core Planning Strategy, Policy DM1 of the Site Development Policies DPD and SPD14 'Urban Design' requires development to respect or reinforce the character and identity of the area and avoid developments which do not integrate well into the surroundings.

5.7 The proposed development would not have a significant impact on visual amenity, as the membrane would be entirely below ground level. The excavated trench would be filled in following the installation of the membrane and returned to its formerly existing state (grass). Therefore, it is considered that there would be no significant harm caused to visual amenity.

5.8 Impact on Neighbours:

5.9 Policy DM2 of the Site Development Policies seeks to protect the amenities of neighbouring properties in terms of overlooking, loss of outlook and loss of light. Policy DM2 continues that proposals should prevent undue noise, vibration, odours, smoke, fumes and dust.

5.10 The proposed development would not be in close proximity to neighbouring residential dwellings and due to the limited impact of the works, would not have a significant impact on neighbouring amenity. A condition to restrict hours of working is recommended in order to minimise any potential disruption throughout the construction of the proposed development.

5.11 Traffic & Parking:

5.12 Policy BP10 of the Core Planning Strategy states that developments should seek to reduce the need to travel, advocate the use of sustainable modes of transport and reduce the impact of traffic on residential areas. Policy DM22 of the Site Development Policies DPD seeks to ensure that provision is made for off-street parking for new proposals in line with the Council's maximum car parking standards. The policy continues that planning permission will not be granted for development that is likely to result in increased on-street parking where it would adversely affect traffic flows, bus movements, road safety and the amenities of local residents and the local environment.

5.13 The proposed development would not, in and of itself, increase traffic movements or parking demand. There would be some localised disturbance caused throughout the construction stage of the proposal, however, this would be transient in nature and unlikely to result in significant disruption or any significant impact on highway safety. In addition, a condition is recommended to restrict delivery times to minimise the impact on the local highway network and to minimise the disturbance to local residents.

5.14 Landscaping, Trees and Biodiversity:

5.15 Policy DM1 of the Site Development Policies DPD seeks to ensure that development respects and retains, where possible, existing landforms and the natural features of the site, including trees of amenity value, hedgerows and other landscape features. Policy DM17 seeks to conserve or enhance biodiversity.

5.16 The site is adjacent to The Grove Park, which is designated as a Site of Importance for Nature Conservation, Public Open Space, Metropolitan Open Land and a Metropolitan Green Chain. The proposed development would not adversely impact on these designations due to the limited scale of the works. However, the proposed trench would be within 10m of a mature Sycamore tree located within The Grove Park. In order to ensure that the proposed development does not adversely impact on this tree, or any other trees in the vicinity of the proposed development, a condition for tree protection details is recommended.

5.17 Subject to a tree protection condition the proposal is considered to be acceptable in terms of landscaping, trees and biodiversity.

5.18 Sustainability:

5.19 The London Plan 2015 Policy 5.2 requires developments to make the fullest contribution to the mitigation of, and adaptation to, climate change and to minimising carbon dioxide emissions according to the following hierarchy: use less energy through the use of passive design and energy efficiency measures, supply energy efficiently through the use of decentralised energy provision and generate renewable energy on-site. Further

guidance is contained in the Council's IPG11 'Sustainable design and construction', Policy BP6 'One Planet Living' of the Core Planning Strategy DPD, and Policies DM5 and DM6 of the Site Development Policies DPD, which promote the highest standards of sustainable design and construction within the Borough in support of the Council's vision of 'Creating a sustainable suburb'.

5.20 Having regard to the nature of the proposed development, it is considered that it is not necessary to impose conditions to secure energy reducing measures.

5.21 **Flooding:**

5.22 The site is not within an area designated as being at risk from flooding. However, it would appear that there has been localised flooding as a result of the nearby watercourse. The proposed development would be limited in terms of its scale and impact and would improve the resilience of the building to water incursion.

5.23 **Archaeology:**

5.24 The application site is located within an Archaeological Priority Area. The application is accompanied by a desk based archaeological assessment, which concludes that the site is within an area of moderate to high archaeological potential and recommends that an archaeological watching brief to ensure that any surviving archaeology, that may be uncovered by the development works, will be investigated and recorded. Historic England has been consulted on the application and raises no objection. Subject to no objection being received from Historic England, it is concluded that the application is acceptable in archaeological terms.

6.0 **CONCLUSION AND RECOMMENDATION**

6.1 The proposed development of the site is considered to be acceptable in principle. The proposal would result in a benefit and improvement to the sports facility and would not result in material harm to neighbouring amenity, the character of the area or to highway and parking issues. The recommendation is, therefore, for approval.

Background Papers: D2015/71987/3FR

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: **D2015/71987**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents



Mr Robert Mc Naught
24 Denmark Road
Carshalton
SM5 2JG

D2015/71987/3FR

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

Westcroft Leisure Centre WESTCROFT ROAD Carshalton SM5 2TG

Application to excavate a trench along the elevations of Westcroft leisure centre marked in red on the attached plan. To install a waterproofing membrane to prevent further flooding issues. Once complete to reinstate the land back to its original status.

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 and documents: VAL 3326 rev A, 223/10/C/GA/102.1 Rev E, South Elevation, West Elevation (part 1), West Elevation (part 2), Flood Defence Consent dated 29 June 2015 and Archaeological Desktop Assessment.

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

(3) Prior to the commencement of development, a tree protection plan, in line with the requirements of BS5837:2012 (Trees in relation to design, demolition and construction – Recommendations) shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard the retention of existing trees adjacent to the site that represent significant visual amenity.

(4) Within 3 months of the substantial completion of the works the land adjacent to the west and south elevations shall be returned to its existing state (grassed) and retained as such thereafter, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: Having regard to the character of the area.

(5) No excavated material or debris arising from the construction of the works shall be disposed of on the site or in the floodplain without the prior written agreement of the Local Planning Authority. Any materials or debris that fall into the watercourse, or onto banks of the watercourse shall be removed immediately.

Reason: In order to maintain the integrity of the watercourse.

(6) No machinery or plant shall be operated, no process carried out and no excavation/construction related deliveries taken at or dispatched from the site except between the hours of 08:00 to 18:00 Monday to Friday, 08.00 to 13.00 on Saturday, and not at any time on Sundays, Bank or Public Holidays.

Reason: In the interests of the amenities of neighbouring amenity.

(7) The developer shall ensure that a suitably qualified archaeologist is present during the undertaking of any ground disturbing works in the development area, so that an archaeological watching brief can be conducted. The archaeological watching brief shall be undertaken to the standards of the Institute of Field Archaeologists. A copy of the watching brief report shall be submitted to the Local Planning Authority within two months of the fieldwork being completed by the archaeologist.

Reason: Having regard to the archaeological potential of the site.

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 6268 before proceeding with the work.

(2) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5070.