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16/00785/FUL
Greeno Centre, Glebelands Gardens, Shepperton TW17 9DH

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Planning Committee

21 September 2016



Application No.	16/00785/FUL		
Site Address	The Greeno Centre and Glebeland Gardens Recreation Ground, Greenland Gardens, Shepperton		
Proposal	Alterations and extensions to existing car parking areas to provide 18 additional car parking spaces together with associated works including the provision of 10 Cycle Parking Bays.		
Applicant	Spelthorne Borough Council.		
Ward	Shepperton Town.		
Call in details	None		
Case Officer	Matthew Clapham		
Application Dates	Valid: 16.08.16	Expiry: 11.10.16	Target: Under 8 weeks
Executive Summary	<p>The application site relates to a largely open area of land which includes a detached building used as a Day Centre for the elderly. It is located within the Glebeland Gardens recreation ground, which is owned by the Council and is designated as Protected Urban Open Space (PUOS). The recreation ground comprises an open area of grass and two areas of play / exercise equipment and car parking areas for the use of both clients of the Day Centre and the open space.</p> <p>The proposal would involve the creation of 4 additional car parking spaces by extending the existing recreation ground car park onto protected open space. The remainder of the car park area adjacent to the Greeno Centre is to be reconfigured to provide 14 additional car parking spaces. Glebeland Gardens recreation ground and the Greeno Day Centre are both used by members of the general public and the local community and both sites are owned by Spelthorne Borough Council.</p> <p>The proposed alterations and extensions to the parking areas would provide additional car parking spaces in a layout that would provide a safer and easier vehicular access to these local facilities. In this context, it is considered that the marginal loss of open space can be justified given that the car parking spaces would serve the needs of visitors using the recreation ground. In addition, the proposal would also comply with the intentions of community policy CO1 that is concerned with ensuring that facilities to meet the demands of the wider community are secured.</p>		

	Subject to final comments from the County Highways Authority, it is not considered that there would be any adverse impacts in terms of highway safety.
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 2009 are considered relevant to this proposal:
- EN1 - Design of New Development
 - CO1 – Providing Community Facilities
 - EN4 – Provision of Open Space and Sport and Recreation Facilities

2 RELEVANT PLANNING HISTORY

- 2.1 12/01473/FUL
Refurbishment of Greeno day centre to accommodate the Surrey County Council "well being" centre to include a single storey extension to provide a corridor and a lift shaft to the first floor on the eastern side elevation.
Grant Conditional
- 12/00982/FUL
Erection of a brick wall, railings and gate to a height of 2.2m to enclose a newly created paved patio / garden area and alterations to include new French door to access patio.
Grant Conditional 22.10.2012
- 06/00891/FUL
Erection of a detached garage and relocation of disabled parking bays.
Grant Conditional 04.12.2006
- SPE/FUL/86/742
Erection of a day centre for the elderly, with public meeting rooms and access road from the existing public car park.
Grant Conditional 26.02.1986

3 DESCRIPTION OF CURRENT PROPOSAL

- 3.1 The application site is a largely open area of land which includes a detached building used as a Day Centre for the elderly. It is located within the Glebeland Gardens Recreation Ground and is designated as Protected Urban Open Space. The recreation ground comprises an open area of grass and two areas

of play / exercise equipment and car parking areas for the use of both clients of the Day Centre and the open space. The Greeno Centre and recreation ground are both owned by Spelthorne Borough Council

- 3.2 The site is accessed off Glebeland Gardens. Existing allotments are located to the east of the site. To the south east is Halliford School and to the south west, north and west are residential properties in Wadham Close, Grove Road and Broadlands Avenue / Glebeland Gardens respectively.
- 3.3 This proposal seeks to provide an extended parking area at the site. It comprises four additional spaces to the car park serving the recreation ground. The parking area to the Greeno Centre itself would be reconfigured and laid out to provide an additional sixteen spaces with a parking barrier and designated pedestrian access and walkways.
- 3.4 A copy of the existing and proposed car parking layouts of the site are attached as an Appendix.

4 CONSULTATIONS

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

Consultee	Comment
Environmental Health	No comments.
County Highway Authority	Requested amendments to parking layout and provision of bicycle parking spaces.
Arboricultural Consultant	No response to date, any comments received to be verbally reported.

5 PUBLIC CONSULTATION

- 5.1 31 neighbour notification letters were sent, with one letter of objection received to date raising the following concerns:
- Loss of public open space

6 PLANNING ISSUES

- Principle
- Design, Appearance and Visual Impact
- Residential Amenity
- Parking and Highway Safety

7 **PLANNING CONSIDERATIONS**

Principle

- 7.1 The two car parking areas are located to the south and western side of the Glebeland Gardens Recreation Ground, which in an area designated as Protected Urban Open Space (PUOS) and Common Land. Policy EN8 of the Spelthorne Core Strategy and Policies Development Plan Document (CS&P DPD) states that the Council will safeguard the Borough's Common Land and protect its recreational value. The whole of the application site and the adjoining recreation ground is also designated as Protected Urban Open Space. Policy EN4 seeks to retain this open space in the urban area.
- 7.2 The protection and enclosure of Common Land is strictly controlled by non-planning legislation. The Council will, in addition to obtaining planning consent, need to ensure all aspects of the proposed development would comply with Common Land legislation. The Councils Legal Department are already dealing with this issue.
- 7.3 Policy EN4 seeks to ensure that there is sufficient open space within the Borough to meet a wide range of outdoor sport, recreation and open spaces needs. The proposal would involve the loss of a small area of this useable PUOS (some 35sqm plus areas of existing planting in the Green Centre parking area). The land in question is located on the northern end of the existing public parking area for users of the recreation ground. It will be bordered by a low level barrier fence to match the existing barriers to the car park. Policy EN4 states that exceptionally development may be allowed where *"the remainder of the site is enhanced so its public value in visual and functional terms is equivalent to the original site or better"*.
- 7.4 The Councils Independent Living Team have stated the following justification for the increased parking provision:
- The clients are parking around the entrance of the Greeno Centre because we do not have sufficient parking, they are parking at the gates which is a health and safety issue as the buses cannot get through.*
- We don't have sufficient disabled bays, the less able bodied clients are having to walk on frames and sticks because they have had to park in the far carpark [slips trips and falls.]*
- Clients and staff cars are getting damaged as people are parking too close to other cars, reversing in and out when trying to park because they don't leave enough room to park safely even though there are lines. The Cameo group has tripled in size in the last 2 years, which means more staff parking. We have more buses coming into the centre this causes a health and safety problem when people park where they shouldn't on double yellow lines and buses cannot turn and they are also blocking the Ambulance bay.*
- 7.5 Given the limited size of the amount of open space that would be lost as part of the proposal and the public benefit and increased highway safety that would arise from providing improved facilities for users of the recreation ground, the loss of this space to car parking is considered to be acceptable in this instance.

- 7.6 The reconfiguration of the parking area to the Greeno Centre would not result in the loss of any useable urban open space, although an area of planting and shrubbery would be removed to accommodate some of the additional parking spaces. The increased number of parking spaces would be provided by the revised layout and clearer demarcation of the parking spaces and also the removal of existing shrubbery would better utilise the available space for parking purposes. The layout would also result in the provision of enhanced disabled parking facilities (albeit with 1 less disabled space), providing 5 disabled spaces in a location closer to the Greeno Centre building. The additional and more accessible parking areas would enhance its value to the public, and would allow the Greeno Centre itself to be better utilised and to offer an enhanced service for its users.
- 7.7 The extensions to the parking areas would allow additional users to the recreation ground and its facilities and allow the better use of the existing Greeno Centre, a building used already by the community, and it is considered the proposal is acceptable in principle.

Design, Appearance and Visual Impact

- 7.8 The proposal seeks to extend to the parking areas in two locations. The first extension would be to the north of the existing public car park for users of the recreation ground. The materials to be used for the hard surface and the low level barrier would be the same as existing and the area concerned is relatively small at the end of the existing parking area. The extension to the parking area for the Greeno Centre is largely utilising existing areas of hardstanding with the layout and marking out of the spaces being amended. There is an area of low level shrubbery which is to be removed. However a low level boundary hedge is to be retained around the edge of the parking area in this location which provides a softened landscaped barrier between the parking area and the recreation ground. Once again the materials would be the same as existing. It is not considered that the extensions and alterations to the parking areas would cause a harmful visual impact upon the wider area.

Residential Amenity

- 7.9 The four additional parking spaces to the public car park to the recreation ground are located on the western side of the site with residential properties in Glebeland Gardens located further to the west. The addition of these extra spaces, is not considered to cause harm to the amenities of the adjoining neighbouring dwellings by virtue of loss of light, outlook, privacy or overbearing impact, given the distance involved and the presence of existing planting and an adjacent footpath
- 7.10 The parking area to the Greeno Centre itself is already largely laid out in hardstanding. There are residential units to the south of the site, although there is a public footpath and grass verge between the parking area and these dwellings. While the proposal will increase the number of spaces and potentially increase the level of use of the parking area, the improvements to the layout is likely to reduce some disturbance as cars will be able to manoeuvre into position in an easier and safer basis. The use of the park area would remain unchanged with existing swings, a gym and football pitch available for use by members of the public and the Greeno Centre will continue

operating in the same manner. Therefore, it is not considered that the proposal would result in any adverse impacts upon the residential amenity of the adjoining properties.

Parking and Highway Safety

- 7.11 With regards to parking, the proposal seeks to provide additional parking due to the increase in the number of people using the centre. In the Council's Supplementary Planning Guidance for Parking Standards there is no specific category for Day Centres. As stated in paragraph 7.4 above, there is an identified need for additional parking at the site and as such, it is considered that the parking provision is acceptable and will also allow better access for those users who will be dropped off via minibus or other people's vehicles. As such, I do not consider that Council would sustain an objection to this proposal in terms of parking. Bicycle parking resulting in 10 cycle spaces being provided is welcomed and would meet the requirements of policy CC3. Comments from the County Highway Authority regarding highway safety are outstanding and members will be updated at the meeting of the Planning Committee on this issue.

Conclusion

- 7.12 The extensions to the parking areas, by virtue of their layout and scale, would not have a harmful impact on the character of the area, and the separation from adjoining dwellings means it would not have a harmful impact upon their amenities. The extensions would allow better and safer access and parking provision for users of the Greeno Centre and Recreation Grounds alike. It is considered the loss of very small piece of protected urban open space would be offset by the benefits of the proposal, by virtue of the improvements to the accessibility for users of the facilities, which would enhance an existing community asset.

8 RECOMMENDATION

- 8.1 The application is recommended for approval subject to the following conditions:

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. The extension to the car parking areas and associated hardstanding hereby permitted must be carried out in facing materials to match those of the existing parking and hardstanding areas in colour and texture.

Reason:-. To ensure a satisfactory external appearance, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies

Development Plan Document 2009.

3. Appropriate accessibility shall be provided to the designated disabled car parking spaces hereby approved in accordance with the details shown on the submitted plan prior to the completion of the development.

Reason:- To ensure people with disabilities can use the buildings without difficulty or discomfort 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 until full details of both soft and hard landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The trees and shrubs shall be planted on the site within a period of 12 months from the date on which development hereby permitted is first commenced, or such longer period as may be approved by the Local Planning Authority, and that the planting so provided shall be maintained as approved for a period of 5 years, such maintenance to include the replacement in the current or next planting season whichever is the sooner, of any trees or shrubs that may die, are removed or become seriously damaged or diseased, with others of similar size and species, unless the Local Planning Authority gives written permission to any variation.

Reason:- To minimise the loss of visual amenity occasioned by the development and to enhance the proposed development.

5. The development hereby permitted shall be carried out in accordance with the following approved plans SBC/GREENO/CP 01 rev 01 and 15081-E01 rev T1 received 13.05.2016 and 15081-P01 Rev T2 received 08.09.2016.

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

6. No new development shall be occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for a minimum of 10 bicycles to be stored in a secure and sheltered location. The bicycle storage area shall be used and retained exclusively for its designated purpose.

Reason:- The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework and Policies CC2 and CC3 of the Spelthorne Borough Councils Core Strategy and Policies Development Plan Document (February 2009).

INFORMATIVES TO APPLICANT

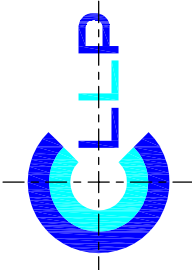
1. Article 2 (3) Development Management Procedure (Amendment) Order 2015 Working in a positive/proactive manner
In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:-

Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.

PROPOSED PARKING SPACES	
STANDARD BAYS	41
DISABLED BAYS	6

NOTES

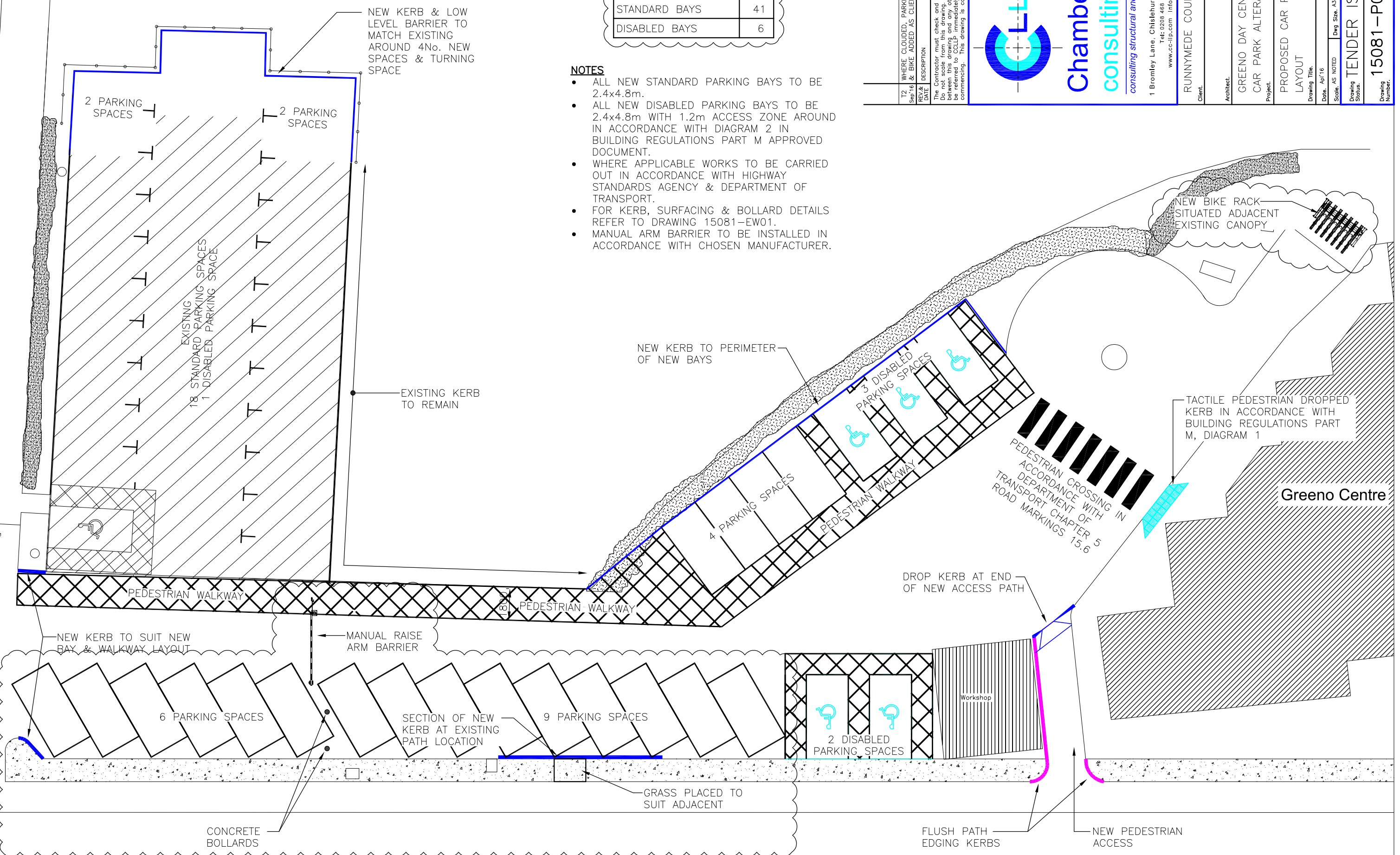
- ALL NEW STANDARD PARKING BAYS TO BE 2.4x4.8m.
- ALL NEW DISABLED PARKING BAYS TO BE 2.4x4.8m WITH 1.2m ACCESS ZONE AROUND IN ACCORDANCE WITH DIAGRAM 2 IN BUILDING REGULATIONS PART M APPROVED DOCUMENT.
- WHERE APPLICABLE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH HIGHWAY STANDARDS AGENCY & DEPARTMENT OF TRANSPORT.
- FOR KERB, SURFACING & BOLLARD DETAILS REFER TO DRAWING 15081-EW01.
- MANUAL ARM BARRIER TO BE INSTALLED IN ACCORDANCE WITH CHOSEN MANUFACTURER.



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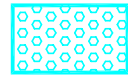

Client:	RUNNYMEDE COUNCIL
Architect:	GREENO DAY CENTRE CAR PARK ALTERATIONS
Project:	PROPOSED CAR PARK LAYOUT
Drawing Title:	TENDER ISSUE
Date:	Apr '16
Scale:	AS NOTED
Drawn By:	JB
Checked By:	LJ
Drawing Number:	15081-P01
Rev.:	T2

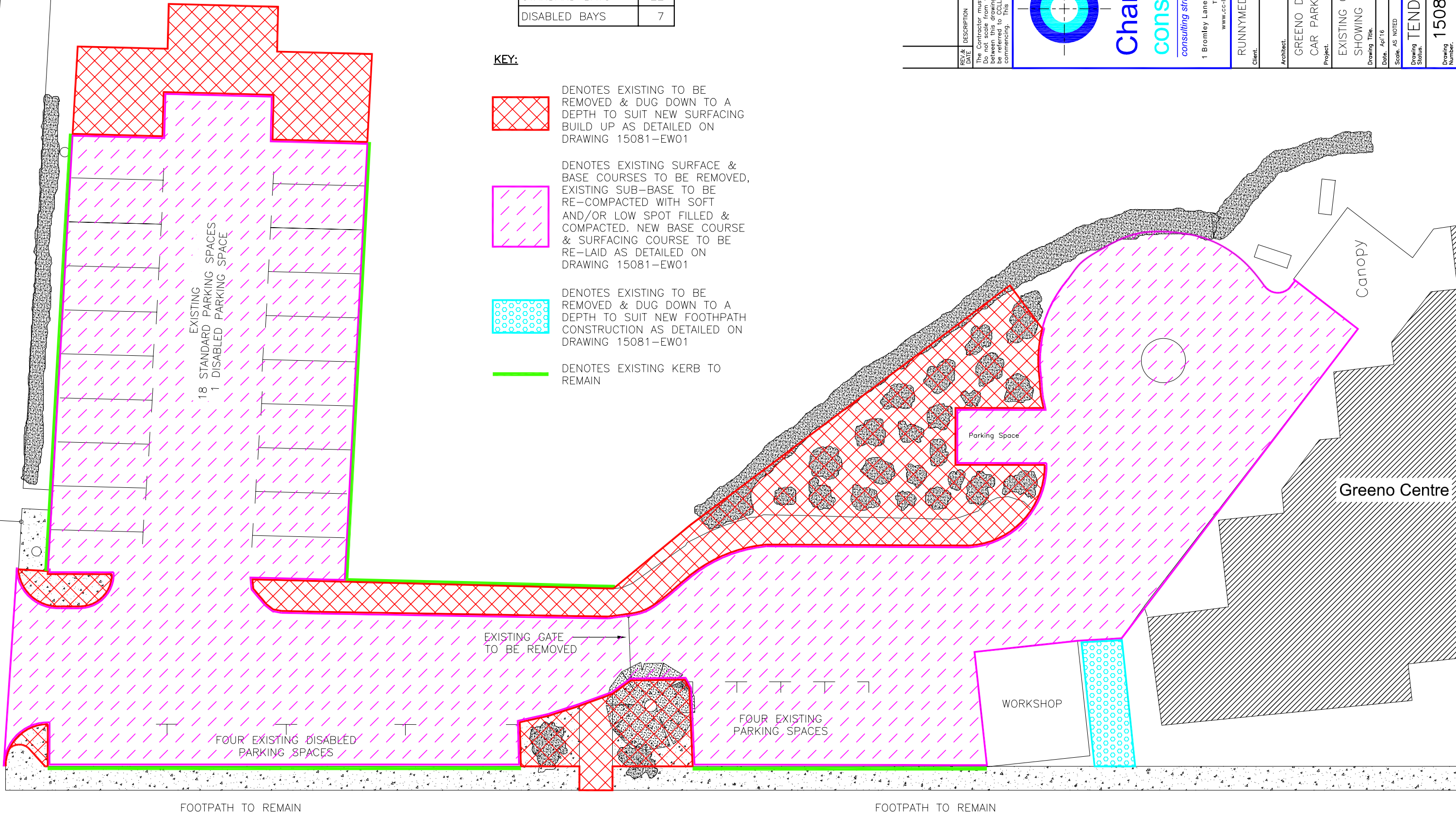


PROPOSED CAR PARKING LAYOUT
 SCALE APPROX. 1:200

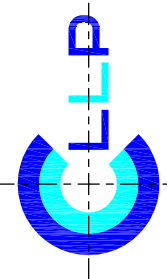
EXISTING PARKING SPACES	
STANDARD BAYS	22
DISABLED BAYS	7

KEY:

-  DENOTES EXISTING TO BE REMOVED & DUG DOWN TO A DEPTH TO SUIT NEW SURFACING BUILD UP AS DETAILED ON DRAWING 15081-EW01
-  DENOTES EXISTING SURFACE & BASE COURSES TO BE REMOVED, EXISTING SUB-BASE TO BE RE-COMPACTED WITH SOFT AND/OR LOW SPOT FILLED & COMPACTED. NEW BASE COURSE & SURFACING COURSE TO BE RE-LAID AS DETAILED ON DRAWING 15081-EW01
-  DENOTES EXISTING TO BE REMOVED & DUG DOWN TO A DEPTH TO SUIT NEW FOOTPATH CONSTRUCTION AS DETAILED ON DRAWING 15081-EW01
-  DENOTES EXISTING KERB TO REMAIN



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Client: RUNNYMEDE COUNCIL

Architect: GREENO DAY CENTRE
 Project: CAR PARK ALTERATIONS

Drawing Title: EXISTING CAR PARK LAYOUT SHOWING REMOVAL

Date: Apr '16 Drawn By: JB
 Scale: AS NOTED Dwg Size: A3 Checked By: LJ

Drawing Status: TENDER ISSUE

Drawing Number: 15081-E01

Rev. T1

EXISTING CAR PARKING LAYOUT

SCALE APPROX. 1:200

NOTES

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REV	DETAIL	DATE



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

JOB TITLE
 GREENO DAY CENTRE
 GLEBELAND GARDENS
 SHEPPERTON
 TW17 9DH

DRG TITLE
 EXISTING CAR PARK LAYOUT

SCALE	NTS	DRAWN BY	AO
DATE	21-08-15	CHECKED	AO

DRG No. SBC/GREENO/ CP 01	REV 01
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Plan Layout of Existing Car Park