

Planning Committee

5 April 2017



Application Nos.	16/02044/FUL		
Site Address	Cedars Recreation Ground Pavilion, Green Street, Sunbury on Thames, TW16 6QQ		
Proposal	Demolition of existing pavilion building and erection of a replacement pavilion building.		
Applicant	Spelthorne Borough Council.		
Ward	Halliford and Sunbury West		
Call in details			
Application Dates	Valid: 14.02.2017	Expiry: 11.04.2017	Target: Under 8 weeks
Officer	Matthew Clapham		
Executive Summary	<p>This application is for the demolition of the existing pavilion building located within the Recreation Ground and the erection of a replacement pavilion building. The proposal is acceptable in principle. The site is designated as Protected Urban Open Space.</p> <p>It is considered that the design of the proposal is acceptable within the street scene and surrounding area and would not result in any adverse impacts upon the Urban Open Space. The proposal would not have a detrimental impact on the amenity of the residential properties in terms of loss of light, privacy or outlook and in this respect the application is acceptable. The proposal is also acceptable in terms of highway safety and parking and also contamination, subject to appropriate conditions particularly during demolition.</p>		
Recommended Decision	This application is recommended for approval subject to conditions.		

MAIN REPORT

1. Development Plan

1.1 The following policies in the Council's Core Strategy and Policies DPD (CS&P DPD) 2009 are considered relevant to this proposal:

SP1 (Location of Development)

SP5 (Meeting Community Needs)

CO1 (Providing Community Facilities)
 SP6 (Maintaining and Improving the Environment)
 EN1 (Design of New Development)
 EN4 (Provision of Open Space and Sport and Recreation Facilities)
 SP7 (Climate Change and Transport)
 CC3 (Parking Provision)

2. Relevant Planning History

01/00647/FUL	Use of existing pavilion as a pre-school nursery for 24 children, extension of detached storage shed and erection of single storey extension to existing pavilion.	Granted 2.02.2002
SPE/FUL/88/70	Erection of club building together with changing rooms, store and mess room.	Granted 09.03.1988
SUN/FUL/6123	Proposed erection of a sports pavilion.	Granted 26.02.1960

3. Description of Current Proposal

- 3.1 The proposed development relates to the demolition and replacement of the existing pavilion building with an identical replacement pavilion building. The pavilion is located in the south western corner of the recreation ground, close to a footpath that provides pedestrian access to the grounds from Rooksmead Road. The car park and main entrance to the recreation ground is on the other side of the grounds, to the west of Green Street. Facilities in the park include open grass/playing fields, tennis courts and a children's play area. The site is designated as an Area of Urban Open Space.
- 3.2 The existing and proposed building has a footprint of 116sqm (15.43m x 7.5m). The height of the existing and proposed pavilion, with a shallow sloping roof, measures between 3m and 3.25m. The roof of both the existing and proposed building overhangs to the front of the building over a veranda area. To the south and west are residential dwellings which back onto the Recreation Ground.
- 3.1 Copies of the site layout and proposed elevations are provided as an Appendix.

4. Consultations

4.1 The following table shows those bodies consulted and their response.

Consultee	Comment
Environmental Health (Contamination)	No objection, subject to the imposition of a condition and informative.

5. Public Consultation

32 neighbouring properties were notified of the planning application. To date, three letters of objection have been received raising the following concerns:

- won't resolve vandalism issues and may encourage further vandalism and anti-social behaviour.
- replacement building would be better sited closer to the car park for security reasons
- replacement building not necessary as it will receive the same fate and be vandalised and encourage anti-social behaviour

6. Planning Issues

- Principle of Development
- Design
- Residential Amenity
- Providing Community Facilities
- Parking / Transport Issues

7. Planning Considerations

Principle of Development

7.1 The proposal seeks to replace the existing pavilion, which is in a poor state of repair with an identical pavilion building in terms of size, height and footprint. It is understood that due to the poor state of repair of the building, the structure will be demolished initially and a replacement building will be erected at some stage in the future within the statutory three year timescale. In addition, it should be noted that it has been vacant a number of years and in excess of three. In view of the fact that the building and site is under the ownership of Spelthorne Borough Council, this situation is considered to be a prudent approach to an ongoing health and safety situation and the Council is unlikely to allow a community asset to be lost for any significant length of time.

7.2 Policy EN4 of the CS&P DPD seeks to retain open space in the urban area for sport and recreation and having amenity value. In this instance, the building is identical in size to that which it is replacing and would also be used for the same purpose as existing, as a sports pavilion. Therefore there would be no adverse impacts upon the urban open space. As such, the proposal is considered acceptable in principle.

Design

- 7.2 Policy EN1a of the CS & P DPD states that *“the Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they will: create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.”*
- 7.3 The existing and proposed building has a footprint of 116sqm (15.43m x 7.5m). The height of the pavilion, with a shallow sloping roof measures between 3m and 3.25m. The supporting statement confirms that the derelict boarded up appearance of the pavilion will be replaced by a modern brick built pavilion with a tiled roof. This is considered to represent a potential improvement in the design and visual appearance of the building and would result in a positive and beneficial impact upon the character and appearance of the Recreation Ground and the locality.

Residential Amenity

- 7.4 The replacement building would provide an identical pavilion to that already on the site and therefore it is not considered that there would be any adverse impacts upon the residential amenity of the adjoining residential properties, nor upon the visual amenity of the area. Any potential noise and disturbance from the use of the pavilion is not expected to be any more significant than may already exist. Any future changes in use of the pavilion will be subject to a further planning application where noise and other issues may be considered.

Providing Community Facilities

- 7.5 The existing building is in a poor state of repair and has been subject to vandalism. The proposal will result in an upgraded modern facility with the potential for more up to date anti-vandalism measures that will provide both an improved visual asset and also an up to date Community Building in compliance with policy CO2 of the CS&P DPD.

Parking and Transportation

- 7.6 Policy CC2 of the CS&P DPD aims to ensure that new development is compatible with the transport infrastructure in terms of total movements, capacity of the local transport network, cumulative impact, access / egress from the site and highway safety. As the proposal is for an identical replacement pavilion building, there are not considered to be any adverse impacts in terms of highway safety or parking issues.

Conclusion

- 7.7 The proposed replacement building is the same size and design as the existing building, with improvements in its external appearance and with the added benefit of removing a semi-derelict building that has been subject to vandalism and provide a much improved community facility. There would be no adverse impacts upon residential amenity nor on any highway safety or parking issues. As a result, the submission is accordingly recommended for approval.

8. Recommendation

- 8.1 GRANT subject to the following conditions:-

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: This condition is required by Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) Following demolition and prior to any construction, a survey report detailing ground conditions of the site shall be submitted to and approved in writing by the Local Planning Authority. Where 'made' ground or contamination is encountered a scheme to investigate, assess and remediate contamination risks shall be agreed in writing with the Local Planning Authority, and shall be carried out in accordance with the agreed details and timetable.

Reason: To protect the amenities of future residents and the environment from the effects of potentially harmful substances.

- 3) Before the commencement of the construction of the development hereby approved details of the materials and detailing to be used for the external surfaces of the buildings and surface material for parking areas be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

- 4) No development shall take place, including any works of demolition or site clearance, until a Construction Environmental Management Plan (CEMP) for the site has been submitted and approved by the Local Planning Authority. All of the demolition and construction work shall then be undertaken in strict accordance with this approved plan

and relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To protect the amenities of local residents and the environment from the effects of potentially harmful substances in accordance with policies SP6 and EN15 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

- 5) No demolition shall take place, including any works of demolition or site clearance, until a demolition method statement detailing the proposed methodology for demolishing the existing structures and the mitigation measures to be implemented has been submitted to and approved in writing by the Local Planning Authority. The DMS shall include submission of a Pre-Demolition Asbestos Survey. The agreed methodology and mitigation measures shall be implemented in accordance with the approved details.

Reason:- To protect the amenities of local residents and the environment from the effects of potentially harmful substances in accordance with policies SP6 and EN15 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

- 6) The development hereby approved shall be carried out in accordance with the following approved plans: SBC/CR/PAV 01 and the site location plan and block plan received 08.11.2016.

Reason:- For the avoidance of doubt and in the interest of proper planning.

INFORMATIVES

1. The Historically land across Spelthorne has been subjected to extensive mineral extraction, with subsequent infilling of the resultant voids. Excavations during some development works have encountered fill materials where records have not previously identified a history of extraction / infilling.

To confirm ground conditions at the application site minimum requirements of the survey are as follows:

- The excavation of 2 -3 trial holes to a depth of 1.00mbgl. This can be done by hand or with a small digger
- At least one location beneath the footprint of the proposed dwelling and another one to two holes within the proposed rear garden and other associated landscaped areas.
- An inspection to be made of the ground conditions and confirm the absence or otherwise or any made ground / fill materials at this property, their thickness and extent.
- Photographs shall be taken of each exploratory

position including all associated soil arisings (soils excavated and placed to the side of the hole as works progress).

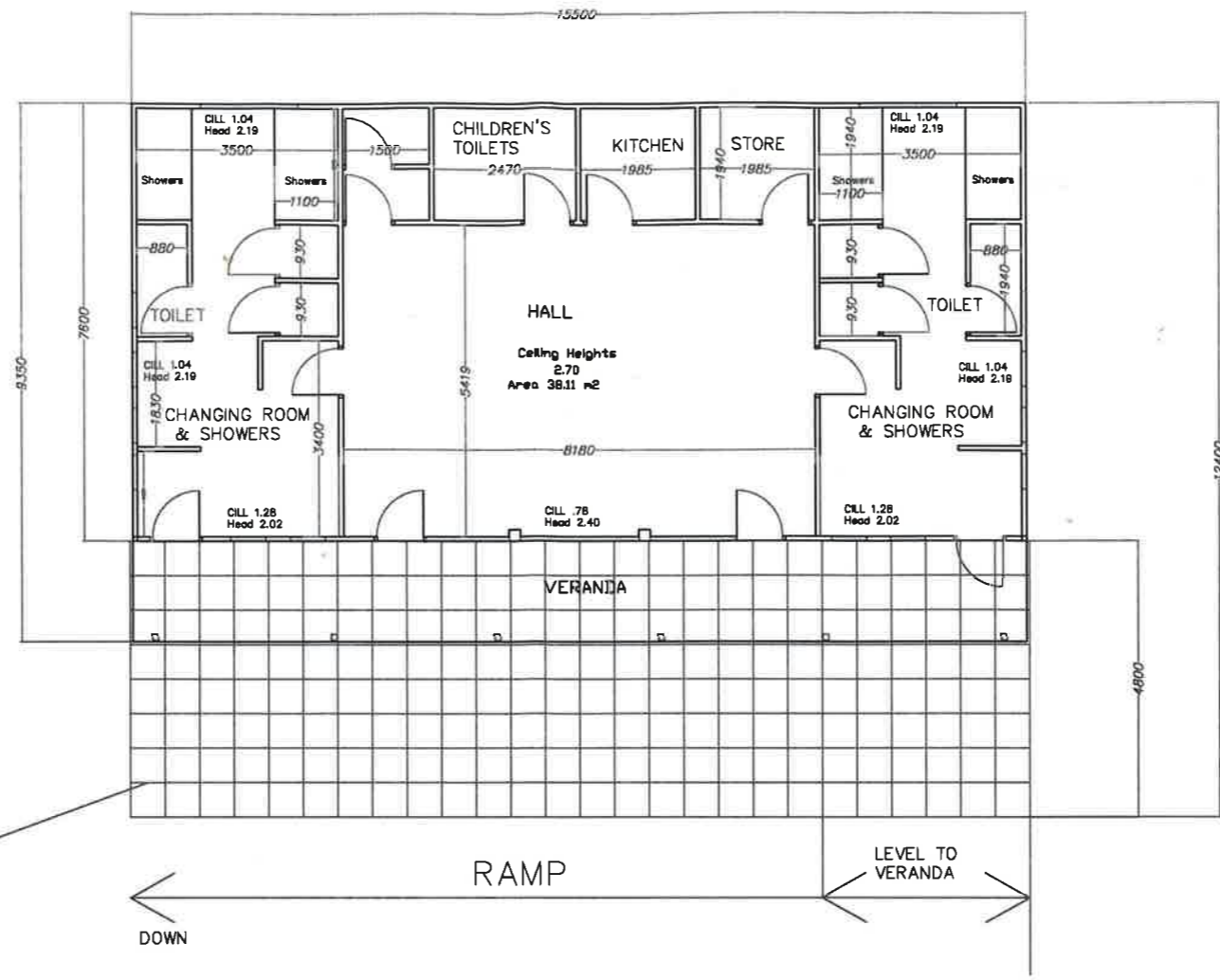
- Where different soil horizons are encountered (i.e. topsoil to 0.40mbgl overlying a layer of sandy gravel to 0.60mbgl with stiff clay to the base of the excavation (c.1.00mbgl)) appropriate written logs will be required to detail the depths, thickness and description of the materials encountered.
- A scale plan (such as the site layout plan) indicating the location of the exploratory positions in relation to the proposed property and a photograph taken across the site detailing the soils and arisings.
- The information, logs and photographs can be submitted to us in a simple letter report.
- If made ground materials are encountered during the excavations soil sampling and assessment of contamination risks will be required to be undertaken by a suitably qualified person.

Made ground refers to non natural / notable fill materials – fragments of brick, concrete, metal, plastic, timber, glass, ashy materials. Evidence of contamination is identified by either visual (staining of soil or sheens on groundwater (if encountered)) or olfactory means (organic, tarry, hydrocarbon / petrochemical odours). In the event that materials of this nature are discovered during the survey, you are advised to contact us for further guidance.

Decision Making: Working in a Positive and Proactive Manner

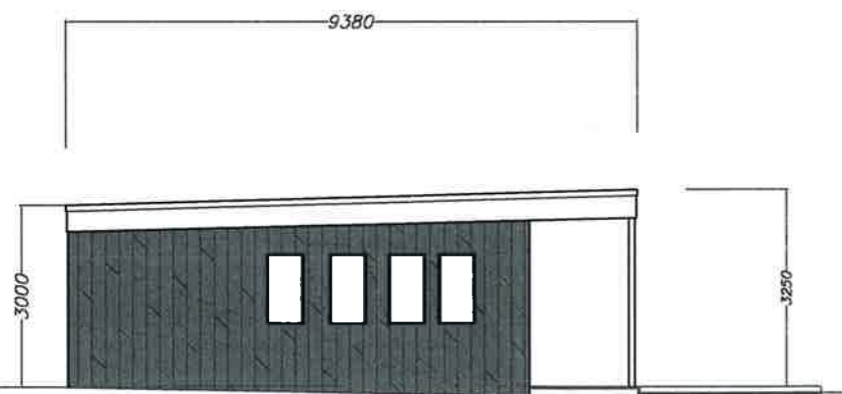
In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:-

- a) Provided pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;

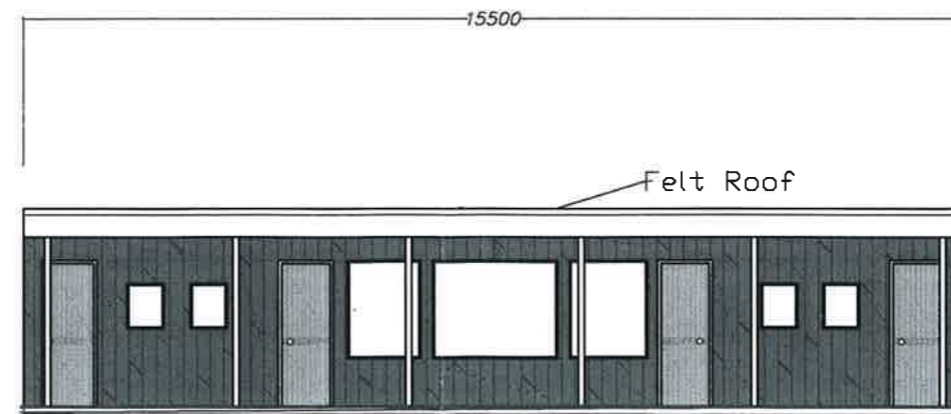


600 x 600 mm Concrete Paving Slabs

Floor Plan



Side Elevation

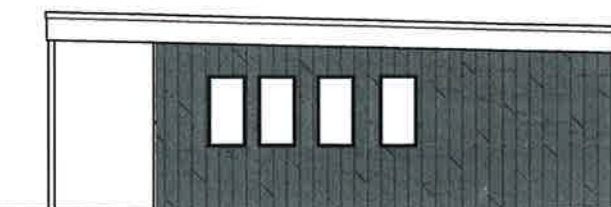


Front Elevation



Rear Elevation

Walls Timber board Cladding



Side Elevation

NOTES
XXXX

16/02044



The material contained in this drawing has been reproduced from an Ordnance Survey map with permission of the Controller of HM Stationery Office © Crown Copyright



Building Services

Civic Centre, Station Road
Addlestone, Surrey, KT15 2AH
Tel: (01932) 838383
Fax: (01932) 838384

JOB TITLE

Cedars Recreation Ground Pavilion
Demolition of Existing & Erection of
Replacement Building

DRG TITLE

Proposed Building Plans and Elevations

SCALE	1:125@A3	DRAWN BY	RB
DATE	07.11.16	CHECKED BY	AO

DRG No: SBC/CR/PAV 01	REV:
-----------------------	------