

Item No. 7.2	Classification: Open	Date: 26 March 2018	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 17/AP/2515 for: Full Planning Application Address: MARLBOROUGH CRICKET CLUB, DULWICH COMMON, LONDON, SE21 7EX Proposal: Retention of a demountable 6.9m high netting along boundary between Streatham and Marlborough Cricket Club and Camber Lawn Tennis club.		
Ward(s) or groups affected:	College		
From:	Director of Planning		
Application Start Date 10/07/2017		Application Expiry Date 04/09/2017	
Earliest Decision Date 24/02/2018			

RECOMMENDATION

1. That planning permission be granted subject to conditions.

BACKGROUND INFORMATION

Site location and description

2. The applications are to be considered by members as it represents development on Metropolitan Open Land (MOL)
3. Type of property Streatham and Marlborough Cricket Club is located at the eastern end of Dulwich Common, at the junction with Lordship Lane. The site is generally open land with two principle buildings within the curtilage.
4. Site bound by It is bound by the A205 to the north, Dulwich and Sydenham Hill Golf Club to the south, Camber Lawn Tennis Club to the west and Cox's Walk to the east. Beyond Cox's Walk there are a number of post-war and new build dwellings bordering Lordship Lane, and to the south west of the site there is a single detached dwelling.
5. Is property listed? NO
6. In conservation area? YES - Dulwich Wood area?

Details of proposal

7. The proposal is to erect a net system along the length of the shared boundary (approximately 80m) with Camber Lawn Tennis Club. The height of the new and supporting poles would be 6.9m and held in position by 80mm aluminium posts. The net elements are detachable.

Relevant planning history

8.

<p>05/AP/0082 Application type: Full Planning Application (FUL) Alterations to existing pavilion including erection of a single storey extension to south elevation and two storey extension to east elevation to provide improved facilities; demolish existing garages and stores at north end sports ground (adjacent to Dulwich Common) and erect new garages, stores and score box to east of site (near Cox's Walk). Decision date 15/03/2005 Decision: Refuse (REF) Reason(s) for refusal:</p> <p>The proposed pavilion extension is unacceptable in terms of its height, bulk, and detailed design, and would result in a detrimental addition to the building. This in turn would harm the character and appearance of the Dulwich Wood Conservation Area, and the Metropolitan Open Land. The proposal would be contrary to policies E.2.3 [Aesthetic Control], E.4.2 and E.4.3 [Proposals Affecting Conservation Areas] and C.5.6 [Metropolitan Open Land] of the adopted Unitary Development Plan 1995, and policies 3.1 [Environmental Effects], 3.11 [Quality in Design], 3.13 [Urban Design] and 3.16 [Conservation Areas] of the Southwark Revised Deposit Unitary Development Plan.</p>
<p>05/AP/0195 Application type: Conservation Area Consent (CAC) Demolition of four concrete garages. Decision date 19/04/2005 Decision: Grant (GRA)</p>
<p>05/AP/0743 Application type: Full Planning Application (FUL) Erection of a single storey extension to south elevation and a two storey extension to main building; demolish existing garages and stores, erect new garages and stores and score box to east of site. Decision date 27/06/2005 Decision: Grant (GRA)</p>
<p>04/AP/1500 Application type: Advertisement Consent (ADV). Display of 6m x 3m internally illuminated advertising hoarding. Decision date 07/09/2005 Decision: Refuse (REF) Appeal decision date: 07/03/2006 Appeal decision: Planning appeal dismissed (DIS). Reason(s) for refusal:</p> <p>The proposal is considered inappropriate development in terms of amenity due to its location on Metropolitan Open Land and also within the locally designated Dulwich Wood Conservation Area. The sign's size and illumination would have a detrimental affect on the character and appearance of the conservation area and fails to meet any of the criteria for allowing new development on Metropolitan Open Land. The proposal is thereby contrary to Policies C.5.7, E.4.3, E.2.3 and E.2.6 of the adopted Southwark Unitary Development Plan, 1995, Policies 3.25, 3.2, 3.11, 3.16 and 3.23 of the Draft Southwark Plan (replacement Unitary Development Plan), February 2005 and also the Council's Supplementary Planning Guidance on Advertisements and Signage.</p> <p>The signage is likely to cause a distraction to drivers approaching the main junction with Lordship Lane and Dulwich Common, prejudicial to highway safety. This would be contrary to Policy T.1.2 of the adopted Unitary Development Plan, 1995 and Policy 5.2 of the Draft Southwark Plan (replacement Unitary Development Plan), February 2005.</p>

13/AP/1451 Application type: Full Planning Application (FUL)
Demolition of existing Cricket Pavilion and removal of three trees and the erection of a new pavilion in connection with Streatham and Marlborough Cricket Club
Decision date 27/02/2014 Decision: Granted (GRA)

17/AP/3720. MARLBOROUGH CRICKET CLUB, DULWICH COMMON, LONDON, SE21 7EX. Description: Demolition of existing cricket pavilion and replacement with new pavilion. Pending

Relevant planning history of adjoining sites

9.

11/AP/0106. ADDRESS: CAMBER LAWN TENNIS CLUB, DULWICH COMMON, LONDON, SE21 7EX. DESCRIPTION: Installation of flood lighting to the north tennis court (6 columns of 6.7m high). Granted

13/AP/3002. ADDRESS: CAMBER LAWN TENNIS CLUB, DULWICH COMMON, LONDON, SE21 7EX. DESCRIPTION: Erection of a new clubhouse on former site
DECISION: Granted

Summary of main issues

10. The main issues to be considered in respect of this application are:

- a) Impact on amenity of adjoining properties;
- b) Design quality;
- c) All other relevant material planning considerations.

Planning policy

National Planning Policy Framework (the Framework)

11. Section 7 - Requiring good design
Section 11 - Conserving the natural environment
Section 12 - Conserving the historic environment

The London Plan 2016

12. Policy 2.18 - Green infrastructure: the network of open and green spaces
Policy 7.4 - Local Character
Policy 7.6 - Architecture
Policy 7.17 - Metropolitan Open Land
Policy 7.21 - Trees and woodlands

Core Strategy 2011

13. 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

14. Policy 3.2 - Protection of amenity
Policy 3.12 - Quality in design

Policy 3.13 - Urban design
 Policy 3.16 - Conservation Areas
 Policy 3.25 - Metropolitan Open Land
 Policy 3.28 - Biodiversity

Consultation responses

15.

Total number of representations:	0				
In favour:	0	Against:	0	Neutral:	0
Petitions in favour:	0	Petitions against:	0		

Principle of Development

16. The application site is located within Metropolitan Open Land (MOL) and as such saved Southwark Plan policy 3.25 is relevant to the determination of this proposal. MOL is a strategic land designation within the urban area that contributes to the structure of London. It is intended to protect areas of landscape, recreation, nature conservation and scientific interest which are strategically important, against inappropriate development.
17. Policy 3.25 states that there is a general presumption against inappropriate development on MOL and that planning permission will only be granted for appropriate development which is considered to be for the following purposes:
- i) Agriculture and forestry; or
 - 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; or
 - iii) Extension of or alteration to an existing dwelling, providing that it does not result in disproportionate additions over and above the size of the original building; or
 - iv) Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.
18. The National Planning Policy Framework (NPPF) makes no specific reference to MOL rather considers Green Belt Land which has traditionally been afforded the same protection which is confirmed by policy 7.17 (MOL) of the London Plan. Para 89 of the NPPF states that local planning authorities should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are for the provision of appropriate facilities for outdoor sport and outdoor recreation.
19. Being essential to protect adjoining outdoor sports uses the netting would safely allow the continued use of the cricket ground and tennis courts. The proposal would comply with the policy sentiment by ensuring a safe environment to undertake sporting activities. Furthermore, it is considered that the proposal would not harm the openness of the landscape which is of strategic importance, this is moreso as it is demountable. This aspect has been considered further in the design element of the report. The principle of the proposal is considered acceptable as it supports outdoor sports and does not harm the openness of the land.

Design issues and Impact on amenity of adjoining occupiers

Design

20. The site is within the Dulwich Wood Conservation Area and is Metropolitan Land as

such there is great emphasis on preserving the character and appearance of the area. The design of the netting would be that of a discreet system which is demountable. When in use it would be subtle as it only consists of meshing and slender green coated aluminum posts. The ground works are minimal and set within a grass banking so not visible. The netting is also set along a partial tree line and therefore partially masked from view. In design terms the proposal does not harm the openness of the land and therefore is acceptable in design terms.

Amenity

21. In amenity terms the proposal is set within the site that it would not be regularly visible to members of the public. Furthermore, it would fade into the background over distance. In terms of impact on people there would be no amenity harm. The proposal has been considered by the Ecologist and in terms of birds found to be acceptable. There are no concerns regarding the development impacting on flood risk.

Conclusion on planning and other issues

22. The scheme would provide a beneficial use by addressing safety concerns of crickets balls entering the neighbouring tennis courts. The design is simplistic and amenity impacts negligible. As such the proposal is recommended for approval.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2082-R Application file: 17/AP/2515 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 4004 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	Simon Bevan, Director of Planning	
Report Author	Craig Newton, Planning Officer	
Version	Final	
Dated	21 February 2018	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director for Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		13 March 2018

APPENDIX 1

Consultation undertaken

Site notice date: 25/01/2018

Press notice date: 01/02/2018

Case officer site visit date: 26/01/2018

Neighbour consultation letters sent: 23/01/2018

Internal services consulted:

Ecology Officer
Flood and Drainage Team
Parks & Open Spaces

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

5 St Peters Vicarage 522a Lordship Lane SE22 8LD	12 St Peters Vicarage 522a Lordship Lane SE22 8LD
4 St Peters Vicarage 522a Lordship Lane SE22 8LD	8 Ashdown Court Highwood Close SE22 8NP
3 St Peters Vicarage 522a Lordship Lane SE22 8LD	7 Ashdown Court Highwood Close SE22 8NP
8 St Peters Vicarage 522a Lordship Lane SE22 8LD	6 Ashdown Court Highwood Close SE22 8NP
7 St Peters Vicarage 522a Lordship Lane SE22 8LD	11 Ashdown Court Highwood Close SE22 8NP
6 St Peters Vicarage 522a Lordship Lane SE22 8LD	10 Ashdown Court Highwood Close SE22 8NP
2 St Peters Vicarage 522a Lordship Lane SE22 8LD	9 Ashdown Court Highwood Close SE22 8NP
3 Highwood Close London SE22 8NH	5 Ashdown Court Highwood Close SE22 8NP
2 Highwood Close London SE22 8NH	1 Ashdown Court Highwood Close SE22 8NP
1 Highwood Close London SE22 8NH	St Peters Vicarage 522a Lordship Lane SE22 8LD
1 St Peters Vicarage 522a Lordship Lane SE22 8LD	4 Ashdown Court Highwood Close SE22 8NP
5 Highwood Close London SE22 8NH	3 Ashdown Court Highwood Close SE22 8NP
4 Highwood Close London SE22 8NH	2 Ashdown Court Highwood Close SE22 8NP
18 St Peters Vicarage 522a Lordship Lane SE22 8LD	6 Savernake Court Highwood Close SE22 8NQ
17 St Peters Vicarage 522a Lordship Lane SE22 8LD	5 Savernake Court Highwood Close SE22 8NQ
16 St Peters Vicarage 522a Lordship Lane SE22 8LD	4 Savernake Court Highwood Close SE22 8NQ
Camber Lawn Tennis Club Dulwich Common SE21 7EX	9 Savernake Court Highwood Close SE22 8NQ
Marlborough Cricket Club Dulwich Common SE21 7EX	8 Savernake Court Highwood Close SE22 8NQ
Grove House Dulwich Common SE21 7EZ	7 Savernake Court Highwood Close SE22 8NQ
15 St Peters Vicarage 522a Lordship Lane SE22 8LD	3 Savernake Court Highwood Close SE22 8NQ
11 St Peters Vicarage 522a Lordship Lane SE22 8LD	14 Ashdown Court Highwood Close SE22 8NP
10 St Peters Vicarage 522a Lordship Lane SE22 8LD	13 Ashdown Court Highwood Close SE22 8NP
9 St Peters Vicarage 522a Lordship Lane SE22 8LD	12 Ashdown Court Highwood Close SE22 8NP
14 St Peters Vicarage 522a Lordship Lane SE22 8LD	2 Savernake Court Highwood Close SE22 8NQ
13 St Peters Vicarage 522a Lordship Lane SE22 8LD	1 Savernake Court Highwood Close SE22 8NQ

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

None