

PART 5: Planning Applications for Decision

Item 5.1

1.0 APPLICATION DETAILS

Ref: 17/04647/FUL
Location: Selsdon Recreational Ground, Woodlands Garden, South Croydon, CR2 8PH
Ward: Selsdon Vale and Forestdale
Description: Alterations and use as a day nursery; erection of boundary fence around playspace and installation of cycle store
Drawing Nos: Location Plan, Floor Plans, Elevation Plans and Parking Layout
Agent: N/A
Applicant: Mr Luthuli Bob
Case Officer: Georgina Betts

- 1.1 This application is being reported to Committee because the Ward Councillor (Councillor Andy Stranack) made representations in accordance with the Committee Consideration Criteria and requested committee consideration and objections above the threshold in the Committee Consideration Criteria have been received.

2.0 RECOMMENDATION

- 2.1 That the Planning SUB Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) The development shall be carried out wholly in accordance with the approved plans
- 2) The development should be used solely as a day nursery
- 3) The nursery shall be used for a maximum of 30 children
- 4) Control over the hours the of use
- 5) In accordance with the travel plan
- 6) The play area shall be made accessible to the public outside of the consented hours of use
- 7) Provision of a 100L water butt
- 8) Commence within 3 years of the date of the permission
- 9) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Code of Practice on the Control of Noise and Pollution from Construction Sites

- 2) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the:

- Alteration to the existing building
- Use as a day nursery for a maximum of 30 children
- Formation of enclosed play area
- Provision of cycle parking

Site and Surroundings

3.2 The application site forms part of Selsdon Recreational Ground and the building in which the application relates is sited close to the north-western boundary. The building is in a dilapidated condition and is currently vacant, the site has been secured in the past due to vandalism. The car park lies to the south-western corner of the recreational ground and is accessed via Woodland Gardens, a secondary pedestrian entrance is provided via Grenville Avenue to the north east. There is currently 20 parking spaces with the recreational ground car park 2 of which are disabled.

3.3 The surrounding area is residential in character and comprises of a mix of single and two storey detached and semi-detached dwellings varying in design. Most properties date to the inter war period with a few earlier examples nearby. Given the proximity of the site to several local school and a district centre the area is busy in nature and carries a regular flow of traffic along Old Farleigh Road.

3.4 The site is part of the open space strategy and is at risk of surface water and critical drainage flood risk.

Planning History

3.5 17/02604/FUL – An application was withdrawn for the use of the former pavilion as a day nursery for up to 30 children.

3.6 08/02504/P – Planning permission was granted for the increase in the height of the existing ball court fencing from 4 metre to 5 metres

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- a. The principle of the development can be supported as it would provide much needed community uses while providing accessible local open land to the public.
- b. Given the limited scale of the development the nursery would not result in undue harm to the residential amenities of the adjoining occupiers.
- c. The development would have a limited impact upon the character and appearance of the surrounding area.

- e. The development would not prejudice the safety and efficiency of the highway network.
- f. Flood risks can be appropriately addressed through the use of conditions

5.0 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of letters sent to neighbouring occupiers of the application site and site and press notices. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 37 Objecting: 32 Supporting: 1 Comment: 4

6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

- Impact on green space/loss of functional public space
- Increased traffic/pressure on existing parking
- Danger to local people/highway safety
- Travel Plan unrealistic
- Waste not properly considered/odour nuisance
- Noise and general disturbance

6.3 Councillor Andy Stranack has made the following representations:

- Overdevelopment
- Not in keeping with the character of the area
- Traffic and highway issues

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2018. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a

number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design.
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 2.18 Green Infrastructure
- 3.16 Children and young people's play and informal recreational facilities
- 3.18 Educational facilities
- 5.1 Climate change mitigation
- 6.9 Cycling
- 6.13 on Parking
- 7.4 on Local Character
- 7.6 on Architecture

Croydon Local Plan 2018 (CLP):

- SP4 on urban design and local character
- SP5 on Community Facilities
- SP6 on environment and climate change
- SP8 on transport and communications
- DM10 on design and character
- DM13 on refuse and recycling
- DM 19.2 on supporting community use applications
- DM29 on promoting sustainable travel and reducing congestion
- Applicable place-specific policies

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee is required to consider are as follows:

- The principle of the proposed development
- The impact on the residential amenity of adjoining occupiers;
- The impact on the townscape and the visual impact
- Transportation considerations
- Flooding

Principle of the proposed development.

8.2 London Plan Policy 7.18 protects open space from loss unless better or equivalent provision is proposed locally. The proposal mainly relates to the better

use of an existing building and so impact on open space is minimised. Policies SP5 and DM19.2 allow for a presumption in favour of new community uses which include educational facilities. The proposed day nursery would be sited within Selsdon Recreational Ground in an established residential area close to both primary and secondary schools providing 30 places for 2-5 year olds. There is an identified need of this type of care within the borough and therefore the provision of a day nursery is supported in principle.

- 8.3 Representations have raised concerns over the privatisation of part of the green space for the exclusive use by the day nursery. It is correct that the nursery seek to cordon off a small section of the green space during the opening hours of the nursery as it is necessary to provide a secure outside space for cared for children. After nursery hours this area would be available to the public but would revert to Nursery's sole use when in operation. The applicant has agreed to this as part of their submission and this arrangement is accepted by the Councils Senior Estates Manager; such matters would be secured through the use of a relevant condition. As a result there would be no long term loss to open green space and is acceptable in policy terms.

Townscape and Visual Impact

- 8.4 As part of the development there would be some marked improvements in the appearance of the building, however, these are mainly cosmetic given the buildings dilapidated condition. None of these changes would result in harm to the character and appearance of the surrounding area.
- 8.5 The introduction of nursery uses within established recreational spaces is not uncommon practise and historically within the London Borough Croydon this has been commonplace. For example, a larger nursery operates from a pavilion building in Sanderstead Recreational Ground. The introduction of a nursery within Selsdon Recreational Ground would not result in a use which is uncharacteristic of such areas.

Impact on Neighbouring Residential Amenity

- 8.6 The pavilion building is sited to the north-western side of Selsdon Recreational Ground with the nearest residential properties sited within Benhurst Gardens. There is a good degree of separation and boundary screening between the pavilion building and rear of the properties with Benhurst Gardens while there would be no openings fronting onto these properties. This existing building could be used for events associated with sports in an unrestricted fashion. Given these factors while bearing in mind the operational use of the recreational ground the amenities of properties within Benhurst Gardens would not be unduly affected. There are no other immediate properties sited within close proximity of the pavilion building.
- 8.7 Matters surrounding noise and general disturbance will be covered under the transportation consideration below.

Transportation Considerations

- 8.8 The site has a PTAL rating of 1b which indicates poor accessibility to public transport however is within a reasonable walking distance of Selsdon District Centre and bus routes along Old Farleigh Road. A total of 20 parking spaces are located within the recreational ground car park while the surrounding roads are not subject to controlled parking zones. Representations have raised concerns with regards to quantity of available parking on site and the pressure that day nursery would place on nearby roads.
- 8.9 The applicant has submitted a Travel Plan to help identify the means in which parents would drop off and pick up children from the nursery. Council Officers have reviewed this information and am satisfied with the conclusions of this report that the nursery would not have any significant impacts upon traffic generation. Given the nature of the sites location and the nursery's potential catchment area it is considered that such a facility would be used by locals as seen with the nursery at Sanderstead Recreational Ground.
- 8.10 The proposed hours of use are between 9 and 4pm with drop off times at 9.20am and pick up times at 2:20pm which is outside of peak hours . Given that the maximum number of children would be capped at 30 (secured through condition) it is not considered that any activity would be unreasonable especially given the unrestricted arrival of visitors to the recreational ground. In addition, the applicant seeks to use the building on weekends for the occasional children's party with extended hours until 6pm which is considered acceptable. Officers are therefore comfortable that the development would not cause harm to the amenities of nearby property by virtue of general noise and disturbance caused by motor vehicles.
- 8.11 The applicant has stated that deliveries and waste disposal would be managed by the nursery with the exception of occasional deliveries, such deliveries would be in exceptional circumstances only. Given the characteristics of the site and the requirements of other services this arrangement is considered acceptable.
- 8.12 For the reasons given above the development is not considered to harm the safety and efficiency of the highway network.

Other matters raised by representations

- 8.13 Flooding matters could be adequately addressed through the use of a relevant

Conclusions

- 8.14 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.