

Report of the Executive Head of Planning and Transportation.

Ref: C2009/60798/FUL	WARD: C13 / CARSHALTON CENT	Time Taken: 4 weeks, days
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Site: War Memorial Sports Ground COLSTON AVENUE Carshalton SM5 2PW

Proposal: Improvements to perimeter boundaries incorporating the erection of a blockwork wall , installation of paladin wire fencing over an existing boundary wall and installation of paladin fencing and gates all to a maximum height of 2.4 metres.

Applicant: Mr Dipre

Agent:

Recommendation:

GRANT PLANNING PERMISSION

Reason for Report to Committee: Council is owner of site

Summary of why application proposals are acceptable:

This proposal would improve the character of the area and would improve the security of the site without detriment to neighbouring properties.

1.0 BACKGROUND

1.1 Site:

1.2 This site comprises the 'War Memorial Sports Ground' otherwise known as Carshalton Athletic football ground. The ground is accessed from the north side of Colston Avenue between numbers 33 and 35.

1.3 Surroundings:

1.4 To the south and west of the ground are allotments, to the east is the Carshalton High School for Girls School, and to the north is the Wrythe Recreation Ground. Colston Avenue is residential.

1.5 Site specific UDP designation:

1.6 The site is identified as urban green space and in an archaeological priority area in the Unitary Development Plan.

1.7 Relevant Planning History:

1.8 There are currently three other applications on this site including:

- An application to extend the hours of operation of the floodlights (C2009/60729/FUL). This is currently under consideration but is not being determined at this committee meeting.
- An application for a single storey building to provide new kitchen, servery and storage and a replacement east terrace, and two extensions to the function hall (C2009/60922/FUL) which is being determined at this meeting.
- An application for the erection of a single storey building for kitchen servery and storage and another extension to provide a w.c for the office (C2009/60919/FUL) which is also being determined at this meeting.

2.0 **APPLICATION PROPOSALS**

2.1 **Details of Proposal:**

2.2 This proposal is for the 'Improvements to perimeter boundaries incorporating the erection of a blockwork wall, installation of paladin wire fencing over an existing boundary wall and installation of paladin fencing and gates all to a maximum height of 2.4 metres.'

2.3 The blockwork and fencing would be along the south and west site boundaries. Due to the differing ground levels there would be no uniform level of wall and fencing as the blockwork would be between 1.4m and 1.9m and the mesh fencing would make up the difference (between 0.5m and 1m).

2.4 Within the site on the north-east and north-west corners a small section of paladin fencing and 2.4m high paladin gates are proposed. This would mean that even if trespassers got over the existing 4ft fence between the grounds and the park they would no longer be able to access the rest of the grounds.

3.0 **PUBLICITY**

3.1 **Adjoining Occupiers Notified**

3.2 **Method of Notification:** The application was advertised by way of a letter sent to the neighbouring properties.

3.3 **Number of Letters Received:** 0

3.4 **Official Consultation**

3.5 **Internal and External:**

3.6 Crime Prevention Officer: No objection.

3.7 Highways: No objection

4.0 **MATERIAL PLANNING POLICIES**

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004'

(as amended) 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:

- (1) The London Plan (originally adopted 2004, amended version, consolidated with alterations, adopted February 2008).
- (2) The Sutton Unitary Development Plan (UDP) (adopted April 2003)
- (3) The Local Development Framework (LDF) Core Planning Strategy- Proposed Submission Document, approved by Full Council 2nd March 2009 following public consultation. The Core Planning Strategy is the first of the new LDF development plan documents which will in due course replace the Unitary Development Plan. Since 2.3.09 the Core Planning Strategy has formally become part of the development plan and its' policies are now to be taken into account (as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004') when determining planning applications, along with the London Plan and the UDP. If there is a conflict between a UDP and LDF policy in general greater weight should be given to the LDF policy as this is based on more recent evidence and Central Government guidance. The Core Planning Strategy sets out the Council's long term vision, spatial strategy and core policies for shaping the future development of the Borough and managing change over the next 15 years in line with the principles of sustainable development. An independent examination by Central Government Inspectors into the Core Planning Strategy is due to be held in June 2009, and following any necessary amendments will be formally adopted December 2009. The UDP will not be superseded until other LDF documents, including the Site Development Policies Document, which sets out detailed development control and site development policies, have been adopted. This latter document is the subject of public consultation 11.2.09 - 25.3.09 and in due course will be the subject of an independent examination (it is not yet a material consideration in considering planning applications).

Also material considerations in determining planning applications are:

- (a) National Planning Guidance in the form of Planning Policy Statements and Planning Policy Guidance documents.
- (b) Adopted London Borough of Sutton Supplementary Planning Guidance documents.

- 4.2 Development Plan Document 1: Core Planning Strategy Proposed Submission
 - BP12 – Good urban design and heritage
- 4.3 Sutton Unitary Development Plan
 - BE1 – Good urban design
 - BE8 – Designing for safety and security
 - BE40 – Archaeological priority areas
 - OE18 – Urban Green Space
- 4.4 Supplementary Planning Guidance/Documents

- SPD1 – Designing out crime

5.0 **PLANNING CONSIDERATIONS**

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

- **Design Quality**
- **Impact on Neighbours**

5.2 **Design Quality:**

5.3 The crime prevention officer has suggested that paladin fencing is more visually attractive and appropriate than a palisade style fence, and offers a good level of security in line with policy BE8 of the UDP. This has been proposed, so the wall and fence which would not detract from the character of the area subject a condition being imposed requiring their colour to be agreed by the Council. Furthermore, subject to an appropriate colour, they would be more attractive than the current boundary fencing and wall which are in a dilapidated state and are detracting from the area. For these reasons the proposal would be acceptable on design grounds and would be in line with the aims and objectives of policies BE1 of the UDP and BP12 of DPD1.

5.4 **Impact on Neighbours:**

5.5 There would be no adverse impact on the amenities of neighbouring properties due to the distance of the proposals from them.

5.6 **Transport and Sustainability:**

5.7 There are no issues relating to this application.

5.8 **Other Relevant Material Planning Consideration:**

5.9 The site falls within an archaeological priority area and within urban green space. However, as the boundary treatment already exists (with foundations) and the proposal would not result in the loss of urban green space the proposal would have no archaeological or urban green space implications.

6.0 **CONCLUSION AND RECOMMENDATION**

6.1 This proposal would improve the character of the area, and would improve the security of the site without detriment to neighbouring properties. The application should be approved as such.

Background Papers: C2009/60798/FUL

Drawings and other documents can be viewed on line –

- 1) Go to page: <http://82.43.4.135/FASTWEB/welcome.asp>
- 2) Enter Planning Application Number: **C2009/60798**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents



Mr Dipre
War Memorial Sports
Ground COLSTON AVENUE
Carshalton
SM5 2PW

C2009/60798/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

War Memorial Sports Ground COLSTON AVENUE Carshalton SM5 2PW

Improvements to perimeter boundaries incorporating the erection of a blockwork wall , installation of paladin wire fencing over an existing boundary wall and installation of paladin fencing and gates all to a maximum height of 2.4 metres.

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 colour of the wall and paladin fence shall be submitted to an approved in writing by the Local Planning Authority. The wall and paladin fence shall be finished in the approved colour and shall be retained as such.

Reason: To safeguard the visual amenities of the area.

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) The drawing no(s). relating to this decision is/are LBS1-LBS3.