

PLANNING APPLICATIONS COMMITTEE

16th June 2016

UPRN	APPLICATION NO.	DATE VALID
	16/P0666	09.02.2016
Address/Site	Cranleigh Lawn Tennis Club, Cranleigh Road, Merton Park, SW19 3LX	
(Ward)	Merton Park	
Proposal:	Use as a day nurse (Use within Class D1) in addition to existing use as a tennis/social club (use within Class D2).	
Drawing No's	Site location plan and drawings; 'Proposed Plan', 'Plan', 'Car park plan 01' & 'Car park plan 02'	
Contact Officer:	Leigh Harrington (020 8545 3836)	

RECOMMENDATION:

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

CHECKLIST INFORMATION.

- S106 Heads of agreement: No
 - Is a screening opinion required: No
 - Is an Environmental Statement required: No
 - Has an Environmental Impact Assessment been submitted –No
 - Design Review Panel consulted – No
 - Number of neighbours consulted – 83
 - Press notice – No
 - Site notice – Yes
 - External consultations: Nil
 - Number of new jobs created – 3 part time
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1. INTRODUCTION

- 1.1 The matter is brought before The Planning Applications Committee due to the level of resident objection.

2. SITE DESCRIPTION.

- 2.1 The application site is an existing tennis and social club set within its own grounds at the rear of houses in Cranleigh Road and Poplar Road South with vehicle access to the on-site car park from Cranleigh Road.
- 2.2 The area is not at risk from flooding, it is not within a conservation area or a Controlled Parking Zone and it has Public Transport Accessibility Level of 3 (medium).

3. PROPOSAL

- 3.1 This proposal would allow for the site to be used in addition to its use as a tennis club for a small Montessori nursery for 20 children aged between 2 and 4 years of age, from Mondays to Fridays between 8.30am and 12.30pm during term time. The existing tennis club is only used from 3.30pm on weekdays, on weekends and in school holidays. The proposals would not entail and physical alterations to the building and would use their existing car park as a drop off zone.

4. CONSULTATION

- 4.1 The application was advertised through direct neighbour consultation letter and site notice. As a result of which six residents objected on the grounds of:

- Increased vehicular traffic.
- Increased on street parking restricting the free flow emergency and other large vehicles on neighbouring roads.
- On-site parking issues may cause people to drop off children on the street.
- Increased noise and disturbance from the children playing.

- 4.2 A letter of support was received stating that since the Cliveden Kindergarten on Mostyn Road was shut in 2014 the community was in desperate need of a sessional term time only nursery because other nurseries offered day care rather than sessional care and school nurseries only take children the term after their third birthdays. Three further letters of support were received from local residents welcoming the provision of a Montessori nursery to the local area.

- 4.3 Transport planning officers commented that:

- The fact the club has dedicated car park for 12 vehicles and this use does not overlap timewise with other club uses. No significant concerns about traffic and parking associated with the application.
- Parking stress in Cranleigh Road does look to be high as it is uncontrolled. If staff that drive to the site are able to park off street then it will not be problematic. Ideally staff should use sustainable modes and this should be conditioned through the development of a framework travel plan.
- Linked trips may arise given the proximity of the site to Poplar primary school many of which will be by foot and not necessarily private car - those that are by car will likely be on the road network already meaning there will be a limited number of additional vehicle trips generated by the new use.
- Adequate cycle parking provision already exists at the club.
- A framework travel plan developed for the nursery targeting both staff and parents to discourage private car trips – this is to be conditioned.

- 4.4 Environmental Health. No objections subject to conditions restricting hours of use (8.30 to 13.00 in term time) and outdoor play (1 hour) so as to protect neighbour amenity.
- 4.5 Merton's Early Years team have visited the site and confirmed that it can be made suitable for this use and that there is a need for additional funded early education places in the Morden area of the borough for 2-4 year olds.

5. PLANNING HISTORY.

- 5.1 07/P1179. Planning permission granted for retention of floodlight columns.

6. RELEVANT POLICIES

- 6.1 London Plan (2015)
Relevant policies include:
3.16 Protection of social infrastructure.
3.19 Sports facilities
6.3 Assessing effects of development on transport capacity
6.9 Cycling
6.10 Walking
6.11 Smoothing traffic flow and tackling congestion
6.12 Road network capacity
6.13 Parking
- 6.2 Merton Local Development Framework Core Strategy (2011)
Relevant policies include:
CS 11 Infrastructure
CS 13 Open space and leisure
CS 18 Transport
CS 19 Public transport
CS 20 Parking servicing and delivery
- 6.4 Merton Sites and Policies Plan (2014)
Relevant policies include:
DM C1 Community facilities
DM D2 Design considerations
DM T1 Support for sustainable travel and active travel
DM T2 Transport impacts from development
DM T3 Car parking and servicing standards
DM T5 Access to the road network.

7. PLANNING CONSIDERATIONS.

- 7.1 The key issues for consideration include the provision of nursery school places, the effective use of premises, the impact of the proposals on traffic and parking and neighbour amenity.

7.2 Nursery school places.

SPP Policy DM C2 encourages the provision of children's Day care centres and the proposal will provide for 20 children to attend for three hour periods for 34 weeks a year. The company that will provide the facilities, the Little hands Montessori, already operate a 16 child facility at Wimbledon Methodist Church and therefore this proposal represents an expansion of operations by an established and experienced nursery provider. The Council's Early years team have assessed the site and have confirmed that there is a need for such provision within this part of the borough.

7.3 Effective use of community facilities

SPP policy DM C1 encourages the provision and retention of community facilities. The site is currently unused on weekday mornings and therefore has no active role in the provision of community facilities within those hours. Policy 3.19 of The London Plan encourages the provision of sporting and community facilities This proposal will allow for the site to provide community facilities and the nursery will generate income for the tennis club to allow it to continue providing tennis facilities for local residents, both children and adults. Although the two uses would not overlap the operation of a nursery would not prevent use of the tennis courts.

Traffic and parking.

- 7.4 London Plan policies 6.3 & 6.12, Core Strategy Policy CS 20 and SPP policies DM T2 and T5 consider the impact of proposals on the road network and matters of pedestrian movement, safety, servicing and loading facilities for local businesses and manoeuvring for emergency vehicles. Objections to the proposals have been largely in relation to parking and the impact of this on the local area. The Council's transport officer has raised no objections to the proposal and recommends a condition be attached requiring a travel plan to be submitted and approved in order to address issues of sustainable transport. The site itself has spaces for 12 cars which can be used to drop off children and it is considered that by having staggered start,(normally after 9.15am) and finish times it will be possible for parents that don't walk their children can still enter the site and drop off children without the need to park on surrounding roads to do so. Additionally the use would only be in the mornings and would therefore have no impact on the afternoon rush hour or school closing times. In view of those considerations and subject to suitable conditions the proposals are not considered likely to have a negative impact on local road users.

Neighbour Amenity.

- 7.26 Policy DM D2 and EP2 require proposals not to have a negative impact on neighbouring occupiers through matters of noise and disturbance. There has been an objection on the grounds of noise from children playing. However this is for a nursery use for children between the ages of 2 and 4 and with only 20 places playground activity and

resultant noise would not be comparable with that produced by an infants school. Suitably conditioned to regulate the duration of outdoor play (a maximum of 1 hour per morning session) it is considered that the use can be properly controlled so as not to impact harmfully on neighbour amenity.

However in order to ensure that the Council can adequately assess the impact of other D1 uses on neighbour amenity and traffic and parking a condition is recommended restricting the D1 use to a morning and term time only nursery.

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

- 8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of an Environmental Impact Assessment (EIA).

9. CONCLUSION

- 9.1 The proposed additional use of the tennis club to provide a Montessori nursery facility for 20 children aged between 2 and 4 years old on term time mornings will provide needed nursery places within the local community and through this more effective use of these community facilities the club can continue providing sporting facilities for the local community. Through a combination of a travel plan to improve sustainable transport, adequate levels of on-site cycle storage and staggered start and finish times it is considered that the onsite parking space will allow for the safe drop off and collection of children without the need to impact on street parking and traffic on the surrounding roads. The facility would only operate in the mornings and in term time and this combined with the ages and numbers of the children means that it is considered that the proposals will not have an adverse impact on the amenity of local residents that would warrant a refusal of planning permission. In view of these considerations the proposals are considered to accord with relevant planning policy and are recommended for approval subject to conditions

RECOMMENDATION

Grant planning permission subject to planning conditions

1. A1 Commencement of works
2. A7 Site location plan and drawings; 'Proposed Plan', 'Plan', 'Car park plan 01' & 'Car park plan 02'
3. D1 Hours of operation. 08:30 to 13:00 Monday to Friday during those weeks corresponding with those of Merton's Primary Schools for any calendar year for a maximum period of 34 weeks per year.
4. E5 The premises shall only be used for Nursery use and for no other purpose, (including any other purpose within Class D1 of the Schedule to the Town and Country Planning (Use Classes Order)

(2015) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification

5 H8 Travel Plan

To view Plans, drawings and documents relating to the application please follow this [link](#)

Please note that this link, and some of the related plans, may be slow to load