

PLANNING APPLICATIONS COMMITTEE 14 NOVEMBER 2019

APPLICATION NO.
19/P2421

DATE VALID
19/06/2019

Address/Site

SMART Centre, Canterbury Road, Morden, SM4 6PT.

Ward

St. Helier

Proposal:

**INSTALLATION OF A MULTI USE GAMES AREA
WITH ERECTION OF PERIMETER FENCING AND
ROOF NET**

Drawings and documents – see Appendix 1

Contact Officer:

Peter Milles (0208 545 3042)

RECOMMENDATION

Grant planning permission subject to conditions.

CHECKLIST INFORMATION

- S106: No.
- Is a Screening Opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Site notice: No
- Design Review Panel consulted: No
- Number of neighbours consulted: 51
- External consultations: Yes (Sport England)
- Controlled Parking Zone: No.
- PTAL: 3
- Flood Zone: Flood Zone 1 (low probability)
- Conservation Area: No.
- Listed Building: No.
- Protected trees: No.

1. INTRODUCTION

- 1.1 This application is being brought to the Planning Applications Committee for determination due to the nature and number of objections received.

2. SITE AND SURROUNDINGS

- 2.1 The Smart Centre, a part two, part single storey building, is a secondary pupil referral unit that provides education for children who are excluded, or otherwise unable to attend a mainstream school. The application site is on the western side of Canterbury Road, opposite the junction with Darley Gardens. The site is generally flat and is an irregular shaped parcel with a frontage to Canterbury Road of some 160m. The total site area is some 10,500sqm, with the submitted redline boundary around the proposed facility 210m².
- 2.2 The land is currently fenced and gated with vehicle access from the main car parking area to the south which serves both the Smart Centre and the Council's Chaucer training centre, and has 98 spaces and 2 disabled spaces. The site is surface with tarmac and provides an informal outdoor space for the school but is marked out and can be brought into use as overspill parking (14 spaces including 1 disabled bay). There are three semi mature trees along the Canterbury Road set immediately behind the boundary fence.
- 2.3 The surrounding area is residential in character with two storey terraced dwellinghouses being the predominant housing type.

3. CURRENT PROPOSAL

- 3.1 The proposal is for the installation of a Multi-Use Games Area (MUGA) with erection of perimeter fencing and roof net. The MUGA provides a range of sporting activities within the facility such as football, volleyball, basketball and kwik cricket. The MUGA would be built over the existing Macadam Playground. No floodlighting or use of amplified music is proposed.
- 3.2 The MUGA will be available for use by the Smart Centre School and is proposed to be available for wider community use (including local organizations and clubs). The proposed hours of operation are scheduled to allow for wider community use (both inside and outside general school hours) and this matter is discussed later in this report. The MUGA will be maintained by the Smart Centre School.

Layout

- 3.3 The facility would be 20m x 10m with 3.66m x 1m goal recesses. There would be 2 single gates at either end of the facility providing general access as well as access for maintenance and emergency purposes. A new access point is not proposed. The facility would utilise existing arrangements for the Smart Centre School. The surface would consist of a synthetic carpet system with sand infill and prefabricated shockpad. The existing school boundary fence would be retained.

External materials

- 3.4 The MUGA would be enclosed by a 4m high twin bar sports rebound fencing with 2m ball stop netting over connecting to roof net at 6m high.

Trees and landscaping proposals

3.5 2 semi mature trees area are proposed to be removed.

Opening/operating hours

3.6 The proposed MUGA will not be illuminated by floodlights. Use of the facility will therefore be limited by seasonal availability of daylight.

3.7 Proposed hours of operation as follows:
MUGA Facility – for Smart Centre School use: 8:15 – 16:00

MUGA Facility – for Community Use:

January	16:00 – 17:00
February	16:00 – 18:00
March	16:00 – 18:00
April	16:00 – 17:00
May	16:00 – 20:00
June	16:00 – 20:00
July	16:00 – 20:00
August	16:00 – 20:00
September	16:00 – 17:00
October	16:00 – 16:00
November	16:00 – 17:00
December	No community use
Outside of School Term (excluding the month of December)	10:00 – 16:00

Parking provision

3.8 Overspill parking currently marked out on the site would be removed and no additional vehicle parking spaces are proposed.

Amended proposal

3.9 The application before committee comprises an amended set of proposals. Following the initial submission of the application, officers engaged with the applicant regarding the proposed hours of operation and the opportunity to cater for wider community needs. Officers also raised concerns regarding the loss of existing trees (identified trees are not listed or subject to a Tree Protection Order (TPO)). Amended plans and hours of operation were received. The hours of operation were increased to outside of school hours subject to seasonal availability of natural light, limiting the facility to a maximum use of 8pm (summer months only). The proposed location of the MUGA has also been relocated 3m to the north to retain one of the three existing trees.

4. RELEVANT PLANNING HISTORY

4.1 91/P0950 - CHANGE OF USE OF CHAUCER BUILDING TO ARTS EDUCATION AND PROFESSIONAL DEVELOPMENT CENTRE.

CHANGE OF USE OF CANTERBURY BUILDING TO LEARNING SUPPORT SERVICES AND SCRAP SCHEME STORE. Deemed Consent 07/01/1992.

5. CONSULTATION

5.1 Public consultation was undertaken by way of letters sent to 51 neighbouring properties. The outcome of the consultation process is summarised as follows.

5.2 3 letters have been received, including a petition with 12 signatures. Objections were raised on the following grounds:

- Impact on neighbouring amenity/amenity of the local area which is a quiet residential area. Increased hours of operation beyond school hours.
- Impact of future installation of lighting/ floodlights and associated increase hours of operation.
- Safety concerns for residents of anti-social behaviour due to use by non-school groups, loitering and use outside of school hours.
- Increased litter.
- Removal of trees will impact the landscape amenity of the area.
- Visual bulk of the facility at 6m in height along Canterbury Road.
- Request to restrict to school use only, for use between the hours of Mon-Fri 8:30am-3:30pm.
- No additional parking proposed. Demand for off-street parking will increase.

5.3 Following the receipt of an amended proposal, a second 21 day round of consultation was undertaken. 2 letters of objection were received. The additional concerns raised beyond the summarised comments from the first round of consultation are summarised as follows:

- Difficult access for emergency services along Canterbury Road, particularly at the junction with Darley Gardens. Narrow road with off-street parking.
- Statement conflict for the proposed hours of operation in the Design and Access Statement. Page 4 states weekend use of the facility and page 10 states no weekend use is proposed.
- Will an acoustic fence or other attenuation measure be installed to stop noise travelling?

Internal consultees.

5.4 Future Merton:

Raise no objection.

- Policy CS11 (e) supports the multi-use of social, education, cultural and recreational facilities. Para 19.20 and 19.21 of the Core Strategy highlights the importance of offering facilities such as sports facilities to the wider community particularly for out of hours use, identifying that co-operative effort is required between local

stakeholders to help share use and encourage dual purpose of facilities.

- The London Plan (2016) Policy 3.18 (E) states “Development proposals which maximise the extended or multiple use of educational facilities for community or recreational use should be encouraged.”
- The proposed development is for a MUGA on an existing school site.
- Recommendation should include a condition to allow for community use outside of school hours and for a ‘Community Use Agreement’ to be agreed to enable the management of MUGA activities outside of school hours.

5.5 Transport Planning:

Raise no objection subject to conditions (Construction Logistic Plan).

- The School currently share 98 no. car parking spaces including 2 no. disabled spaces with the Chaucer Centre and these spaces will continue to be utilised by the new proposal. The new MUGA will be used by the School during School hours (term time) and by local clubs/groups outside of these hours. It is therefore considered that additional parking provision will not be necessary as outside school term time parking will be provided via spaces normally used by the School.
- The parking bays painted on the existing proposal site asphalt are not used for parking and therefore the loss of these (by the introduction of the proposed MUGA), will not affect the school’s current parking provision.

5.6 Environmental Health Officer:

Raise no objection subject to conditions regarding hours of use.

The Environmental Health Officer has potential concerns should the facility not have some restrictions on days and times of use. The officer recommends that a planning condition is incorporated into the decision notice in the case of a recommendation of permission to restrict the hours to those stipulated in the application.

5.7 Tree and Landscape Officer:

- Raise no objection subject to conditions:
 - Tree Protection
 - Site supervision (Trees)
 - Landscaping –full details including replacement trees
- It is proposed to remove two semi-mature trees as part of the works to enable the MUGA to be constructed.
- There is scope to plant new trees. This site is part of the Chaucer Centre, which is under a single ownership. Therefore it would appear that there has to be scope to find locations for new trees. One obvious location is the small rectangular area to the south of the proposed MUGA.
- Given that there are objections to the proposed loss of the three trees, I would suggest that the applicant should submit proposals for their replacement.

- 5.8 Flood Risk/Drainage Officer:
No objection subject to a condition for a scheme for surface and foul water and drainage and informative.

External consultees:

- 5.9 Sport England:
- Raise no objection.
 - The proposed development does not fall within Sport England's statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306), therefore Sport England has not provided a detailed response in this case, but would wish to give the following advice to aid the assessment of this application.
 - General guidance and advice can however be found on our website: www.sportengland.org/planningapplications
 - If the proposal involves the provision of a new sports facility, then consideration should be given to the recommendations and priorities set out in any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority may have in place. In addition, to ensure they are fit for purpose, such facilities should be designed in accordance with Sport England, or the relevant National Governing Body, design guidance notes: <http://sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

6. POLICY CONTEXT

6.2 NPPF - National Planning Policy Framework (2019):

Relevant sections:

- 8 Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places

6.3 London Plan (2016)

- 3.1 Ensuring equal life chances for all
- 3.16 Protection and enhancement of social infrastructure
- 3.18 Education facilities
- 3.19 Sports facilities
- 5.13 Sustainable drainage
- 6.13 Parking
- 7.5 Public Realm

6.4 Adopted Merton Core Planning Strategy (July 2011)

- CS11 Infrastructure
- CS13 Open Space, Nature Conservation, Leisure and Culture
- CS14 Design
- CS15 Climate Change
- CS16 Flood Risk Management

CS20 Parking

6.5 Adopted Merton Sites and Policies Plan and Policies Map (July 2014)

DM C1	Community facilities
DM C2	Education for children and young people
DM O2	Nature Conservation, Trees, hedges and landscape features
DM D1	Urban design and the public realm
DM D2	Design considerations in all developments
DM EP2	Reducing and mitigating noise
DM F2	Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure
DM T1	Support for sustainable transport and active travel
DM T3	Car parking and servicing standards

7. PLANNING CONSIDERATIONS

7.1 The key planning considerations are:

- Principle of the proposed development.
- Impact on the character of the area and visual amenity.
- Impact upon neighbouring amenity.
- Highways and parking issues.
- Flooding and site drainage.
- Response to issues raised by objectors.

Principle of development

7.2. London Plan Policy 3.18 sets out that development proposals which maximise the extended or multiple use of educational facilities for community or recreational use should be encouraged. Policy CS11 of the Merton Core Planning Strategy supports the multi-use of social, education, cultural and recreational facilities. Para 19.20 and 19.21 of the Core Strategy highlights the importance of offering facilities such as sports facilities to the wider community particularly for out of hours use, identifying that a co-operative effort is required between local stakeholders to help share use and encourage dual purpose of facilities.

7.3 The applicant has sought to provide a facility to contribute towards fulfilling an identified need for sports provision for school use and with the potential to provide for a recognized need for facilities for the wider community.

7.4 The proposed MUGA would improve the sporting and recreation facility opportunities within a compact facility located within the hard surfaced playground of the existing school. The applicant has identified that due to limited space within the school for recreation opportunities, physical education lessons are often held off-site. This comes at a financial and opportunity cost to the school. It is stated that the proposed MUGA will significantly contribute towards minimising the need for students to travel offsite, in turn, improving curriculum, physical education opportunities and having a positive impact on c

- 7.5 The school proposes to offer the facility to the wider community through school-club links and partnerships. This offering will not be limited to inside school hours, but offered outside general school hours and during school holiday periods. Use by the wider community will be managed by the school under a community use agreement (discussed further in this report). The community hours of use will be outside school hours but during daylight hours, with no floodlighting proposed. Hours of operation would be regulated by condition.

Impact on the character of the area and visual amenity

- 7.6 London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policy DM D2 require well designed proposals that will respect the appearance, materials, scale, bulk, proportions and character of the original building and their surroundings. Policy CS14 of the adopted Core Strategy states that all development needs to be designed to respect, reinforce and enhance local character and contribute to Merton's sense of place and identity. This will be achieved in various ways including by promoting high quality design and providing functional spaces and buildings.

Design and massing

- 7.7 The design and siting of the structure has been dictated by the competing needs to provide sufficient capacity, suitable access, provision of physical education space, the constraints that have impacted on the location of the facility and the need to achieve a suitable relationship with the primary frontage Canterbury Road.
- 7.8 The proposed facility by reason of its size would feature a wide elevation to Canterbury Road at 22m. The facility would be set behind the existing 2.4m high chain link fence. This allows for an approximate 1.8m wide gap for thoroughfare on the western side of the facility between the adjoining school building.
- 7.9 Given the constraints deriving from the internal configuration of the school and the limited available area of playspace, officers consider that the reuse of the macadam playground for the MUGA is a suitable location. Officers consider that within the context of school grounds structures associated with sports use will often depart from the traditional and familiar architecture of the school buildings. The engineered solution to provide this facility is therefore not considered inappropriate.
- 7.10 Due to the operational nature of the MUGA the size and scale of the facility has considerable bulk. However in order to provide for the range of sporting activities for physical education within the MUGA, the resulting structure is a practical response being neither larger nor smaller than might reasonably be necessary.

- 7.11 Given the constraints of the site and due to the need to deliver various competing needs, it may be considered that the benefits of the proposals outweigh the visual impact of the structure on the streetscene.

Landscape amenity and streetscene

- 7.12 The streetscene at Canterbury Road at this section alongside the school is characterised by an informal open boulevard. The boulevard runs parallel for the length of the school with a large setback (approximately 13m) on the eastern side of the highway that is grassed and lined with street trees. On the western school side of the highway there is no grass, and a concrete pedestrian footpath with vehicle bollards occupies a 3m setback to the schools perimeter fence. Within the school trees are a feature along the Canterbury Road boundary. The school and boulevard occupy approximately 160m of this section of Canterbury Road.
- 7.13 The siting of MUGA has been amended through the application process to seek to minimise where possible the impact to the streetscene and impact to existing mature trees. The applicant has reduced the impact to existing trees by siting the proposal at a location to only require the removal of 2 mature trees.
- 7.14 The distinctive streetscape character is primarily located on the eastern side of Canterbury Road adjoining the residential terraces. The proposed MUGA is located on the western side, at the northernmost end section of the boulevard. This section on the western side of Canterbury Road is characterised by the 2.4m high chain link perimeter fence, with the intervals of mature trees. At 22m in length, the MUGA will represent a modest visual area within the greater streetscene for which the school occupies approximately 160m. The location further minimises the impact on the streetscene by concentrating the development at one end, minimising visual interruption.
- 7.15 The Council's Trees/Landscape Officer has reviewed the submitted documentation and raises no objection subject to replacement trees being planted. The trees contribute to the streetscene, but while their loss is regrettable it is considered that greater weight might reasonably be accorded to the provision of the covered sports facility and the wider benefits that flow from its use.

Impact upon neighbouring amenity

- 7.16 SPP policy DM D2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.
- 7.17 The nearest sensitive receptor to the proposed MUGA is 222 Canterbury Road located 9m north of the facility. The greater surrounding area of the school to the north and east is residential in character.

- 7.18 No lighting is proposed by the applicant as part of the application. As such, a condition is recommended for no external lighting to be installed thereby safeguarding the amenities of nearby residents from light spill and nuisance.
- 7.19 The Council's Environmental Health Officer has reviewed the submitted documentation and concludes, given the current use of the site by the school, that the impact of noise from use of the facility to the surrounding area would be minimal and at an acceptable level, provided hours of use are restricted. A condition is proposed to address this concern.
- 7.20 Any community use will be managed through a community use agreement and be the responsibility of the school. A condition is recommended for a community use agreement to outline how the MUGA will be available for community use and what the requirements would be imposed on users of the facility. The community use agreement will outline the operational conditions of facility use, in particular to highlight the amenity related provisions such as hours of operation. It is considered that through management of the facility by the school, any anti-social behaviour associated with the operation of the facility can be managed effectively.
- 7.21 Therefore, subject to the imposition of conditions, officers conclude that impacts to neighbouring amenity and the amenity of the surrounding area will be minimal and that operation of the facility will be acceptable.

Transport and highways issues

- 7.22 London Plan policy 6.13 has as its strategic objective, the aim of achieving an appropriate balance between promoting new development and preventing excessive parking. Merton's Core Strategy policy CS20 requires that development would not adversely affect pedestrian or cycle movements, safety, the convenience of local residents, on street parking or traffic management.
- 7.23 The site has a public accessibility level (PTAL) of 3 - with 0 being the lowest and 6b being the best.
- 7.24 The Council's Transport Planner concludes that there is sufficient capacity for car parking both on-site and in the local area and that the development and the removal of an area that provides some overspill parking will not impact on the local road network, satisfying the policy.

Flooding and site drainage

- 7.25 Policies DM F1 and DM F2 of Merton's Sites and Policies Plan and policy CS.16 of the Core Strategy seeks to ensure that development will not have an adverse impact on flooding and that there would be no adverse impacts on essential community infrastructure.
- 7.26 The Council's Flood and Drainage Officer has noted that a gravity

drainage scheme can be implemented to ensure an appropriate runoff rate that will not increase flood risk off-site. A condition is recommended for a scheme to be submitted to and approved.

Response to issues raised by objectors

7.27 The majority of issues raised in objection letters are addressed in the body of the report. However, in relation to specific queries, the following officer response is provided:

- Litter: It is an offense to litter within a public area and fixed penalty notices can be issued by the London Borough of Merton. The Council has an active enforcement team. The proposed use will be located within the school grounds and will use the schools waste collection facilities which are adequate for the anticipated volume of waste to be generated by the use.
- Documentation accuracy: The Planning Officer notes that there is a discrepancy in the applicant's Design and Access Statement (submitted in connection with the application as initially configured) under section 6.2 Parking on page 10, which states 'no evening or weekend use is proposed'. This has been included in error by the applicant. This is evident as the hours of operation are clearly articulated throughout the body of the applicants Design and Access Statement and subsequently in the applicant submitted proposed hours of use schedule '*19P2421_Hours of Use Amended 30.08.2019*'.

The proposed hours of operation (including the schedule) have been available for comment through two rounds of community consultation. Overall, it is evident that the report discrepancy has not limited members of the community's knowledge about the proposed hours of operation or limited their opportunity to comment, as submissions were received raising objections to the hours of operation proposed in the schedule. The Planning Officer considers the report discrepancy is minor and has not detracted from the opportunity for consultees to comment on the proposals or prejudiced the decision making process.

8. LOCAL FINANCIAL CONSIDERATIONS

Community Infrastructure Levy

8.1 The scheme is not liable to pay CIL as it is an education use, which is CIL exempt.

9. CONCLUSIONS.

9.1 The value of providing a robust multi use recreational facility on this part of the site the use of which is not optimised, while at the same time providing an opportunity to deliver a facility that could benefit both wider community

and sport use is fully acknowledged and officers consider warrants support.

- 9.2 Officers acknowledge that the proposals by reason of their siting and design and the loss of trees would have an impact on the streetscene. However, the need to provide additional school facilities, which can provide additional facilities for the local community, is considered to be a material consideration in the assessment of the merits of the application, and may be accorded greater weight in the overall assessment.
- 9.3 Removal of overspill parking is considered acceptable and, suitably conditioned, the new surfacing arrangements for the hard surfaced area would not give rise to increased runoff from the site.
- 9.4 The application is therefore recommended for approval subject to conditions.

RECOMMENDATION

Grant planning permission subject to the following conditions:

Conditions

- 1. The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission.

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: Location Plan MUK2072-01 Rev B, Layout MUK2072-02 Rev D, Elevations MUK2072-04 & Construction detail MUK2072-05.

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

- 3. The Multi Use Games Area (MUGA) shall only be used during the following hours of:

Smart Centre School use	
January	8:15 – 17:00
February	8:15 – 18:00
March	8:15 – 18:00
April	8:15 – 19:00
May	8:15 – 20:00
June	8:15 – 20:00
July	8:15 – 20:00
August	8:15 – 20:00

September	8:15 – 19:00
October	8:15 – 18:00
November	8:15 – 17:00
December	8:15 – 16:00
Bank and public holidays	Use not permitted.

MUGA Facility – for Community Use:

January	16:00 – 17:00
February	16:00 – 18:00
March	16:00 – 18:00
April	16:00 – 19:00
May	16:00 – 20:00
June	16:00 – 20:00
July	16:00 – 20:00
August	16:00 – 20:00
September	16:00 – 19:00
October	16:00 – 18:00
November	16:00 – 17:00
December	Use only permitted outside of School Term between the hours of 10:00 - 16:00
Outside of School Term all months of the year	10:00 – 16:00
Bank and public holidays	Use not permitted.

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.

4. Prior to the use of the development, a community use plan shall be submitted to and approved in writing by the Local Planning Authority. The community use plan shall set out how the MUGA and associated elements of the school premises would be available for use by the wider community.

Reason: In order to ensure the shared use of schools for wider community use and to safeguard the amenities of the locality, in particular noise, parking and litter (Policy CS11 & CS20 of the Merton Core Planning Strategy 2011 and DM D2 of the Merton's Sites and Policies Plan 2014).

5. No internal or external lighting shall be installed without the prior approval in writing of the Local Planning Authority.

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.

6. There shall be no use of amplified sound within or associated with the operation of Multi Use Games Area (MUGA).

Reason for condition: To safeguard the amenities of the area in respect of noise and to comply with policy DM D2 of the Merton's Sites and Policies Plan 2014.

7. No development pursuant to this permission 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.

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.

8. 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.

9. Landscaping – full details of 2 x semi-mature (20 – 25cms) replacement trees shall be submitted to and approved in writing by the LPA and these works shall be carried out as approved in the first available planting season or at the conclusion of the development, whichever is the sooner. The details shall include on a plan details of the species and location of the trees. If either tree dies within a period of 5 years from the 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 LPA gives written consent to any variation.

Reason: to enhance the appearance of the development in the interest of the amenity of the area 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.

10. Prior to the commencement of the development hereby permitted, a Demolition/Construction Logistics Plan (including a Construction Management plan in accordance with TfL guidance) 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.

11. No development approved by this permission shall be commenced until a detailed scheme for the provision of surface and foul water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) at a restricted runoff rate of no more than 5l/s, in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

INFORMATIVES

1. **INFORMATIVE**
Demolition of buildings and tree felling should avoid the bird nesting and bat roosting seasons. Anyone who takes, damages or destroys the nest of any wild bird whilst that nest is in use, or who kills, injures or disturbs bats, obstructs access to bat roosts or damages or disturbs bat roosts, even when unoccupied by bats, is guilty of an offence under the Wildlife and Countryside Act 1981. Buildings and trees should be inspected for bird nests and bat roosts prior to demolition or felling by an appropriately qualified person. If bats are found, Natural England should be contacted for advice.
2. **INFORMATIVE**
Guidance on preparing Community Use Agreements is available from Sport England www.sportengland.org.

3. INFORMATIVE

No surface water runoff should discharge onto the public highway including the public footway or highway. When it is proposed to connect to a public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).

4. INFORMATIVE

No waste material, including concrete, mortar, grout, plaster, fats, oils and chemicals shall be washed down on the highway or disposed of into the highway drainage.

5. INFORMATIVE

In accordance with paragraph 38 of the NPPF, The London Borough of Merton (LBM) takes a positive and proactive approach to development proposals focused on solutions. LBM works with applicants/agents in a positive and proactive manner by:

- i) Offering a pre-application advice and duty desk service.
- ii) Where possible, suggesting solutions to secure a successful outcome.
- iii) As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- i) The applicant was offered the opportunity to submit amended plans in order to make the proposal acceptable in planning terms.
- ii) The application was approved without delay (applicant agreed extended determination period).
- iii) The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

Appendix 1

Drawing Nos:

Location Plan MUK2072-01 Rev B

Layout MUK2072-02 Rev D

Elevations MUK2072-04

Construction detail MUK2072-05

[Click Here](#) for full plans and documents related to this application