

1.6	Classification	Decision Level	Date
	OPEN	Dulwich Community Council	16/06/2009
From		Title of Report	
Head of Development Management		DEVELOPMENT MANAGEMENT	
Proposal (08-CO-0060)		Address	
Conversion of hard and soft landscaped north playground into all-weather youth football pitch and 60 metre sprint running track with limited quantity of retaining walls, grass haunchings and ramps to form level site plus surrounding mesh fence and gates to pitch; associated hard and soft landscaping.		KINGSDALE SCHOOL, ALLEYN PARK, LONDON, SE21 8SQ	
Application Start Date 31/07/2008		Application Expiry Date	

PURPOSE

- 1 For decision by the Members of Dulwich Community Council due to the number of objections received to the above application which is a Council's own development.

RECOMMENDATION

- 2 Grant Planning Permission.

BACKGROUND

Site location and description

- 3 The Kingsdale School site has a main frontage and access to Alleyn Park and a secondary frontage and access to Bowen Drive. The site slopes from east to west, a fall of approximately 1.4m from the Bowen Drive boundary to the Alleyn Park boundary.
- 4 The surrounding area is predominantly residential in character, there are also other schools in the locality, with the Dulwich College Preparatory School located the north of the application site, and the Langbourne Primary School opposite Bowen Drive.
- 5 The site is not within a conservation area, contains no listed buildings, and is not designated as Metropolitan, Borough or Other Open Land.

Details of proposal

- 6 Planning permission is sought to convert the existing north playground into an all-weather pitch with surrounding mesh fence and associated landscaping. The proposed pitch would have a synthetic surface. It would be set back from Alleyn Park being located close to the the existing gym block. The mini soccer pitch would measure 50 m x 35 m with 3m perimeter surrounds to the sides and ends. To the southern end of the site it is proposed to provide a synthetic surface 5 lane running track, the total length of which would equal 79 metres. The site slopes east to west by 1.4 metres over the 56 metre long site. The levelling work has been completed for the pitch only as this was granted consent by an earlier permission; 06-CO-0001.

- 7 The main reason for refusal of the previous scheme was around the potential danger to users of the facility as a result of structural damage suffered by existing trees on the site.

Planning history

8	DC	06/CO/0001	Conversion of existing hard and soft landscaped north playground into all weather football pitch with retaining walls, grass haunchings and steps to form level site, plus surrounding mesh fence and gates and associated hard and soft landscaping	GRA	22/03/2006
	DC	06/CO/0009	Approval of details pursuant 2 'detailed drawings' LBS Reg 05-CO-0054 d/d 18/07/05 for demolition of existing caretakers house, and erection of a two storey sports and music building fronting Bowen Drive (music school comprising classrooms, performance space, practice rooms, pupil/staff wc's and associated offices and storage; new sports hall comprising sports courts, changing rooms, disabled wc's/showers, multi use mezzanine, associated offices and stores arranged over two floors and basement).	GRA	18/04/2006
	DC	06/CO/0043	Conversion of existing hard and soft landscaped north playground into all weather youth football pitch with limited quantity of retaining walls, grass haunchings, steps and ramps to form level site plus surrounding mesh fence and gates. Construction of associated hard and soft landscaping (REVISED APPLICATION)	REF	17/09/2007
	DC	06/CO/0062	Conversion of existing hard and soft landscaped north playground in all weather youth football pitch with limited quantity of retaining walls, grass haunchings, steps and ramps to form level site plus surrounding mesh fence and gates. Construction of associated hard and landscaping. (REVISED APPLICATION)	GRA	29/08/2006
	DC	06/AP/2042	Details of Non-ambulant Disabled Access pursuant to condition 3 of planning permission dated 18.7.05 (LBS Reg No: 05-CO-0054) for demolition of existing caretakers house, and erection of a two storey sports and music building fronting Bowen Drive (music school comprising classrooms, performance space, practice rooms, pupil/staff wc's and associated offices and storage; new sports hall comprising sports courts, changing rooms, disabled wc's/showers, multi use mezzanine, associated offices and stores arranged over two floors and basement).	GRA	18/04/2007
	DC	06/AP/2047	Detail of a landscaping scheme (2 copies) pursuant to condition 5 of planning permission dated 18.7.05 (LBS Reg No: 05-CO-0054) for demolition of	GRA	19/03/2008

		existing caretakers house, and erection of a two storey sports and music building fronting Bowen Drive (music school comprising classrooms, performance space, practice rooms, pupil/staff wc's and associated offices and storage; new sports hall comprising sports courts, changing rooms, disabled wc's/showers, multi use mezzanine, associated offices and stores arranged over two floors and basement).		
DC	06/CO/0159	Approval of details pursuant to Cond 11 'provision of a travel plan' LBS Reg 05-CO-0054 d/d 18/07/05 for demolition of existing caretakers house, and erection of a two storey sports and music building fronting Bowen Drive (music school comprising classrooms, performance space, practice rooms, pupil/staff wc's and associated offices and storage; new sports hall comprising sports courts, changing rooms, disabled wc's/showers, multi use mezzanine, associated offices and stores arranged over two floors and basement).	GRA	03/09/2007
DC	05/CO/0054	Demolition of existing caretakers house, and erection of a two storey sports and music building fronting Bowen Drive (music school comprising classrooms, performance space, practice rooms, pupil/staff wc's and associated offices and storage; new sports hall comprising sports courts, changing rooms, disabled wc's/showers, multi use mezzanine, associated offices and stores arranged over two floors and basement).	GRA	18/07/2005

9

Application 06-CO-0043 above was refused for the following reason;

The tree reports submitted as part of this application are inaccurate as they neglect to refer to significant structural defects to a number of trees located in close proximity to the proposed MUGA and running track. Failure to give due consideration to the poor condition of these trees could be potentially dangerous for users of the MUGA/running track. Loss of these trees without replacement would also be to the detriment of visual amenity.

Planning history of adjoining sites

10 None relevant.

FACTORS FOR CONSIDERATION

Main Issues

11 The main issues in this case are:

- a] the principle of the development in terms of land use and conformity with strategic policies.
- b] the impact of the proposed landscaping upon the existing trees

- c] the impact on the amenity of neighbouring residents.
- d] the impact on visual amenity

Planning Policy

- 12 Southwark Plan 2007 [July]
 - 2.3 'Enhancement of Educational Establishments'
 - 3.2 'Protection of Amenity'
 - 3.11 'Efficient Use of Land'
 - 3.12 'Quality in Design'
 - 3.13 'Urban Design'
- 13 London Plan 2004
 - 3A.24 - Education facilities.
- 14 Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]
 - PPG 17 - Planning for Open Space, Sport and Recreation

Consultations

- 15 Site notice date: 13/08/2008 Press notice date: N/A
- 16 Neighbour consultation letters sent: 13/08/2008
- 17 Case officer site visit date: 13/08/2008
- 18 Internal consultees
Arboricultural Officer
- 19 Statutory and non-statutory consultees
N/A
- 20 Neighbour consultees
 - 17 - 33 (odd) Alleyn Park
 - 22 Alleyn Park
 - 38 - 44 (even) Alleyn Park
 - 28 - 44 (consec) Little Bournes
 - 18 - 40 (even) Bowen Drive
 - 70 - 100 (even) Bowen Drive
- 21 Re-consultation
N/A

Consultation replies

- 22 Internal consultees
Arboricultural Officer - Raises no objections.
- 23 Statutory and non-statutory consultees
N/A

24 Neighbour consultees

Dulwich College Preparatory - Concern that the height of the pitch at the southern end close to the boundary between the two premises would permit overlooking into the ground floor classrooms in the main teaching block. Following further discussion between the two schools an understanding has been reached as to the increase in finished ground levels which has addressed the concerns raised.

25 31A Alleyn Park - Concern over the opening hours for the pitch stated as 9pm on the application form, no objection to the use but strong objection to the provision of floodlighting. Therefore request that an earlier closing time be agreed.

26 25 Alleyn Park - Concern raised about hours of use and floodlighting.

27 Re-consultation

N/A

PLANNING CONSIDERATIONS

Principle of development

28 There are no objections to the provision of improved sports facilities

Environmental impact assessment

29 Not required for a scheme of this scale.

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

30 Visual Amenity

The main issues with regard to the impact on visual amenity are the scale and appearance of the proposed fencing and possible loss of trees along the Alleyn Park boundary.

31 The approved scheme was not previously considered to have a negative impact on the appearance of the site or the area in general, subject to a condition requiring details of the appearance of the mesh fencing and rebound boarding, and tree protection.

32 It is considered that the amended MUGA would be an improvement in visual terms as it would be reduced in scale. The impressioned/overall height of the fencing when viewed from Alleyn Park would now be 5.2m above the adjoining (non-raised) ground level, compared to the approved 5.95m. The design would be similar to that previously approved.

33 No rebound boards are proposed as part of the current application, therefore a condition requiring details of the mesh fencing only would be recommended should permission be granted.

34 The running track is a new feature; the previously approved scheme incorporated a 60m running track within the boundary of the pitch. The revised scheme locates a separate running track to the south of the pitch, and closer to the Alleyn Park boundary. It would be made of the synthetic carpet material similar to that to be used for the sports pitch. The introduction of this pitch is not considered to be to the detriment of visual amenity of the school site or wider area.

35 Disturbance to Local Residents

After-school sports clubs are a facility common to many schools and provide an

important educational and recreational role within the local community. Of course, the need to provide such facilities must be balanced against the amenity of local residents.

36

In the consideration of the previously approved scheme, the use of the proposed facilities outside of 'normal' school hours or by non-school groups was not in itself considered to result in harm to amenity, provided the pitch would not be used at unsociable hours so that local residents would not suffer from undue noise and disturbance at times they could reasonably be expected to enjoy peace and quiet. Specifically, the pitches were not be used outside of the hours of 08.30 to 21.00 Monday to Friday and 09.00 to 19.00 on weekends and Public Holidays).

37

The current proposal would not worsen the situation and therefore, the imposition of the same condition is considered adequate for this proposal should permission be granted.

38 **Traffic issues**

The Council's Traffic Group raised no objection to the approved scheme 06-CO-0062 which was considered to be acceptable in traffic terms. The issue of the use of the pitch outside of school hours was also considered, and it was resolved to restrict the use by the imposition of a condition controlling hours of use. The current proposal would not change the impact on the traffic situation beyond the scheme already approved and thus this current application is considered acceptable from a traffic point of view, subject to the inclusion of a similar condition should permission be granted.

39 **Design issues**

Subject to a condition in respect of the mesh fencing there are no other design issues raised.

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

The proposal is not within a conservation area and not close to any listed building such that the setting of the building would be affected by the proposal.

41 **Impact on trees**

The arboriculturalist has met with the contractors and overseen works to make the damaged trees which would have impacted on the safety of users of the MUGA and track. The required works to the existing trees have taken place. The outstanding issue is the protection of the trees during the construction, which can be dealt with by way of condition.

42 **Planning obligations [S.106 undertaking or agreement]**

Not required for a scheme of this size.

43 **Other matters**

Concern has been raised about the hours of operation for the proposed facilities and the need for floodlighting. The current application states the proposed use would operate between the hours of 08:30 to 21:00 Monday to Friday and 09:00 to 19:00 at the weekend and during public holidays. These hours were previously approved in the earlier applications. It is likely that a further application for floodlighting will be forthcoming, however it is not part of this application, and these hours will allow the facilities to be utilised in the summer months. A condition to ensure the use is kept to the stated hours is however recommended.

44 **Conclusion**

This proposal now addresses the concerns raised on the previous scheme. It is in compliance with the relevant planning policies for this type of application and is therefore recommended for approval subject to conditions.

COMMUNITY IMPACT STATEMENT

45 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.

a] The impact on local people is set out above.

b] No issues relevant to particular communities/groups likely to be affected by the proposal have been identified.

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

SUSTAINABLE DEVELOPMENT IMPLICATIONS

46 The proposal would improve sports facilities within the site and would provide a valuable amenity to the school and the local community.

HUMAN RIGHTS

47 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.

48 This application has the legitimate aim of providing a development that supports the provision of school services for local citizens. The rights potentially engaged by this application, including a 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.

LEAD OFFICER	Gary Rice	Head of Development Management
REPORT AUTHOR	Sonia Watson	Team Leader - Development Control [tel. 020 7525 5434]
CASE FILE	TP/2549-B	
Papers held at:	Regeneration and neighbourhoods dept. tel.: 020 7525 5403 email:planning.enquiries@southwark.gov.uk	