

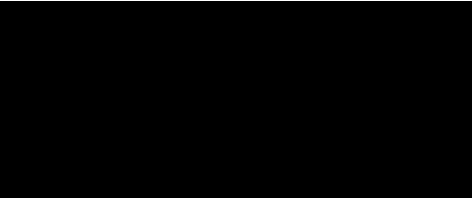
SUSTAINABLE COMMUNITIES

Head of Sustainable Communities – James McGinlay

merton



Rob Nursev



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|-----------------------------|--|---|---|
| ROBERT DAVIES JOHN WEST LTD | | | |
| 21 MAY 2018 | | | |
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| CHECKED | | F | L |

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date: 26th April 2018
my ref: 17/P3578
please ask for: Tim Lipscomb

Dear Mr Nursey,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR DISCHARGE OF CONDITIONS 3 (EXTERNAL MATERIALS) 4 (SURFACE MATERIALS) 5 (BOUNDARY WALL & FENCES) 11 (SOUNDPROOFING) 12 (VENTILATION) 14 (LANDSCAPING) 18 (ACCESS) 22 (CONSTRUCTION LOGISTICS PLAN) & 23 (DRAINAGE) ATTACHED TO PLANNING APPLICATION 15/P4083 RELATING TO THE DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE WITH ERECTION OF 9 HOUSES WITH NEW ACCESS FROM KINGSTON ROAD; ERECTION OF NEW BOWLS CLUB BUILDING AND ASSOCIATED FACILITIES, INCLUDING A NEW CHANGING ROOM BUILDING AND RELOCATION OF GROUNDSMAN'S STORE USING EXISTING ACCESS TO LOWER DOWNS ROAD AT SOUTHEY BOWLING CLUB, 557 & 559 KINGSTON ROAD, RAYNES PARK, SW20 8SF.

I am writing further to your submission of details relating to the above.

The letter sent on the 19th December 2017 from the London Borough of Merton set out that Conditions 3, 4, 5, 14, 18, 22 and 23 have been discharged.

The applicant confirmed that Conditions 15 and 16 no longer formed part of the application as these had been discharged separately under application ref. 18/P0858.

The remaining conditions are addressed below:

Condition 11 states:

No development on the recreational development hereby approved shall commence until a scheme for the soundproofing of the clubhouse building to prevent the transmission of noise and vibration has been submitted in writing for approval to the Local Planning Authority. No works which are the subject of this condition shall be carried out until the details are approved, and the clubhouse development shall not be occupied unless the measures have been approved and carried out in strict accordance with the approved details and those measures shall thereafter be retained for use at all times from the date of first occupation.

Following submission of an amended acoustic report, dated 4th January 2018, which included details of an electronic noise limiter, the submitted details are acceptable. The condition is discharged but the development must be carried out in accordance with the agreed details.

Condition 12 states:

The use of the clubhouse building hereby permitted shall not commence until detailed plans and specifications of a kitchen ventilation system, including details of sound attenuation for a kitchen ventilation extract system and odour control measures have been submitted to and approved in writing by the Local Planning Authority. The kitchen ventilation extract system shall be installed in accordance with the approved plans and specifications before the use of the clubhouse commences and shall be permanently retained as such thereafter.

Following submission of an amended acoustic report, dated 4th January 2018, which detailed noise levels at the closest residential property, the submitted details are acceptable. The condition is discharged but the development must be carried out in accordance with the agreed details.

Your submission comprises:

- Completed application forms.
- Documents in relation to Condition 11 and 12: Noise Assessment Report dated 4th January 2018

Yours sincerely,



Jonathan Lewis
South Team Leader

Southey Bowling Club

Noise Assessment Report

Report 17/0170/R1

Southey Bowling Club

Noise Assessment Report

Report 17/0170/R1

Ravensgate Developments Ltd.

8 The Ridgeway
Iver
Buckinghamshire
SL0 9HJ

| Revision | Description | Date | Prepared | Approved |
|----------|-----------------------|------------------------------|------------------------------|---------------|
| 0 | 1 st Issue | 14 th August 2017 | Damien Bradley Andy Emery | Matthew Heyes |
| 1 | Revision 1 | 4 th January 2018 | Damien Bradley Andy Emery | Matthew Heyes |

This report and associated surveys have been prepared and undertaken for the private and confidential use of our client only. If any third party whatsoever comes into possession of this report, they rely on it at their own risk and Cole Jarman Limited accepts no duty or responsibility (including in negligence) to any such third party.



Noise Assessment Report

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Noise Assessment Report

Attachments

Glossary of Acoustic Terms

17/0170/SP1

Site plan indicating measurement and assessment positions

17/0170/TH1

Time history of measurements at MP1

17/0170/SCH1

Noise survey results

17/0170/CS1-2

Calculation sheets

■ End of Section



Noise Assessment Report

1 Introduction

- 1.1 Conditional planning consent (ref. 15/P4083) has been granted by the London Borough of Merton (LBM) for the redevelopment of Southey Bowling Club, providing a new bowls clubhouse building and nine new houses.
- 1.2 One of the conditions attached to the consent requires details of a scheme of soundproofing to the clubhouse to be submitted to LBM.
- 1.3 One of the conditions attached to the consent requires details of the kitchen extract ventilation system to be submitted to LBM.
- 1.4 Cole Jarman have been appointed to undertake a noise survey and assessment work to address these requirements.
- 1.5 This report sets out details of the noise survey and assessments, including recommendation for noise mitigation measures as necessary.

2 Site Description

Current Site

- 2.1 Southey Bowling Club is a large bowls green and accompanying club house building located behind residential houses on Lower Downs Road to the east, Abbott Avenue to the north and Kingston Road to the south.
- 2.2 There is also a small car park to the south of the green, with an access road from Lower Downs Road, currently used for visitors to the green, running adjacent to this.

Proposed Plan

- 2.3 The proposed plan is to demolish the existing Clubhouse building and build nine new residential homes on that land.
- 2.4 21 new car parking spaces will be made, with both disabled parking and charging for electric cars.
- 2.5 The new clubhouse is to be located to the south east of the existing bowling green and is to have a capacity of 160 people.
- 2.6 The clubhouse will be two storeys tall, with an external staircase, balcony, store room, kitchen, function room & bar.
- 2.7 To accompany the proposed kitchen, a mechanical extract fan will also be installed.



Noise Assessment Report

- 2.8 Residences on Lower Downs Road, Abbott Avenue and Kingston Road were all identified as noise sensitive receivers for assessment. A site plan 17/0170/SP1 is attached to this report.

3 Environmental Noise Survey

3.1 Methodology

- 3.1.1 An unattended noise survey was undertaken at the site commencing at 0945 hours on the 14th July, terminating at 0915 hours on the 17th July 2017.
- 3.1.2 Measurements of background noise levels were taken 2m above local ground level at the position illustrated as MP1 in site plan 17/0170/SP1.
- 3.1.3 The location of the measurement position (MP1) was chosen to be best representative of the background noise levels at the closest noise sensitive dwellings to the new clubhouse building.
- 3.1.4 Measurements of the L_{Aeq} , L_{Amax} and L_{A90} indices were measured over consecutive 15 minute periods for the duration of the survey using the equipment listed within table T1 (see attached Glossary of Acoustic Terms for an explanation of the noise units used).

| Item | Manufacturer | Type |
|-------------------------|--------------|-------|
| Sound Level Analyser | Rion | NL-52 |
| Acoustic Calibrator | Rion | NC-74 |
| Weatherproof windshield | Rion | WS-15 |

T1 Equipment used during unattended noise survey.

- 3.1.5 The microphone of the sound level meter was extended by cable and placed inside a weatherproof windshield with the sound level meter calibrated before and after the survey in order to confirm an acceptable level of accuracy. No significant drift was observed.
- 3.1.6 Weather conditions when setting up the monitor consisted of cloudy skies with a slight breeze and dry ground. Some light rainfall was noted to have occurred early on the morning of Monday 17th July, but the remainder of the weekend was dry.

3.2 Results

- 3.2.1 The noise climate at the site was noted to be affected by distant road traffic, and intermittent passing trains.
- 3.2.2 The results of the noise survey are shown graphically in the attached time history graph 17/0170/TH1, as well as in numerical form during permitted clubhouse hours in the attached schedule 17/0170/SCH1.



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4 Planning Guidance

4.1 Planning Conditions

- 4.1.1 Planning consent has been granted for the proposed development, planning conditions 10 & 11 relate to the noise emissions from the clubhouse building:

10. *No music or other amplified sound generated on the premises shall be audible at the boundary of any adjacent residential building such as to constitute a statutory nuisance.*

11. *No development on the recreational development hereby approved shall commence until a scheme for the soundproofing of the clubhouse building to prevent the transmission of noise and vibration has been submitted in writing for approval to the Local Planning Authority. No works which are the subject of this condition shall be carried out until the details are approved, and the clubhouse development shall not be occupied unless the measures have been approved and carried out in strict accordance with the approved details and those measures shall thereafter be retained for use at all times from the date of first occupation.*

- 4.1.2 Planning consent has been granted for the proposed development, planning condition 12 relates to the noise emissions from the kitchen extract system:

12. *The use of the clubhouse building hereby permitted shall not commence until detailed plans and specifications of a kitchen ventilation system, including details of sound attenuation for a kitchen ventilation extract system and odour control measures have been submitted to and approved in writing by the Local Planning Authority. The kitchen ventilation extract system shall be installed in accordance with the approved plans and specifications before the use of the clubhouse commences and shall be permanently retained as such thereafter.*

4.2 Local Council Policy

- 4.2.1 The site falls within the jurisdiction of The London Borough of Merton. The Merton Unitary Development Plan Policy PE.2: Pollution and Amenity states:

DEVELOPMENTS WHICH WOULD HAVE A SIGNIFICANTLY ADVERSE EFFECT ON NEARBY OCCUPIERS OR ON THE AMENITY OF THE LOCALITY BY REASON OF NOISE GENERATION AND DISTURBANCE OR AIR POLLUTION OR ADVERSE DISCHARGE ONTO THE LAND OR INTO WATER SYSTEMS WILL NOT BE PERMITTED, UNLESS ANY POTENTIAL POLLUTION OR NOISE PROBLEMS CAN BE OVERCOME BY MITIGATING MEASURES. THE MEASURES WILL BE SOUGHT BY CONDITIONS OR PLANNING OBLIGATIONS.

POTENTIALLY NOISY DEVELOPMENTS MUST BE LOCATED AWAY FROM NOISE-SENSITIVE LAND USES. SIMILARLY, NOISE-SENSITIVE DEVELOPMENTS WILL NOT BE PERMITTED NEAR TO EXISTING SOURCES OF SIGNIFICANT NOISE. THE CUMULATIVE IMPACT OF NOISE AND OTHER POLLUTION ON A LOCALITY WILL ALSO BE TAKEN INTO ACCOUNT BY THE COUNCIL WHEN CONSIDERING DEVELOPMENT PROPOSALS.



Noise Assessment Report

- 4.2.2 The Unitary Development Plan does not contain specific policy with regard to setting plant noise levels to ensure amenity at noise sensitive receivers, and instead states the following:

THE COUNCIL WILL REQUIRE THE SUBMISSION OF ADEQUATE ENVIRONMENTAL INFORMATION IN ORDER TO DETERMINE THE EXTENT OF ANY ADVERSE IMPACT. WHEREVER POSSIBLE, ACCEPTABLE OPERATION OF DEVELOPMENTS WILL BE SECURED BY THE IMPOSITION OF PLANNING CONDITIONS.

- 4.2.3 Cole Jarman recently confirmed with an environmental health officer representing The London Borough of Merton that the usual plant noise limits expected were 10 dB below the minimum L_{A90} background noise level, however in quiet environments the EHO stated:

A relaxation of the normal criteria can be considered in certain circumstances where deemed appropriate, for example if the reduction is approaching the criteria of 10dB below the background level when the background levels are low, this could be acceptable.

- 4.2.4 The previous version of the BS 4142 standard, BS 4142:1997, quantified what should be considered low with regard to background and rating levels stating:

Background Levels below about 30dB and Rating Levels below about 35dB are considered to be very low.

- 4.2.5 Taking the typical loss through a partially open window of 10-15dB(A), an external plant noise level of 30dB(A) would result in internal noise levels no greater than 20dB(A) within any nearby property, 10dB(A) lower than the standards indicted in BS8233:2014¹ for residential bedrooms and living rooms.

5 Noise Egress from Inside the Building

- 5.1 Southey Bowling club is proposed to be used for social events throughout year, and will be available to the local community for hire.
- 5.2 Noise egress from the first floor function room within the new clubhouse has been assessed to nearby residences.

Criteria

- 5.3 In order to enable a meaningful assessment and to be able to specify appropriate noise mitigation measures, it is necessary to define quantitative noise criteria.
- 5.4 The Institute of Acoustics publication “*Good practice guide on the control of noise from pubs and clubs*” provides guidance which is appropriate for use in this instance. A working draft Annex on Criteria, Measurement Guidelines and Other Information was published in the IOA

¹ BS8233:2014 Guidance on sound insulation and noise reduction for buildings



Noise Assessment Report

Bulletin Vol.28 No.6 in November 2002. This document proposed various noise emission criteria from entertainment venues, dependent upon the frequency of occurrence of relevant events:

A2.1 Venues where entertainment takes place less than 30 times per year, not more than once in a single week, and end by 2300 hours. It is recommended that the criteria and measurement procedures set out in the Code of Practice on Environmental Noise Control at Concerts be applied (see Section 3, Note 5 to Table 1, p.6 of this Code of Practice). In effect, this means that the $L_{Aeq,15min}$ of the entertainment noise (the 'music noise level'), should not exceed the representative background level L_{A90} (without entertainment noise) by more than 5 dB measured 1 metre from the external façade of a noise-sensitive property.

A2.2 Venues where entertainment takes place more than 30 times per year, not more than once in a single week and ends by 2300 hours. Criteria applicable for both external and internal assessments at noise-sensitive properties. The L_{Aeq} of the entertainment noise should not exceed the representative background noise level L_{90} (without entertainment noise) by more than 5dB; and the L_{10} of the entertainment noise should not exceed the representative background noise level L_{90} (without entertainment noise) by more than 5dB in each third octave band between 40Hz and 160Hz. If the above criteria are met entertainment noise is generally audible but not overly intrusive inside noise-sensitive property.

A2.3 Venues where entertainment takes place more than once per week or continues beyond 2300 hours. Criteria applicable for both external and internal assessments at noise-sensitive properties. The L_{Aeq} of the entertainment noise should not exceed the representative background noise level L_{90} (without entertainment noise), and the L_{10} of the entertainment noise should not exceed the representative background noise level L_{90} (without entertainment noise) in any $1/3$ octave band between 40Hz and 160Hz. If the above criteria are met entertainment noise will be virtually inaudible inside noise sensitive property.

- 5.5 The use of the clubhouse for events with amplified music would typically occur on Friday and Saturday nights not more than once per week. Events would not continue beyond 2300 hours, as one of the conditions attached to the planning consent restricts the use of the clubhouse to between 1100-2300 Monday to Saturday and 1200 to 2230 on Sundays. The criteria set out at A2.2 have therefore been adopted for the purposes of the assessment.
- 5.6 In the absence of readily available third octave band material performance data, it is considered a reasonable design basis to consider whole octave bands at 63 and 125Hz rather than the " $1/3$ octave band between 40Hz and 160Hz" noted above.
- 5.7 Based on the results of the ambient noise levels measurements and the IOA guidance set out above, table T2 below details our proposed limits for music noise from inside the clubhouse, to apply at each of the nearby residential buildings. The limits are in terms of an overall L_{Aeq} noise level, as well as $L_{10,63Hz}$ and $L_{10,125Hz}$ octave band noise levels.



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| Location | Music Noise Emission Limit, dB | | |
|----------------------------|--------------------------------|---------------|----------------|
| | L_{Aeq} | $L_{10,63Hz}$ | $L_{10,125Hz}$ |
| Nearby residential façades | 47 | 51 | 46 |

T2 Proposed music noise emission limits

Source Noise Levels

- 5.8 It is necessary to define suitable indoor noise levels for the purposes of assessment. Relevant L_{eq} noise levels as measured by Cole Jarman are set out in table T3 below. The first noise levels (ref. NL1) are as measured in a social club during a party, with amplified music and a dancefloor; these have been used in the assessment to represent an event taking place in the clubhouse. The second noise levels (ref. NL2) are as measured in a busy restaurant with background music; although the function room would not be a restaurant, the combination of talking between patrons and background music means the noise data is suitable to represent typical use of the clubhouse in the absence of an event taking place.

| Ref. | Noise Source | Measured L_{eq} Noise Levels at Octave Band Centre Frequency (Hz) | | | | | | | | |
|------|--|--|-----|-----|-----|----|----|----|----|-------|
| | | 63 | 125 | 250 | 500 | 1k | 2k | 4k | 8k | dB(A) |
| NL1 | Social club on dancefloor ² | 87 | 92 | 92 | 89 | 88 | 86 | 81 | 69 | 93 |
| NL2 | Restaurant dining area (when full) | 68 | 67 | 71 | 76 | 74 | 74 | 67 | 64 | 79 |

T3 Database noise levels (L_{eq})

Assessment and Noise Control Measures

- 5.9 Using computer noise modelling software (Wölfel IMMI 2016), predictions of noise breakout from inside the building to the nearest noise sensitive premises have been undertaken. The software implements procedures defined within ISO 9613-2:1996³ to calculate the propagation of noise from the proposed club house to the noise sensitive properties.

² The L_{10} noise levels at 63 and 125Hz octave band were measured to be 92 and 95dB respectively

³ Acoustics. Attenuation of sound during propagation outdoors. General method of calculation



Noise Assessment Report

- 5.10 Noise levels have been calculated to the nearest noise sensitive receivers in each direction as indicated on the attached site plan 17/0170/SP1.
- 5.11 The external building fabric of the club house will need to meet a minimum sound reduction performance. The external walls of the clubhouse will be of a cavity masonry construction. The construction of the roof and the glazing of all windows of the building will need to achieve the sound insulation performance given in table T4.

| Location | Installed Sound Reduction Index (dB) at Octave Band Centre Frequency (Hz) | | | | | | |
|---|---|-----|-----|-----|----|----|----|
| | 63 | 125 | 250 | 500 | 1k | 2k | 4k |
| Club house Glazing <i>Indicative glazing configuration: 4mm glass / 12-24mm air gap / 4mm glass</i> | 19 | 20 | 18 | 26 | 33 | 33 | 30 |
| Club house roof construction <i>Indicative roof construction: 0.7mm profile steel deck / 200mm cavity filled with glass fibre / 0.7mm profile steel deck</i> | 16 | 23 | 30 | 40 | 45 | 45 | 45 |

T4 External construction acoustic performance requirement

- 5.12 The typical glazing configuration and roof construction have been provided for guidance only and alternatives may be utilised, in any case the acoustic performance of the system proposed must be demonstrated to the satisfaction of the consultant.
- 5.13 The calculated noise levels at the assessment positions are set out in the table below:



Noise Assessment Report

| Location | Internal Noise levels | External Windows and doors | Assessed noise level, dB <i>(Activity Noise Emission Limit)</i> | | |
|----------|-----------------------|----------------------------|--|---------------|----------------|
| | | | L_{Aeq} | $L_{10,63Hz}$ | $L_{10,125Hz}$ |
| AP1 | NL1 – 93dBA | Closed | 31 (47) | 47 (51) | 42 (46) |
| AP2 | NL1 – 93dBA | Closed | 31 (47) | 48 (51) | 43 (46) |
| AP3 | NL1 – 93dBA | Closed | 27 (47) | 42 (51) | 36 (46) |
| AP4 | NL1 – 93dBA | Closed | 35 (47) | 49 (51) | 44 (46) |
| AP1 | NL2 – 79dBA | Open | 39 (47) | 34 (51) | 29 (46) |
| AP2 | NL2 – 79dBA | Open | 38 (47) | 35 (51) | 29 (46) |
| AP3 | NL2 – 79dBA | Open | 35 (47) | 29 (51) | 23 (46) |
| AP4 | NL2 – 79dBA | Open | 32 (47) | 33 (51) | 25 (46) |

T5 Noise assessment results

- 5.14 It can be seen that with higher internal noise levels (ref. NL1) representing amplified music, the noise limits are met with the windows and doors closed.
- 5.15 For more general use with background music only (ref. NL2) the noise limits are met with all external windows and doors open.
- 5.16 In order to ensure ongoing compliance, the local authority require a noise limiter to be installed at the premises and set to a level agreed with an Officer from the Environmental Health Department of the Council. All amplified sound is to be played through the noise limiting device once set.

6 Plant Noise Assessment

- 6.1 A mechanical extract fan is expected to be required at the clubhouse to serve the proposed kitchen. One of the conditions attached to the planning consent for the scheme requires details of sound attenuation for the kitchen extract system to be submitted to and approved by the local planning authority.
- 6.2 The minimum background noise level measured during permitted clubhouse hours was 37dBL_{A90}, occurring at 2200 hours on Sunday evening. Merton Council have advised noise from the kitchen extract fan should not exceed 27dB to protect the local area.
- 6.3 At this stage the fan has not been selected, therefore noise data for a typical commercial kitchen extract fan has been utilised for the assessment. The noise data used is shown in table



Noise Assessment Report

T7 below. These octave band noise levels can be treated as limiting noise levels when selecting the fan:

| Unit | Sound Power Level at | | | | | | | |
|--------------------------------|-----------------------------------|-----|-----|-----|----|----|----|----|
| | Octave Band Centre Frequency (Hz) | | | | | | | |
| | 63 | 125 | 250 | 500 | 1k | 2k | 4k | 8k |
| Vent Axia Black Sabre BSC500/4 | 80 | 79 | 76 | 72 | 75 | 75 | 68 | 61 |

T6 Octave band data for the extract fan used for assessment.

- 6.4 Noise from the extract fan has been assessed to the closest residence shown as AP1 on attached site plan 17/0170/SP1.
- 6.5 The calculations allow for distance and radiation losses and a façade reflection. No screening has been assumed.
- 6.6 The extract fan will require an atmospheric side silencer which meet the insertion losses in each octave band shown in table T7 below.

| Unit | Insertion Loss (dB) at | | | | | | | |
|---------------------------------------|-----------------------------------|-----|-----|-----|----|----|----|----|
| | Octave Band Centre Frequency (Hz) | | | | | | | |
| | 63 | 125 | 250 | 500 | 1k | 2k | 4k | 8k |
| Extract Fan Atmospheric Side Silencer | 6 | 12 | 22 | 29 | 30 | 23 | 16 | 11 |

T7 Kitchen extract atmospheric side silencer insertion loss requirements

- 6.7 The attenuation needed from table T7 would typically be expected to be achieved with the use of a 1500mm 38% free-area Melinex-faced silencer. In order to minimise any regenerated noise, the silencer should be sized to limit any pressure loss across it to no more than 40 Pa.
- 6.8 The fan and associated atmospheric side silencer should be located within the demise of the clubhouse so that any noise breakout from the duct is minimised.
- 6.9 With the given extract fan and silencer installed, a level of **27dB L_{Aeq}** would be achieved at the nearest noise sensitive receiver AP1. Noise levels would be lower at all other residential façades. Details of the noise calculations are shown in 17/0170/CS1-2



Noise Assessment Report

7 Conclusion

- 7.1 Conditional planning consent (ref. 15/P4083) has been granted by the London Borough of Merton (LBM) for the redevelopment of Southey Bowling Club, providing a new bowls clubhouse building and nine new houses.
- 7.2 One of the conditions attached to the consent requires details of a scheme of soundproofing to the clubhouse to be submitted to LBM. An assessment of noise breakout from the building has been undertaken. Suitable noise limits at the nearby residences have been defined based on the results of a noise survey undertaken at the site and relevant guidance. Suitable acoustic performance requirements for elements of the external building fabric have been provided.
- 7.3 The assessment has indicated that with the external doors and windows closed events can take place within the clubhouse including amplified music loud enough to enable a dancefloor and the noise limits be met. With the external doors and windows open music can be played at a background level and the noise limits still be met. LBM require a noise limiter to be installed and set at a level agreed with an Officer from the Environmental Health Department of the Council. All amplified sound is to be played through the noise limiting device once set.
- 7.4 One of the conditions attached to the consent requires details of the kitchen extract ventilation system to be submitted to LBM. Suitable noise limits at the nearby residences have been defined based on the results of a noise survey undertaken at the site and LBM requirements. Noise data for a typical commercial kitchen extract fan have been assessed and performance requirements for a suitable atmospheric side silencer have been provided to enable the noise limits to be achieved.

■ End of Section



Noise Assessment Report

Glossary of Acoustic Terms

L_{Aeq} :

The notional steady sound level (in dB) which over a stated period of time, would have the same A-weighted acoustic energy as the A-weighted fluctuating noise measurement over that period. Values are sometimes written using the alternative expression dB(A) L_{eq} .

L_{Amax} :

The maximum A-weighted sound pressure level recorded over the period stated. L_{Amax} is sometimes used in assessing environmental noise when occasional loud noises occur, which may have little effect on the L_{Aeq} noise level. Unless described otherwise, L_{Amax} is measured using the "fast" sound level meter response.

L_{A10} & L_{A90} :

If non-steady noise is to be described, it is necessary to know both its level and degree of fluctuation. The L_{An} indices are used for this purpose. The term refers to the A-weighted level (in dB) exceeded for n% of the time specified. L_{A10} is the level exceeded for 10% of the time and as such gives an indication of the upper limit of fluctuating noise. Similarly L_{A90} gives an indication of the lower levels of fluctuating noise. It is often used to define the background noise.

L_{A10} is commonly used to describe traffic noise. Values of dB L_{An} are sometimes written using the alternative expression dB(A) L_n .

L_{AX} , L_{AE} OR SEL

The single event noise exposure level which, when maintained for 1 second, contains the same quantity of sound energy as the actual time varying level of one noise event. L_{AX} values for contributing noise sources can be considered as individual building blocks in the construction of a calculated value of L_{Aeq} for the total noise. The L_{AX} term can sometimes be referred to as Exposure Level (L_{AE}) or Single Event Level (SEL).

■ End of Section



Title: Site plan showing noise survey position (MP1) and noise assessment receiver positions (AP1 - AP4)

Figure 17/0170/SP1

Project: Project name

Date: 14 August 2017

Revision: -

Scale: Not to scale

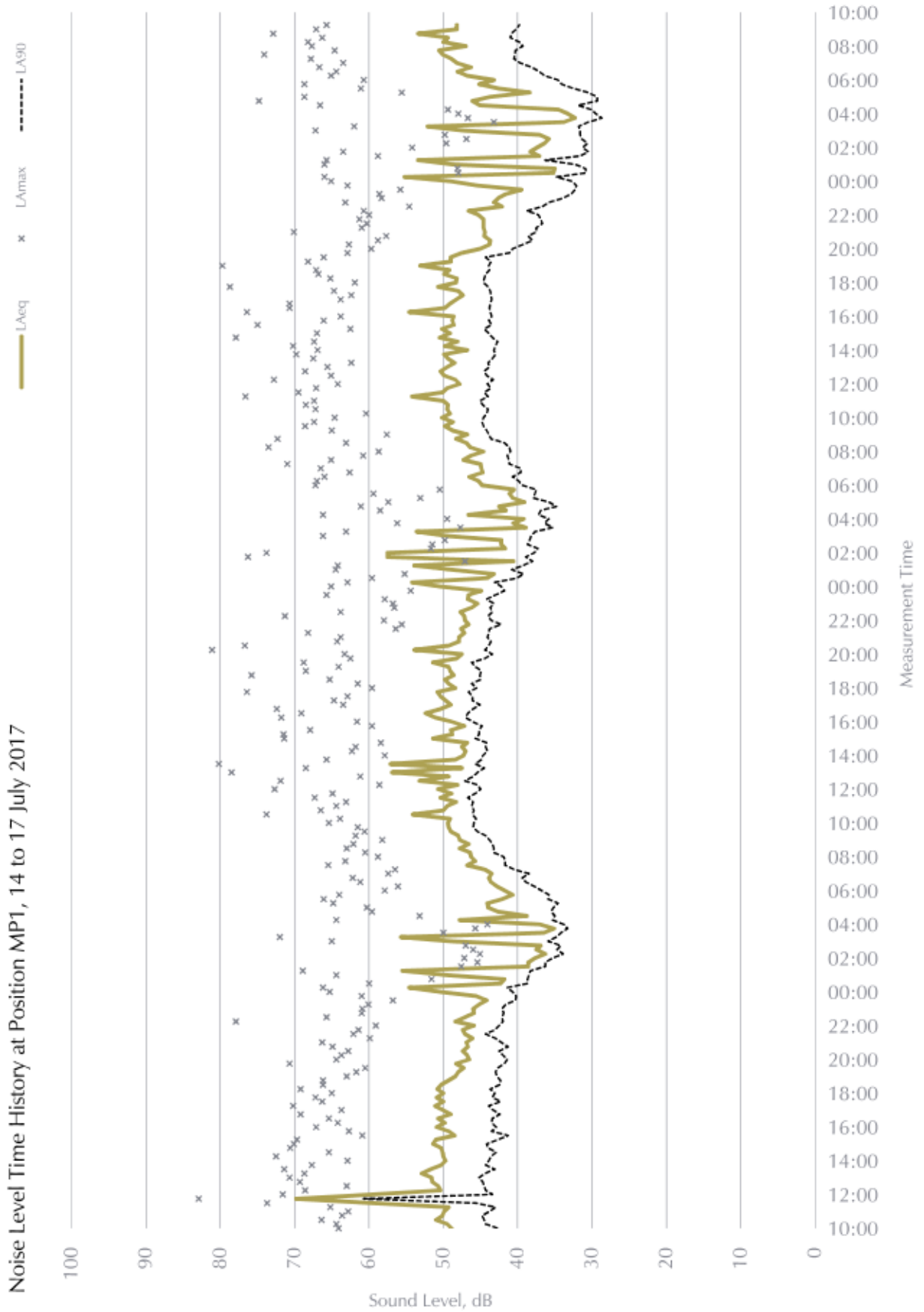
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Figure 17/0170/TH01





Noise Survey Results

Measurement Position MP1

| Period | L_{Aeq} | L_{Amax} | L_{A90}¹ |
|--------------------------|-----------------------------|------------------------------|---|
| <i>Friday 14/07/2017</i> | | | |
| 1100-1200 | 64 | 83 | 48 |
| 1200-1300 | 55 | 72 | 44 |
| 1300-1400 | 52 | 71 | 44 |
| 1400-1500 | 50 | 73 | 44 |
| 1500-1600 | 50 | 70 | 43 |
| 1600-1700 | 50 | 69 | 43 |
| 1700-1800 | 51 | 70 | 43 |
| 1800-1900 | 50 | 69 | 43 |
| 1900-2000 | 48 | 71 | 43 |
| 2000-2100 | 47 | 65 | 42 |
| 2100-2200 | 47 | 66 | 43 |
| 2200-2300 | 47 | 78 | 42 |

¹ Arithmetic average of measured 15 minute L_{A90} values during time period



Schedule

17/0170/SCH1

| Period | L_{Aeq} | L_{Amax} | L_{A90}^1 |
|----------------------------|-----------------------------|------------------------------|-------------------------------|
| <i>Saturday 15/07/2017</i> | | | |
| 1100-1200 | 49 | 67 | 46 |
| 1200-1300 | 51 | 73 | 46 |
| 1300-1400 | 55 | 80 | 45 |
| 1400-1500 | 47 | 62 | 44 |
| 1500-1600 | 49 | 72 | 45 |
| 1600-1700 | 51 | 72 | 46 |
| 1700-1800 | 50 | 76 | 46 |
| 1800-1900 | 49 | 76 | 45 |
| 1900-2000 | 50 | 69 | 45 |
| 2000-2100 | 51 | 81 | 44 |
| 2100-2200 | 47 | 68 | 44 |
| 2200-2300 | 47 | 71 | 44 |

| Period | L_{Aeq} | L_{Amax} | L_{A90}^1 |
|--------------------------|-----------------------------|------------------------------|-------------------------------|
| <i>Sunday 16/07/2017</i> | | | |
| 1200-1300 | 49 | 73 | 44 |
| 1300-1400 | 49 | 70 | 44 |
| 1400-1500 | 49 | 78 | 43 |
| 1500-1600 | 49 | 75 | 44 |
| 1600-1700 | 51 | 76 | 44 |
| 1700-1800 | 49 | 79 | 44 |
| 1800-1900 | 49 | 67 | 44 |
| 1900-2000 | 50 | 80 | 43 |
| 2000-2100 | 44 | 63 | 39 |
| 2100-2200 | 45 | 70 | 37 |
| 2200-2230 | 46 | 61 | 38 |



Kitchen Extract Fan to AP1



| | Octave Band Centre Frequency (Hz) | | | | | | |
|--|-----------------------------------|-----|-----|-----|----|----|----|
| | 63 | 125 | 250 | 500 | 1k | 2k | 4k |

Noise Source

Noise Source - Kitchen Extract Fan

| | | | | | | | | |
|---------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Sound Power Levels | 80.0 | 79.0 | 76.0 | 72.0 | 75.0 | 75.0 | 68.0 | 61.0 |
|---------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|

Silencer

Silencer - AS-01

| | | | | | | | | |
|--|------|-------|-------|-------|-------|-------|-------|-------|
| | -6.0 | -12.0 | -22.0 | -29.0 | -30.0 | -23.0 | -16.0 | -11.0 |
|--|------|-------|-------|-------|-------|-------|-------|-------|

End Reflection

Width/Diameter (m) 0.6

Length (m) 0.6

Rec or Circ - Rectangular

Free or Flush - Flush

| | | | | | | | | |
|--|------|------|-----|-----|-----|-----|-----|-----|
| | -7.3 | -2.9 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
|--|------|------|-----|-----|-----|-----|-----|-----|

Point Source Radiation Loss

Radiation - Hemispherical

Single Figure Read 8.0

| | | | | | | | | |
|--|------|------|------|------|------|------|------|------|
| | -8.0 | -8.0 | -8.0 | -8.0 | -8.0 | -8.0 | -8.0 | -8.0 |
|--|------|------|------|------|------|------|------|------|

Point Source Distance Loss

Start Distance (m) 1.0

End Distance (m) 20.0

| | | | | | | | | |
|--|-------|-------|-------|-------|-------|-------|-------|-------|
| | -26.0 | -26.0 | -26.0 | -26.0 | -26.0 | -26.0 | -26.0 | -26.0 |
|--|-------|-------|-------|-------|-------|-------|-------|-------|

Facade Reflection

Reflection (dB) 3.0

| | | | | | | | | |
|--|-----|-----|-----|-----|-----|-----|-----|-----|
| | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 |
|--|-----|-----|-----|-----|-----|-----|-----|-----|





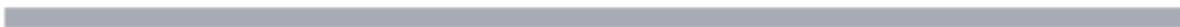
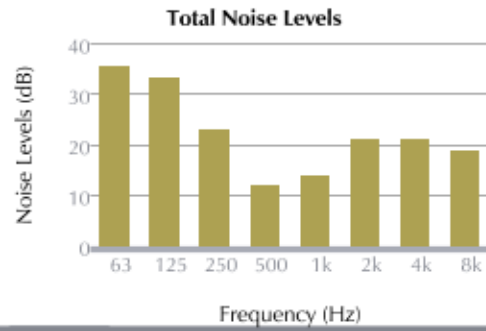
17/0170/CS1/Revision 1



| | Octave Band Centre Frequency (Hz) | | | | | | | |
|---------------------------|-----------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | 63 | 125 | 250 | 500 | 1k | 2k | 4k | 8k |
| External Receiver | | | | | | | | |
| External Receiver - AP1 | | | | | | | | |
| Sound Pressure, Lp | 35.7 | 33.1 | 23.0 | 12.0 | 14.0 | 21.0 | 21.0 | 19.0 |



Project Name Southey Bowling Club
Project Reference 17/0170
Receiver Reference AP1
Description Residence to East
Noise Limit 27
dB(A) 27



| Reference | Noise Levels (dB) | | | | | | | | dB(A) |
|---------------------|-------------------|------|-----|-----|----|----|----|----|-------|
| | 63 | 125 | 250 | 500 | 1k | 2k | 4k | 8k | |
| Kitchen Extract Fan | 35.7 | 33.1 | 23 | 12 | 14 | 21 | 21 | 19 | |



Southey Bowling Club Licensing Committee Meeting

Summary of Objections

David Cocks

7th May 2019

Introduction

- As I am unable to attend the meeting on 7th May, I have taken the time to review the detailed submissions provided to the Licensing Committee and prepare a summary of my opinions regarding the application
- This includes feedback on a meeting with the Club's representatives that occurred after my initial written comments on the application were provided
- Councillor Anthony Fairclough has kindly agreed to represent me in the meeting
- This document summarises my views on this application as follows:
 - Executive Summary (page 3)
 - Conflicts with Licensing Objectives (pages 4-9)
 - Precedents set by other clubs and pubs in the area (page 10)
 - An update based on a recent meeting with representatives from Southey Bowling Club (pages 11-12)
 - Conclusions and recommendations (page 13)
- In the appendix, I have also included a summary of some of the most relevant comments from local residents, grouped under each of the 4 Licensing Objections

Executive Summary

- Southey Bowling Club currently has single storey clubhouse with an alcohol license up to 11pm. They are in the process of building a new clubhouse that is massively more intrusive to local residents: more than 60% bigger, two storeys high and directly overlooking and/or adjacent to ~50 family homes
- The Club have requested a licence for their new clubhouse to serve alcohol until 11:30pm on weekdays and up to 1:00 am at weekend, alongside Live or Recorded music up to 12:30am at the weekends plus Recorded music up until 11pm on weekdays
- The Club was explicit in its planning application that it intends intent to use the second floor of the clubhouse to expand as a party venue for hire (and are aiming to rent the club out at least 24 times a year)¹
- As a result, they are seeking a license for their new hugely intrusive clubhouse that is later than any other pubs and clubs in the Raynes Park area
- It is not clear why the Club is wasting the Licensing Committee's time with this application as it is in direct conflict with the planning conditions the Club agreed to before commencing construction. These conditions limit the club's opening hours to 11pm (10:30pm on a Sunday) and include further restrictions on noise and the use of the second floor balcony of the clubhouse.
- In addition I strongly believe this application conflicts with all 4 licensing objectives:
 1. Protection of children from harm
 2. The prevention of public nuisance
 3. Prevention of crime and disorder
 4. Public safety
- The following pages summarise my concerns in each of these four categories, along with an update on recent dialogue with representatives of the Club

¹ See 15P4083_Design & Access Statement Part 01.pdf and 15P4083_Letters&Emails-1.pdf

1. Protection of Children From Harm

- This is a quiet residential area with many families living around the bowling club. Allowing alcohol to be served beyond children's bedtimes means their sleep will be disturbed by music and other noise from the club, and by intoxicated individuals leaving the club.
- This will particularly impact children, as most families have their children's bedrooms at the rear of the house (i.e. directly facing the bowling club/green as they are –currently– quieter than the bedrooms that face the road).
- There are many families in the area with young children. Given that the upper floor and balcony is on the same level as first floor bedrooms and very close to several, the noise is bound to be projected across the green, and together with the escaping sound of music from the opening and closing of doors, the light pollution from such a large glass frontage and the increasingly loud behaviour as people consume more and more alcohol, there is bound to be disturbance caused to children after their bedtime.
- This will be worse in summer evenings when it is warm and people need to have windows open as partygoers will also want to be outside. Little ones will be woken and older ones prevented from going to sleep, and this will coincide with SATs and other public exam times. The requested licensing hours will harm children socially and educationally.
- There is the distinct possibility that children and other residents will encounter pollution from vomit and urine in our residential streets as frequently happens in the vicinity of late night drinking establishments.
- The club balcony overlooks many families' gardens. It is highly inappropriate for a group of predominately middle aged men to be allowed to sit on a balcony drinking alcohol on a summer's afternoon watching young children play in their gardens. This is a significant child protection risk. As a result, it is inappropriate to allow alcohol consumption on the balcony at any time of day.
- Air pollution is also a factor. If the club is left open later, the amount of taxis and cars coming and going will increase drastically and most do not turn off their engines while they wait. Children will be exposed on all sides to an increase of car fumes and tobacco smoke.

2. The Prevention of Public Nuisance

The current clubhouse is much smaller and adjacent to far fewer houses, but parties still cause disruption to residents

- The existing clubhouse is a one-storey building set to the western end of the site. It is in a secluded location much further away from the homes which back on to the bowling club, and yet it generates a large amount of noise pollution and disruption which goes on late into the night with very loud music and very loud voices.
- Residents have been forced to complain about noise from parties at the existing clubhouse on several occasions (including as recently as 27th April)
- Example comments from residents that live near the current clubhouse:
 - “It is loud enough to force us inside on summer evenings, and we have to close our windows in order not to be pounded with loud music while we try to sleep.”
 - “We always know when the former Southey Bowling Club was hired out due to the noise, which disrupted sleep. The licence proposal, in particular the application to play music until later, will only further this disruption into our lives.”
 - “With events that they have held in the past, there is significant noise and disruption at the end of an event (and during it) with people shouting farewells and the slamming of car doors. As the bowling club is surrounded on all sides by residential dwellings, the sound really echoes around and causes a nuisance to those of us trying to sleep. I therefore wish to object strongly to this very real public nuisance.”
 - “If this application is approved then this will result in hard working families having their sleep disturbed by music and loud voices coming from the club and open balcony area. The noise of people leaving will be heard all around this enclosed area. This will cause a public nuisance. The risk of damage to peoples fences, cars and gardens is also a cause for concern as people leave the club and spill onto surrounding roads. My family have experienced the aftermath of this over the last 17 years on a few occasions as my house is the one with the fence running along the access drive.”

2. The Prevention of Public Nuisance

The size, location and intended use of the new clubhouse means that noise will be a major issue

- Given the proximity of the new club house to the bowling green, noise will carry across the green causing widespread disturbance to all bordering neighbours.
- The new clubhouse sits in a much more prominent location with no buildings between the clubhouse and the buildings backing onto the bowling green. There will be nothing to absorb the noise. It is much closer to the houses that surround the bowling green. In addition, the new clubhouse is a much larger two-storey building, and the music will be projected from the upper storey (which the club has added with the explicit intention of creating a long term revenue stream from party hire)
- There will be patrons going outside to smoke cigarettes (and potentially other substances) and after a few drinks they don't realise how even a "quiet" conversation is audible and disturbing to residents nearby.
- One of the planning conditions is that no music or amplified sound generated on the premises shall be audible at the boundary of any adjacent residential building so as to cause a statutory nuisance. Given the close proximity of the new building to so many houses, it would seem to be impossible to contain the noise generated by live music or a disco to such an extent.
- Spectators and bowlers can be surprisingly noisy when a match is in progress (and this gets noticeably worse later in the afternoon as more alcohol gets consumed). This noise will carry even further if it is coming from the balcony rather than ground level, and being able to view the Green directly from the clubhouse will encourage more drinking (and hence amp up the volume still further). It is inappropriate to allow alcohol consumption on the balcony at any time of day.
- The club is seeking permission to play live or recorded music up to 0030 at weekends. During the final approval of this development at the Planning Committee, a commitment was made to closely monitoring the noise levels coming from the club (assuming the licensing hours that currently apply to the old clubhouse). Extending the licensing hours into the middle of the night with an explicit intention to be playing live or recorded music clearly conflicts with the basis on which the planning application was approved. No amount of soundproofing will stop noise escaping from the clubhouse, especially whenever a door is opened for revellers to enter or leave the premise or to go outside for a cigarette.

2. The Prevention of Public Nuisance

The two storey clubhouse will have a massive privacy and light pollution impact

- Clubhouse lights, which have been left on all night during construction, shine directly into the rear bedrooms, kitchen and dining areas and gardens of many homes. This will only get worse when these lights are replaced by bright lighting when the club is open, including flashing disco lights when parties are in full swing
- The longer hours the club will be in open, the longer the lights will be kept on, exacerbating the problem of sleep deprivation caused by noise from the club.
- The second storey club balcony overlooks many families' gardens. It is a huge invasion of privacy for Club members and guests to be allowed to sit on a balcony drinking alcohol on a summer's afternoon watching residents relax in their gardens. It is inappropriate to allow alcohol consumption on the balcony at any time of day.
- The second storey of the new clubhouse permit drinkers on the second floor to look directly into residents bedrooms gardens, kitchens and dining areas. Alcohol should only be served on the second floor of the clubhouse when blackout curtains are pulled across the windows to limit some of the disturbance and nuisance to residents.
- Parking is already a challenge in this area, on party nights it may become almost impossible to park near our homes, significantly impacting those with families or limited mobility.
- It is worth noting that the nearest bus stop is serviced by only 2 buses. The 152 does not run after 1am and only the 163 will run 2 buses after 1am until it finishes for the night. The inebriated people leaving the bowling club in the early hours of the morning will not just be isolated to the parking lot of the bowling club, they will spill into the quiet streets seeking a way home and will potentially wake many more in the area

3. Prevention of Crime and Disorder

Intoxicated individuals will be congregating in a narrow alleyway behind many houses, in an area with a limited police presence on a Saturday night

- Access to and from the club will be via a narrow driveway that passes behind many houses. It is highly likely that intoxicated partygoers will disturb residents as they leave and there will be a constant risk of damage to fences and other property, as well as other public disorder offences.
- As this is a quiet residential area, the police presence in the area late at night is very limited. Therefore if / when disturbances occur due to excessive drinking our already overly stretched police force will not be on hand to control the situation quickly and will need to be distracted from their oversight of revellers in the centre of Wimbledon or Raynes Park.
- Within the body of the Planning Application, the Met Police determined that the majority of break-ins happen via the back of the house. Increasing the Club's licensing hours and increasing the number of non-members attending parties there, will inevitably increase the footfall at the back of our properties and increase the risk of burglaries and other break-ins.
- From experience the later the licence the more likely the parties will continue until early morning and there is no way to police this. Are there other examples of licenced premises in Raynes Park directly adjoining residential properties with music and 1am licences? I am not even aware of any of the pubs in Raynes Park town centre with such a late license

4. Public Safety

The access to/from the clubhouse will not be safe for intoxicated partygoers and club members health will be negatively impacted by long term access to cheap alcohol for extended hours

- The narrow access to the clubhouse, which is also the only access to the club car park, does not separate car and pedestrian traffic so the safety of intoxicated individuals sharing the same space as vehicles leaving the club must be at risk.
- The entrance to this driveway is a sharp turning from Lower Downs Road, with visibility into the driveway obscured by garden walls and fences, so there is a real risk that distracted Uber drivers arriving at the club may not see alcohol impaired pedestrians walking down the alley as they turn into the driveway.
- It is important to note that until construction started, the old clubhouse had separate access routes for cars (via Lower Downs Road) and for pedestrians (via the footpath to Kingston Road / Abbott Avenue)
- Since construction started, the old clubhouse can only be accessed via the footpath. This has had a pronounced impact on residents who live beside the footpath as they now get disturbed by all partygoers leaving the venue. For the new clubhouse, the single point of access via Lower Downs Road will act as a similar pinch point, compounded by noise from cars and taxis using the same access
- The Club sells alcohol at low prices, so extending licensing hours could easily lead to excessive drinking and all of the well documented clear health issues associated with both binge drinking and long-term over-consumption.

Comparable Licensing Hours

The requested hours would set a dangerous precedent for other pubs and clubs in the area

- The licensed hours of operation of similar Merton / S. London bowling clubs are as follows:
 - Merton Bowling Club, until 22.30 Monday to Sunday
 - Colliers Wood Bowling Club, until 22.30 Monday to Sunday
 - Norbury Bowling Club, until 22.30 Monday to Sunday
 - West Wimbledon Bowling Club, until 23.00 Monday to Saturday, until 22.30 Sunday
- It is notable that each of these clubs operates hours that respect the local neighbourhood and residents and minimise noise late at night, especially on a Sunday.
- The application in question by Southey Bowling Club seems excessive by comparison and not in keeping with its position as a community club, built in very close proximity to residential housing.
- Outside of bowling clubs, it is noticeable that even clubs such as Wimbledon Common Golf Club, which is not in a similarly built up area, only operates until 23.00 Monday to Saturday and until 22.30 on Sunday.
- I am not aware of any pub in Raynes Park town centre with an alcohol and music licence up to 1am

Southey Bowling Club reps joined a residents meeting on 28 Mar

Their attempt to engage was appreciated but the assertions they made were not consistent with this license application or clear statements of their intentions that they made during the planning process

| Assertions made by Southey Bowling | Facts |
|--|--|
| <p>1. "This is not a nightclub"</p> | <ul style="list-style-type: none"> • They are asking for a licence to serve alcohol up to 1am and play music until after well after midnight • When people leave the club between 1:30 and 2am (after final orders at 1am), after a night of drinking and listening to live or recorded music, the impact on local residents will be indistinguishable from a nightclub (with regards to protecting children from disturbance, public nuisance, crime & disorder and public safety) • No reference has been made to any smoking area in the application – smokers will presumably congregate by the club doors or on the balcony, creating noise and disruption, and negating the impact of any soundproofing every time they open a door |
| <p>2. "We are only asking for long licensing hours to give us flexibility"</p> <p><i>*flexibility to do what not specified</i></p> | <ul style="list-style-type: none"> • Away from this License Application, the club have been explicit that they have built a clubhouse more than 60% larger than their existing building as a revenue raising measure: <ul style="list-style-type: none"> – "Whereas some 12-14 social events are currently staged at the clubhouse per year, the Club would like to expand this to 24 as a means of raising revenue" Source: Planning Application, 15P4083_Design & Access Statement Part 01.pdf – "The new function room on the first floor is to allow a source of revenue to reinvest in the Club and provide a sustainable income stream....The accommodation has been arranged on two floors so that Club Members could socialise separately from others using the function room above". Source: 15P4083_Letters&Emails-1.pdf – "Two levels were introduced to separate parties from regular club users" Source: Michael McGrath, Club Secretary, nextdoor.com 11/02/19 • A target (not limit) of 24 parties p.a. would mean an event almost every weekend in the summer season, when the impact on local residents will be felt most keenly (children playing in their gardens under the gaze of drinkers, open bedroom windows exacerbating the impact of noise pollution as people leave the nightclub etc). |

The Club reps were not particularly interested in understanding residents concerns

Instead they raised a number of irrelevant points that demonstrated their unwillingness to even acknowledge our concerns (presumably because they have no good answers for them)

Assertions made by Southey Bowling

Facts

3. "We have been on this site since 1951"
 - The currently clubhouse is single storey, with a gross internal space of 211 sqm (versus 340 sqm for the new clubhouse). It faced out on to the old car park, backs on to a pedestrian footpath and does directly overlook any houses. The old clubhouse only has a license until 11pm.
 - We are not objecting to the license for the old clubhouse, even though residents near the current clubhouse are already harmed when parties are hosted in the club.
 - The new clubhouse is more than 60% bigger, runs parallel with both Kingston Road and Abbott Avenue and has a second storey that directly overlooks the back gardens of approximately 50 houses on Abbott Avenue, Kingston Road and Lower Downs Road.
 - We appreciate the invite, but even if we do join, none of us want the club to be open after 11pm (per the planning conditions). This means alcohol should not be served after 10:30pm (10:00pm on Sunday), with further restrictions required on the upstairs area that overlooks our neighbours' gardens (with daytimes as big an issue as evenings)
4. "We would like local residents to join the club"
 - The Bowling Club paid little or no attention to residents concerns in the planning process - they would not have built a 2 storey clubhouse overlooking our gardens, or allowed a busy footpath to become a dangerous access for cars and lorries, if they had.
 - The Licensing Application itself is disingenuous in stating that Live Music will be for "parties by members" and that Recorded Music will be "background music during opening hours". There are just not enough members to drive the level of business outlined in the planning application. The current clubhouse hosts parties with loud music which cannot be described as "background music" and no doubt the same is intended for the new building. The club currently appears on venue / DJ information sites as a venue for hire (e.g. uk-hallhire.co.uk) with no indication that only members can hire it.
 - The club are already attempting to break explicit planning conditions limiting their opening hours to 11pm before construction has even finished. If they cannot be trusted to abide by legal commitments, it would be incredibly naïve to trust their warm words
5. "Please trust us – we do not want to do anything that negatively impacts residents, if residents have issues we will address them"
 - The Licensing Application itself is disingenuous in stating that Live Music will be for "parties by members" and that Recorded Music will be "background music during opening hours". There are just not enough members to drive the level of business outlined in the planning application. The current clubhouse hosts parties with loud music which cannot be described as "background music" and no doubt the same is intended for the new building. The club currently appears on venue / DJ information sites as a venue for hire (e.g. uk-hallhire.co.uk) with no indication that only members can hire it.
 - The club are already attempting to break explicit planning conditions limiting their opening hours to 11pm before construction has even finished. If they cannot be trusted to abide by legal commitments, it would be incredibly naïve to trust their warm words

Conclusions and recommendations

- The Licensing Committee should **reject this application** for an alcohol and music license on the grounds that:
 - a. It conflicts with all four licensing objectives
 - b. It conflicts with the planning conditions under which the clubhouse is being built
 - c. It risks setting a dangerous precedent for other pubs and clubs in the area

- The Club should be instructed to return with a fresh application that addresses the licensing objectives and is consistent with its planning conditions and the licenses of similar premises elsewhere

- Key elements of this fresh application should include:
 - Core licensing hours in alignment with the planning conditions, which would mean stopping serving alcohol and playing music no later than 10:30pm (10:00pm on Sundays)
 - No alcohol on the second floor balcony at any time of day
 - Measures to protect resident’s privacy when the second floor of the clubhouse is hosting a party (e.g. blackout curtains)
 - An explanation of how they will manage access to and from the clubhouse when parties are being hosted to minimise public nuisance and public safety risk
 - An explanation of how they will provide evidence that parties are only for genuine long-term members
 - An explanation of what they mean by “background music”
 - An explanation of where the designated smoking area will be and an assessment of how this will impact on neighbouring residents

APPENDIX – Examples of resident’s comments

1. Protection of Children From Harm

Example comments from parents

- “We have two young children in the bedroom facing the clubhouse and people wandering around inebriated/loud music/taxi’s coming and going will only disturb their sleep.”
- “The imposing clubhouse looms over our back garden and looks directly into my two young children’s shared bedroom. Extending the licencing hours will only disturb our children’s sleep as late night revellers hang outside smoking, talking and allowing music to escape through open doors.”
- “The new club has a terrace on the first floor and numerous doors allowing people to be outside. The noise through the open doors of the club and people using the terrace will travel across the field disturbing residents during the quiet rest hours. The people affected will be all those backing the bowling field from three roads: Kingston Road, Lower Downs Road and Abbott Avenue. Like in all residential areas, children from new born babies to teenagers preparing for their exams, reside here as well. The noise will have a detrimental impact on their health.”
- “I have huge concerns with the traffic of partygoers in the pathways and areas around my house, since I have 2 small children and just a simple fence between my residence and the bowling club. This liquor license can put our families at risk as would allow intoxicated people circulating on late hours along the narrow and dark pathways around the club. This creates opportunity for crime and disorder, nothing different can be expected from a combination of late hours, alcohol and dark pathways.”
- “We have three children and it is crucial for my family that any loud music after 23.00 will create harm to their good wellbeing by preventing a peaceful environment and good sleep at the time when they shall sleep.”
- “We have had previous negative experiences from the bowling club even at midnight. 1.00 am would be a greater infringement. Previously we have had to witness people vomiting and having sex outside our back fence. I have a young son whose bedroom overlooks the back garden and activities like this could be disturbing for him. It is a densely residential area and not really appropriate for weekend clubbers”
- “We back on to the property and I am concerned about the disturbance to my family’s sleep. The lights from the property shine right into our bedroom and we have had to modify our bedroom to try and keep the light from disturbing our sleep. The noise from people and cars coming and going will be going on into the early hours of the morning affecting our ability to sleep. I am concerned about the amount of exposure my children, wife and I will have to endure when out in the garden, eating dinner in our dining room, cooking in the kitchen and generally living in our home. The ability for those on the second floor to look directly into our home from 11am until after last orders at 1am is completely unnecessary.”
- “Our neighbours have had glass beer bottles thrown into their yard from the bowling club. I do not want to have to constantly be worried that my children may be stepping on shattered glass entailing a trip to A & E for stitches.”
- “The area behind my house used to be a bowling green. It is now a parking lot. My children will be exposed on all sides to an increase of car fumes and tobacco smoke. All of which can cause lung issues and more recently has even been sited with an increase in teenage psychosis.”

2. The Prevention of Public Nuisance

Example comments

- “This club is 1 meter from my rear garden and 4 meters from my kitchen’s door. I have been dealing with the noise, lack of privacy in my bedroom and dining room, big machines running close to my fence and the damage caused to my property for many months now, as already communicate to the council in many occasions. The noise and level of disturbance will be unbearable if the council allows a night club running so close to my door.”
- “Currently the club field is a closed sound area with perfect acoustic dissemination where you can hear well all the noise or even conversations made at the opposite side of the field. There was a lot of noise during construction and I am extremely concerned over the nuisance new application will bring.”
- “In the hot and humid summer months it is clear that open windows and doors at the club will exacerbate the disturbance. This is bound to happen despite assurances from the club. It is entirely unreasonable for activities within the clubhouse to impact on the sleep and quiet enjoyment of local residents to such late hours. The further noise caused by drunk/noisy/inconsiderate people returning their cars to depart will be an unacceptable nuisance at the requested late hours.”
- “The last year of building work has been bad enough to endure. Now that the clubhouse is built, our right to peaceful enjoyment of our own home has been further impacted by clubhouse lights which are left on all night shining directly across into our rear bedrooms, kitchen and dining area, disturbing our use of these rooms in our home. The level of disturbance and impact on our privacy and on that of many other residents will only increase once the club is in use”
- “During the last year I have repeatedly stopped the builders chopping a tree, within our premises, down to make way for their lorries. This is our only level of privacy left before people are able to watch us in our gardens from the second storey. The clubhouse is now built and we now have lights left on at night shining directly at our house. The level of disturbance will only increase once the club starts being rented out to the general public.”
- “These hours, for what purports to be a social club for mostly elderly respectful gentlefolk, would not be in keeping with the proposed clientele of the bowls club. It is obvious that the club intends to hire out their facilities for other functions likely to attract a much more boisterous, noisy and socially disruptive people who are in turn more likely to cause significant public nuisance especially if leaving the club intoxicated.”
- “Even though the venue may stop serving alcohol at 1am, there will be an even longer allowance for people to leave, stretching even further into the early hours of the night. There will be inebriated people smoking outside, having loud conversations outside, taxi’s coming and going, car doors slamming, idle engines running and potential altercations right outside our back garden. The neighbourhood will be kept awake and on edge. The club have made no secret about their wish to rent out one floor to the general public and so we are not just talking about the idle sport chat of bowlers, but additionally the nuisance caused from a function room full of people who are out to have a good night.”

3. Prevention of Crime and Disorder

Example comments from residents

- “Two months ago we had a bad burglary at Kingston Road when the intruders climbed over the back of the access road, which leads to the bowling clubhouse, on a Friday evening at 6pm. Last month Kingston Road was targeted by more burglars who were caught setting up an access/escape over the fence onto the same access road. It is not a coincidence that the construction of the clubhouse has given rise to more opportunistic burglars trying their luck as the building now shelters residents sightlines.”
- “I am particularly concerned that having a late license could make the Southey club a magnet when other pubs and clubs have closed for the night. As the club is bound on all four sides by the gardens at the back of residential homes it is very secluded, quiet and dark at night (with no street lights and not even the possibility of being disturbed by someone walking their dog!) unlike say a pub on a well lit main road. Many forms of potential crime are far more likely in a secluded, unpoliced location (e.g. vandalism, violent disorder, drug taking, buying / selling drugs), with many alleyways giving perfect escape routes if needed”
- “Within the body of the Planning Application, the Met Police determined that the majority of break-ins happen via the back of the house. Our property borders both the alley way and the car park. My next door neighbour was burgled last month. She has lived in the property for decades and never had this happen to her. Our house was also visited by intruders climbing into our back garden a few weeks ago. The increase in foot traffic behind our house at unsociable times opens us up to a new level of safety issues.”
- “I am also concerned that after a long night of drinking, there may be altercations outside the clubhouse resulting in violence. Due to the quiet, residential layout of our neighbourhood, we are very lightly policed. With the impending budget cuts I question if the police could attend to any issues if they arise.”
- “It is unlikely that users of the club would exclusively be members. A late night drinking establishment will attract late night drinkers and provide increased levels of intoxication. This would lead to the likely increase of crime and disorder, damage to properties and behaviour fitting of a early morning in a town centre. As the users would not necessarily be members, the club would have less control over them and their behaviour.”

4. Public Safety

Example comments from residents

- “The narrow alley that separates my property from the edge of the bowling building is not designed and does not contain infrastructure to prevent intoxicated people of doing wrong and will rapidly become an area of fear. I am extremely concerned to the safety of my two young children that need their sleeping hours to allow their normal development. The access to the alley will also be a problem as there are great chances that this area will become unusable and a repository of empty cans, cigars, broken glasses and more.”
- “I am especially concerned that the application includes prolonged licensing hours several times each week in an establishment likely to sell alcohol at low cost. Both the prolonged hours and low cost have been shown in high quality peer reviewed studies to correlate closely with the prevalence of alcohol dependence, crime, disorder, reduced public safety, increased public nuisance and harm to children”.

From: Edward Ash

Sent: 01 May 2019 14:18

To: Licensing <Licensing.Licensing@merton.gov.uk>; Amy Dumitrescu <Amy.Dumitrescu@merton.gov.uk>

Cc: Councillor David Dean; Councillor Anthony Fairclough <Anthony.Fairclough@merton.gov.uk>; Councillor Simon McGrath <Simon.McGrath@merton.gov.uk>

Subject: WK/201813094 Licence application for Southey Bowling Club

Dear Amy and members of the licencing team,

At around 11:30 on Saturday night as I was preparing to go to bed I was disturbed by music and voices coming from the clubhouse at Southey Bowling Club.

As this was well beyond their current licencing hours, I decided to walk round to the clubhouse to ask them to stop. At the entrance to the club, I bumped into the club secretary Michael (Mick) McGrath whom I believe is the club secretary. I have met this gentleman once before, so I decided to talk to him to make the point that it was very late and very noisy.

I videoed this conversation on my mobile phone. Please find attached a link to the video. The video metadata dates the recording at 27 April 2019 23:39.

That the club is so willing to openly flout it's current licence terms, to selfishly pursue its own purposes, and disregard the wellbeing of its neighbours is evidence that the club needs tighter control, not a later licence.

I ask the licensing sub-committee to review and consider this as further evidence that extending the hours of operation would be inappropriate.

In the light of this breach of their existing licence, I ask that the licencing department take remedial action.

Kind regards,

Edward Ash

< **Details**

Edit

Date 27 April 2019 23:39

Size 160.92 MB | Resolution 1920x1080

Duration 1:18

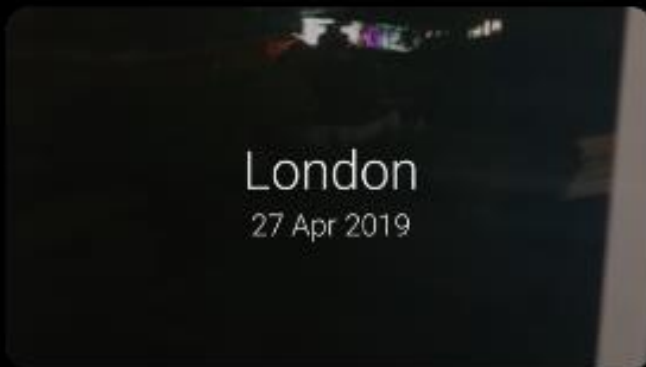
Path /Internal storage/DCIM/Camera

Title 20190427_233751.mp4

LOCATION

To see where this video was taken, turn on Show location information in [Gallery settings](#).

STORIES



TAGS

No tags



From: Stephanie Lucca Nailon
Sent: 02 May 2019 21:25
To: Amy Dumitrescu <Amy.Dumitrescu@merton.gov.uk>
Subject: Re: Licensing Sub-Committee Meeting - Southey Bowling Club

Hi Amy,

Please find attached my supporting evidence.

The first is a PDF document containing the Planning Permission granted to the site in application 18/P3154. I wish to draw the committees attention to sections 9, 10 and 25. These same restrictions were outlined in prior documents for the site under 17/P3005 and 15/P4083 and all versions explicitly state the hours of operation should not exceed 2300 Monday to Saturday and 2230 on Sunday. Further, it is stated that no music or other amplified sounds generated on the premises should be audible at the boundary of any adjacent property. Live music and an extended license will directly contravene these orders.

As the committee has not visited the site, I also attach two photos for context:

1. The first is of the narrow alleyway off Lower Downs Road which will be used as an entry and exit to the club. The alleyway is barely big enough for a car and would pass extremely close to pedestrians. In the darkness and after extended hours drinking, this can be a dangerous situation.
2. The second photo is to illustrate the scale of the clubhouse and it's proximity to homes. Where residents once backed on to a peaceful, quiet bowling green, there is a now an imposing building at the edge of our gardens. Surrounded on all sides in close proximity are homes. Its location is not suited for the hours requested in the application nor the permission requested to have live music played.

Thank you for your time and help thus far.

Kind Regards,
Stephanie

Rob Nursey
Robert Davies John West Ltd
The Courtyard
59 Church Street
Staines-upon-Thames
TW18 4XS

Planning Department
London Borough Of Merton,
Civic Centre,
London Road,
Morden
Surrey
SM4 5DX

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission Decision Notice 18/P3154

The London Borough of Merton, as Local Planning Authority, hereby **GRANTS Planning Permission** for the works specified in the First Schedule below subject to the conditions specified in the Second Schedule below.

First Schedule - Particulars of application

Application Number: 18/P3154

Location: Southey Bowling Club
557 & 559 Kingston Road
Raynes Park
SW20 8SF

Proposal: DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE WITH ERECTION OF 9 HOUSES WITH NEW ACCESS FROM KINGSTON ROAD; ERECTION OF NEW BOWLS CLUB BUILDING AND ASSOCIATED FACILITIES, INCLUDING A NEW CHANGING ROOM BUILDING AND RELOCATION OF GROUNDSMAN'S STORE USING EXISTING ACCESS TO LOWER DOWNS ROAD. - APPLICATION TO VARY CONDITION 2 (APPROVED DRAWINGS) ATTACHED TO LBM PLANNING APPLICATION 15/P4083, TO ALLOW FOR ADDITIONAL DORMER WINDOWS AND A/C UNITS.

Approved Plans: See Condition 2 (Approved plans).

Second Schedule - Conditions

- 1 The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of the issuing of planning permission ref 15/P4083 (the effective date is 19 December 2019).

Reason: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: L2494/04, L2494/05, L2494/06, PL08 A, L2494/08 A, L2494/09 A, 11A, 16B, 17B, L2494/20, 21, L2494/sk27 A, L2492/40 D, L2494/41 B, L2494/49 B and L2494/57.

Reason: For the avoidance of doubt and in the interests of proper planning

3 No development shall take place on the residential or recreational developments respectively until details of particulars and samples of the materials to be used on all external faces of the development hereby permitted, including window frames and doors (notwithstanding any materials specified in the application form and/or the approved drawings), have been submitted to the Local Planning Authority for approval. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details.

Alternatively, the development shall be carried out in accordance with details previously agreed under the discharge of Condition 3 under application ref. 18/P1609.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

4 No development shall take place on the residential or recreational developments respectively until details of the surfacing of all those parts of the site not covered by buildings or soft landscaping, including any parking, service areas or roads, footpaths, hard and soft have been submitted in writing for approval by the Local Planning Authority. No works that are the subject of this condition shall be carried out until the details are approved, and the development shall not be occupied / the use of the development hereby approved shall not commence until the details have been approved and works to which this condition relates have been carried out in accordance with the approved details.

Alternatively, the development shall be carried out in accordance with details previously agreed under the discharge of Condition 4 under application ref. 17/P3578.

Reason: To ensure a satisfactory standard of development in accordance with the following Development Plan policies for Merton: policies 7.5 and 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Policies Plan 2014.

5 No development shall take place on the residential or recreational developments respectively until details of all boundary walls or fences are submitted in writing for approval to the Local Planning Authority. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall not be occupied / the use of the development hereby approved shall not commence until the details are approved and works to which this condition relates have been carried out in accordance with the approved details. The walls and fencing shall be permanently retained thereafter.

Alternatively, the development shall be carried out in accordance with details previously agreed under the discharge of Condition 5 under application ref. 17/P3578.

Reason: To ensure a satisfactory and safe development in accordance with the following Development Plan policies for Merton: policies 7.5 and 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Policies Plan 2014.

6 Notwithstanding the provisions Classes A and B, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extension or enlargement of the dwellinghouse other than that expressly authorised by this permission shall be carried out without planning permission first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future Development plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer, rooflight or door other than those expressly authorised by this permission shall be constructed without planning permission first obtained from the Local Planning Authority.

Reason: To safeguard the amenities and privacy of the occupiers of nearby properties and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

8 The residential development hereby approved shall not be occupied and the use of the Clubhouse building hereby approved shall not commence until the refuse and recycling storage facilities shown on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling material and to comply with the following Development Plan policies for Merton: policy 5.17 of the London Plan 2016, policy CS17 of Merton's Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Policies Plan 2014.

9 The bowling clubhouse hereby permitted shall operate only between the hours of 1100 to 2300 Monday to Saturday and 1200 to 2230 on Sundays.

Reason: To safeguard the amenities of surrounding area and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2016, policy CS7 of Merton's Core Planning Strategy 2011 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

10 No music or other amplified sound generated on the premises shall be audible at the boundary of any adjacent residential building so as to constitute a statutory nuisance

Reason: To safeguard the amenities of surrounding area and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2016, policy CS7 of Merton's Core Planning Strategy 2011 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

11 No development on the recreational development hereby approved shall commence until a scheme for the soundproofing of the building to prevent the transmission of noise and vibration has been submitted in writing for approval to the Local Planning Authority. No works which are the subject of this condition shall be carried out until the details are approved, and the clubhouse development shall not be occupied unless the measures have been approved and carried out in strict accordance with the approved details and those measures shall thereafter be retained for use at all times from the date of first occupation.

Alternatively, the development shall be carried out in accordance with details previously agreed under the discharge of Condition 11 under application ref. 17/P3578.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2016 and policies DM D2, DM D3, DM EP2 and DM EP4 of Merton's Sites and Policies Plan 2014.

12 The use of the clubhouse hereby permitted shall not commence until detailed plans and specifications of a kitchen ventilation system, including details of sound attenuation for a kitchen ventilation extract system and odour control measures have been submitted to and approved in writing by the Local Planning Authority. The kitchen ventilation extract system shall be installed in accordance with the approved plans and specifications before the use commences and shall be permanently retained as such thereafter.

Alternatively, the development shall be carried out in accordance with details previously agreed under the discharge of Condition 12 under application ref. 17/P3578.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and to ensure compliance with the following Development Plan policies for Merton: policies 7.14 and 7.15 of the London Plan 2016, policy CS7 of Merton's Core Planning Strategy 2011 and policies DM EP2 and DM EP4 of Merton's Sites and Policies Plan 2014.

13 Any external lighting shall be positioned and angled to prevent any light spillage or glare beyond the site boundary.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policies DM D2 and DM EP4 of Merton's Sites and Policies Plan 2014.

- 14** No development shall take place on the residential or recreational developments respectively until full details of a landscaping and planting scheme has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved before the commencement of the use or the occupation of any building hereby approved, unless otherwise agreed in writing by the Local Planning Authority. The details shall include on a plan, full details of the size, species, spacing, quantities and location of proposed plants, together with any hard surfacing, means of enclosure, and indications of all existing trees, hedges and any other features to be retained, and measures for their protection during the course of development.

Alternatively, the development shall be carried out in accordance with details previously agreed under the discharge of Condition 14 under application ref. 18/P0858

Reason: To enhance the appearance of the development in the interest of the amenities of the area, to ensure the provision sustainable drainage surfaces and to comply with the following Development Plan policies for Merton: policies 5.1, 7.5 and 7.21 of the London Plan 2016, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, F2 and O2 of Merton's Sites and Policies Plan 2014.

- 15** All hard and soft landscape works for the residential and recreational developments respectively shall be carried out in accordance with the details previously submitted to and approved by the Local Planning Authority in writing. The works shall be carried out in the first available planting season following the completion of the residential or recreational developments respectively or prior to the occupation of the residential dwellings or use of the clubhouse, whichever is the sooner, and any trees which die within a period of 5 years from the substantial completion of the development, are removed or become seriously damaged or diseased or are dying, shall be replaced in the next planting season with others of the same approved specification, unless the Local Planning Authority gives written consent to any variation. All hard surfacing and means of enclosure shall be completed for the residential and recreational developments before each development is occupied.

Alternatively, the development shall be

Reason: To enhance the appearance of the development in the interest of the amenities of the area and to comply with the following Development Plan policies for Merton: policies 7.5 and 7.21 of the London Plan 2016, policy CS13 of Merton's Core Planning Strategy 2011 and policies DM D2 and O2 of Merton's Sites and Policies Plan 2014.

- 16** No development [including demolition] pursuant to this consent shall commence until an Arboricultural Method Statement and Tree Protection Plan, drafted in accordance with the recommendations and guidance set out in BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority and the approved details have been installed. The details and measures as approved shall be retained and maintained, until the completion of all site operations.

Alternatively, the development shall be carried out in accordance with details previously agreed under the discharge of Condition 16 under application ref. 18/P0858.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Policies Plan 2014.

- 17** The details of the Arboricultural Method Statement and Tree Protection Plan shall include the retention of an arboricultural expert to supervise, monitor and report to the LPA not less than monthly the status of all tree works and tree protection measures throughout the course of the construction period. At the conclusion of the construction period the arboricultural expert shall submit to the LPA a satisfactory completion statement to demonstrate compliance with the approved protection measures.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2016, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Policies Plan 2014.

18 No development on the residential use shall commence until details of the shared vehicular and pedestrian access from Kingston Road have been submitted in writing for approval to the Local Planning Authority. The details shall include on a plan full details of the surface treatment and lighting of the pathway. No works that are subject of this condition shall be carried out until those details have been approved, and the residential development shall not be occupied until those details have been approved and completed in full.

Alternatively, the development shall be carried out in accordance with details previously agreed under the discharge of Condition 18 under application ref. 17/P3578.

Reason: In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies CS18 and CS20 of Merton's Core Planning Strategy 2011 and policies DM T2, T3, T4 and T5 of Merton's Sites and Policies Plan 2014.

19 The vehicle parking area shown on the approved plans shall be provided before the commencement of the buildings or use hereby permitted and shall be retained for parking purposes for occupiers and users of the development and for no other purpose.

Reason: To ensure the provision of a satisfactory level of parking and comply with the following Development Plan policies for Merton: policy 6.13 of the London Plan 2016, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T3 of Merton's Sites and Policies Plan 2014.

20 The residential development hereby permitted shall not be occupied until the cycle parking shown on the plans hereby approved has been provided and made available for use, and the use of the clubhouse hereby permitted shall not be occupied until the cycle parking shown on the plans hereby approved has been provided and made available for use. These facilities shall be retained for the occupants of and visitors to the development at all times.

Reason: In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies CS18 and CS20 of Merton's Core Planning Strategy 2011 and policies DM T2, T3, T4 and T5 of Merton's Sites and Policies Plan 2014.

21 Prior to the use of the clubhouse building hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall follow the current 'Travel Plan Development Control Guidance' issued by TfL and shall include:

- (i) Targets for sustainable travel arrangements;
- (ii) Effective measures for the on-going monitoring of the Plan;
- (iii) A commitment to delivering the Plan objectives for a period of at least 5 years from the first occupation of the development;
- (iv) Effective mechanisms to achieve the objectives of the Plan by both present and future occupiers of the development.

The recreational development shall be implemented only on accordance with the approved Travel Plan.

Reason: To promote sustainable travel measures and comply with the following Development Plan policies for Merton: policy 6.3 of the London Plan 2016, policies CS18, CS19 and CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

22 Prior to the commencement of the development hereby permitted, a Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to the first occupation of the development hereby permitted and shall be so maintained for the duration of the use, unless the prior written approval of the Local Planning Authority is first obtained to any variation.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies 6.3 and 6.14 of the London Plan 2016, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

- 23** Surface water from private land shall not discharge on to the public highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. Before any part of the development hereby permitted is first occupied, the surface water drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.

Alternatively, the development shall be carried out in accordance with details previously agreed under the discharge of Condition 23 under application ref. 17/P3578.

Reason: To ensure satisfactory means of surface water drainage, to reduce the risk of flooding and to comply with the following Development Plan policies for Merton: policy 5.13 of the London Plan 2016, policy CS16 of Merton's Core Planning Strategy 2011 and policy DM F2 of Merton's Sites and Policies Plan 2014.

- 24** No part of the new dwellinghouses hereby approved shall be occupied until evidence has been submitted to the council confirming that the development has achieved not less than the CO2 reductions (ENE1), internal water usage (WAT1) standards equivalent to Code for Sustainable Homes level 4. Evidence requirements are detailed in the "Schedule of evidence Required for Post Construction Stage from Ene1 & Wat1 of the Code for Sustainable Homes Technical Guide. Evidence to demonstrate a 25% reduction compared to 2010 part L regulations and internal water usage rates of 105l/p/day must be submitted to, and acknowledged in writing by the Local Planning Authority, unless otherwise agreed in writing.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: policy 5.2 of the London Plan 2016 and policy CS15 of Merton's Core Planning Strategy 2011.

- 25** Other than for the purposes of maintenance and in the case of an emergency, the bowling clubhouse balcony hereby permitted shall not be used between the hours of 2100 to 1100 Monday to Sunday.

Reason: To safeguard the amenities of the surrounding area and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2016, policy CS7 of Merton's Core Planning Strategy 2011 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

- 26** No part of the residential development hereby approved shall be occupied until the applicant has entered into a highways agreement with London Borough of Merton's Highway Team for the reconstruction and widening of the existing vehicle crossover with such works deriving from the agreement having been completed.

Reason: In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies CS18 and CS20 of Merton's Core Planning Strategy 2011 and policy DM T2, T3, T4 and T5 of Merton's Sites and Policies Plan 2014.

- 27** A noise survey shall be undertaken and submitted to the Council before first occupation of the non-residential part of development to verify to the satisfaction of the local planning authority that the specified levels are achieved. If the levels are not achieved then additional mitigation measures, to have first been submitted to and agreed in writing by the local planning authority shall be installed before first occupation and shall be retained and maintained thereafter.

Reason: To protect the amenities of the occupiers in the local vicinity and to accord with Sites and Policies Plan policy DM.EP2

- 28** Noise levels (expressed as the equivalent continuous sound level) LAeq (15 minutes), from the new air conditioning units combined shall not exceed LA90-10db at the boundary with any residential property. The air conditioning system serving the function hall space shall only be used between the hours of 10.00 and 00.00 hours Monday to Saturday and between 11.00 and 23.30 hours on Sundays.

Reason: To safeguard neighbour amenity and to comply with London Plan policy 7.15 and Merton's Sites and Policies Plan policy DM.EP2

- 29** Informative.

In the interests of good neighbourliness, the applicant is encouraged not to operate the function hall air conditioning units other than when the function hall is in use and that a suitable maintenance contract is in place to ensure the smooth operation of the air conditioning equipment to achieve optimum performance and avoid any unnecessary increases in background noise.

Date of Decision:

14 December 2018

Signed.....



For and on behalf of the Head of Sustainable Communities.

Note: This approval confers permission under the Town and Country Planning Acts only. It does not confer consent or approval under any other statutory enactment; including the Building Regulations. Failure to obtain all necessary consents may result in enforcement action. It is emphasised that no variation from the deposited plans or particulars will be permitted unless previously authorised in writing by the London Borough of Merton

Please read attached notes.

WK/201813094 - Southey Bowling Club

As the committee has not visited the site, I also attach two photos for context:

1. The first is of the narrow alleyway off Lower Downs Road which will be used as an entry and exit to the club. The alleyway is barely big enough for a car and would pass extremely close to pedestrians. In the darkness and after extended hours drinking, this can be a dangerous situation.



2. The second photo is to illustrate the scale of the clubhouse and its proximity to homes. Where residents once backed on to a peaceful, quiet bowling green, there is now an imposing building at the edge of our gardens. Surrounded on all sides in close proximity are homes. Its location is not suited for the hours requested in the application nor the permission requested to have live music played.

