

Item No.	Classification:	Date:	Meeting Name:
7.4	Open	15 May 2013	Planning Sub-Committee B
Report title:	Development Management planning application: Application 12/AP/3776 for: Full Planning Permission Address: DULWICH AND SYDENHAM HILL GOLF CLUB, GRANGE LANE, LONDON, SE21 7LH Proposal: Replacement of existing defective irrigation water storage tank with a tank of a larger size and capacity and the removal and replacing of one Oak Tree.		
Ward(s) or groups affected:	College		
From:	The Head of Development Management.		
Application Start Date 11/12/2012		Application Expiry Date 05/02/2013	

RECOMMENDATION

- 1 Grant planning permission.

This application is referred to the Subcommittee for decision as the site lies within Metropolitan Open Land.

BACKGROUND INFORMATION

Site location and description

- 2 The application site is the Dulwich and Sydenham Hill golf course which consists of a large open area with associated ancillary buildings within the site. The specific location of the development is along the southwestern boundary of the golf course where it adjoins the boundary with Dulwich College Sports Ground.
- 3 The surrounding area consists of similar open space sports and recreational facilities with the closest building to the location of the proposed water storage tank being the pavilion within the neighbouring Dulwich College site.
- 4 There are no listed buildings within the site and there are none within the immediate vicinity. The site is located within the Dulwich Wood conservation area and is a designated Site of Importance for Nature Conservation (SINC).

Details of proposal

- 5 The proposal seeks to replace an existing defective irrigation water storage tank with a tank of a larger size and capacity. The new foundations of the tank will require the removal of an oak tree; however, this is proposed to be replaced.
- 6 The overall size of the proposed tank is to be approximately 10.6m in diameter and 3.9m in height from the existing ground level and it will have a ladder up to a height at

4.8m. It is formed of metal panels.

There are at present two existing pump houses alongside the tank. One of these is redundant and will be removed, with the new one retained.

Planning history

- 7 12/AP/2999 - Permission granted for retention of raised height of the existing fencing to 10m high on the north eastern boundary adjacent to the Pynners sports club - 23/01/13.
- 8 11/AP/0136 - Permission granted for a proposed timber framed single storey plant room to house automatic irrigation equipment for the golf course - 22/03/11.
- 9 08/AP/2609: Permission granted for demolition of existing, and construction of a new plant room within grounds of Dulwich and Sydenham Hill golf course.
- 10 03/AP/2364 - Permission was granted for the erection of single storey front extension, including ramp for disabled access - 01/03/2004.
- 11 9601114 - Permission granted for the extension to balcony, extension to ground floor, new entrance canopy, two external staircases and the use of first floor flat as part of the club house and associated elevational alterations and enlarged terrace area - 10/01/1997.
- 12 9600978 - Conservation area consent granted for the demolition of the existing balcony, canopy, external staircase and other minor structures - 28/11/1996.

Planning history of adjoining sites

- 13 None relevant to this application.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 14 The main issues to be considered in respect of this application are:
 - a) design issues and the impact on the Dulwich Wood Conservation Area
 - b) the impact of the proposal on Metropolitan Open Land and the SINC
 - c) the impact on amenity of any nearby residents
 - d) the impact on trees

Planning policy

Core Strategy 2011

- 15 Strategic Policy 11 – Open spaces and wildlife
Strategic Policy 12 - Design and conservation
Strategic Policy 13 - High Environmental Standards

Southwark Plan 2007 (July) - saved policies

- 16 3.2 'Protection of Amenity'
3.12 'Quality in Design'

- 3.13 'Urban Design'
- 3.16 'Conservation Areas'
- 3.25 'Metropolitan Open Land'
- 3.28 'Biodiversity'

17 Supplementary Planning Documents
None relevant.

18 The Council's cabinet on 19th March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

19 London Plan 2011
Policy 2.18 - Green infrastructure: the network of open and green spaces
Policy 7.17 - Metropolitan Open Land
Policy 7.21 - Trees and woodlands

20 National Planning Policy Framework (NPPF)
The NPPF came into effect on 27 March 2012 and is a material planning consideration. The following part is most relevant.

21 7. 'Requiring good design'
11. Conserving the natural environment
12. Conserving the historic environment

Principle of development

22 The application site is situated within Metropolitan Open Land and part (ii) saved policy 3.25 of the Southwark plan states that development will be allowed for:

23 *(ii) Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not conflict with the purposes of including land within MOL;*

24 There is no objection to the principle of the development which seeks to replace an existing water storage tank with a larger storage tank for use ancillary to the golf course. This development supports the outdoor sports use of the land and the development therefore complies with MOL policy. Whilst the tank relatively large, it is not considered that this is harmful to the openness of MOL.

25 Further, it is not considered that this will have any significant effects on local biodiversity.

Environmental impact assessment

26 Not required for an application of this nature. No significant environmental effects would arise.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

- 27 The adjoining site is the Dulwich College sports club and there are no residential uses within the immediate vicinity. The water storage tank would not impact on the amenity of adjoining occupiers.
- 28 As such, the proposal will not result in a detrimental impact on amenity and therefore complies with Saved Policy 3.2 of the Southwark Plan 2007.

Impact of adjoining and nearby uses on occupiers and users of proposed development

- 29 The use of the application site will not be altered and as a result no material impact will arise.

Traffic issues

- 30 The proposed fencing will not have any impact on the operation of any of the nearby footpaths or public highways and as such no issues are raised in this regard.

Design issues

- 31 Overall, the design, use of materials and appearance of the proposed development is considered acceptable, and would not have a detrimental impact on the character or appearance of the area. The existing tank is clad in corrugated metal and has a very utilitarian appearance. The proposed tank would also be clad in metal panels and would stand on a concrete base.
- 32 The water storage tank will replace an existing tank and is of a common design for sites used as golf courses. It is situated a substantial distance from any public vantage points.
- 33 Given its isolated location, it is considered that the proposed materials would not detract from the character and appearance of the the Dulwich Wood Conservation Area. The structure will not be readily visible within the open space, and although the proposed water tank is larger and higher than the existing, it would not appear as a dominant or obtrusive feature in the area and as such, there are no design objections. The removal of one of the pump houses will improve the appearance of the area..

Impact on character and setting of a listed building and/or conservation area

- 34 The application site is located within the Dulwich Wood conservation area however for the abovementioned reasons, no impacts are expected as a result of the proposal.

Impact on trees

- 35 An arboricultural report identifies that one small oak, which is located close to the existing tank, will require removal. This tree is in a reasonable condition and has a stem diameter of approximately 30cm. The proposed tank will be kept in the same location as existing to prevent harm to other more substantial trees, such as larger oaks and chesnuts, in the vicinity. The applicants have agreed to replace this tree with an appropriate species. This will be secured by condition.
- 36 The report also showed suitable tree protection to the remaining nearby trees and a condition will also be attached to note that tree protection measures shall be implemented as outlined within this report.

- 37 Subject to these two conditions, it is considered that any impacts on any trees can be mitigated and as such the application accords with Saved Policy 3.28 Biodiversity.

Planning obligations (S.106 undertaking or agreement)

- 38 Not required for an application of this nature.

Sustainable development implications

- 39 None expected as a result of the development.

Other matters

- 40 S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material 'local financial consideration' in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail.

- 41 The proposed development would not be CIL liable as the proposal does not create a building that people would go to.

Conclusion on planning issues

- 42 The proposal does not result in any adverse impacts in terms of design, heritage or loss of amenity. Any impacts on any trees have been overcome by way of conditions and it is also considered that it will not result in any significant impacts on the open nature of the Metropolitan Open Land, or the SINC, and as such it is recommended that planning permission is granted.

Community impact statement

- 43 In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

- 44 a) The impact on local people is set out above.

- 45 b) The issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.

- 45 c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultation

- 47 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

- 48 Details of consultation responses received are set out in Appendix 2.

49 Summary of consultation responses

None received.

Human rights implications

- 50 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
- 51 This application has the legitimate aim of providing a larger replacement irrigation water storage tank. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2568-D Application file: 12/AP/3776 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5416 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Alex Cameron, Planning Officer	
Version	Final	
Dated	29 April 2013	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Strategic Director of Finance and Corporate Services	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		2 May 2013

APPENDIX 1

Consultation undertaken

Site notice date: 13/12/12

Press notice date: 11/04/13

Case officer site visit date: 13/12/12

Neighbour consultation letters sent: 17/12/2012

Internal services consulted:

Urban Forester.

Statutory and non-statutory organisations consulted:

N/A.

Neighbours and local groups consulted:

GROUND FLOOR FLAT DULWICH AND SYDENHAM HILL GOLF CLUB GRANGE LANE LONDON SE21 7LH

PYNNERS CLOSE SPORTS GROUND DULWICH COMMON LONDON SE21 7EY

DULWICH COLLEGE PREPARATORY SCHOOL SPORTS GROUND GRANGE LANE LONDON SE21 7LH

GRANGE HOUSE GRANGE LANE LONDON SE21 7LH

GRANGE COTTAGE GRANGE LANE LONDON SE21 7LH

THE GRANGE, GRANGE LANE LONDON SE21 7LH

Re-consultation:

The application was re-advertised within a local paper on 11/04/13, no responses were received to this.

APPENDIX 2

Consultation responses received

Internal services

Urban Forester - no concerns provided conditions are attached for the replacement of the existing trees and the imposition of tree protection measures.

Statutory and non-statutory organisations

N/A.

Neighbours and local groups

None received.