

PLANNING APPLICATIONS COMMITTEE
11th December 2014

Item No:

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	14/P3646	25/09/2014

Address/Site: King's College School, Southside Common, Wimbledon, SW19 4TT

(Ward) Village

Proposal: Application to discharge condition 16 (community use agreement for Multi-Use Games Area (MUGA)) and Hall attached to the planning permission granted on the 4th February 2014 under reference 13/P0090 for the Erection of a new three storey school building comprising 6 x large classrooms, a multi-use hall space, staff offices, toilets, support space and a conference space, landscaping of surrounding areas; and erection of multi use games area (MUGA)with retractable floodlighting.

Drawing Nos: Unilateral Undertaking from Gregsons submitted on 23rd September 2014

Contact Officer: David Gardener (0208 545 3115)

RECOMMENDATION

GRANT Discharge of Condition

CHECKLIST INFORMATION

- Heads of agreement: N/A
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice: No
- Site notice: No
- Design Review Panel consulted: No
- Number of neighbours consulted: N/A
- External consultations: None

1. INTRODUCTION

- 1.1 This application to discharge the condition relating to the community use agreement for the proposed Multi-Use Games Area (MUGA) and Hall is brought before Committee for Members' consideration in accordance with the minutes of the meeting when the application for planning permission LBM Ref: 13/P0090 was considered at the Planning Applications Committee meeting on the 10th October 2013.

2. SITE AND SURROUNDINGS

- 2.1 King's College School site extends between Southside Common to the north, and Ridgway to the south and between the rear of properties in Peregrine Way to the west, and Clifton Road to the east. The bulk of the school buildings are located in the north and northeast part of the site, with the sports playing fields generally sited to the south, fronting Ridgway. The school has been progressively extended over time and has a variety of buildings dating from the 19th to the 21st Centuries including some that are either statutory or locally listed.
- 2.2 The application site is made up of land within the northeast part of the school site, bounded by school buildings to the north, west and east (including the Listed Grade II Great Hall to the north) and the school rugby pitch to the south. It principally comprises a hard surfaced area outside the Great Hall and a part of the playing fields. The part within the playing fields is a residual grassed area to the north of the first team rugby pitch (currently used by pupils at break time for informal recreation) and is designated as open space within the retained adopted Merton UDP Proposals Map (2003).
- 2.3 The school and its grounds are located within the Merton (Wimbledon West) Conservation Area.

3. CURRENT PROPOSAL

- 3.1 The planning permission LBM Ref: 13/P0090 is for the erection of a three-storey extension to the existing science block comprising six classrooms, a multi-use hall space, staff offices and conference space as well as WC's and support facilities.
- 3.2 The current application is for the discharge of condition 16, which reads as follows:

" Prior to the use of the proposed development, details of a community use agreement for the proposed Multi-Use Games Area (MUGA) and Hall shall be submitted to the Local Planning Authority for approval. The MUGA and Hall shall be operated in full accordance with the approved scheme.

Reason: To promote greater community use of sports facilities in accordance with Merton UDP policy C.12, Merton LDF Core Strategy Policies CS.11 and CS.13, and London Plan Policies 3.16, 3.18 and 3.19".

- 3.4 The applicant has submitted a Unilateral Undertaking with the current application, which makes provision that the School will ensure that the MUGA and Hall if not required by the School will be made available for Partnership

Schools' use when supervised by the School during Term time between the hours of 2pm and 6pm every Friday afternoon and for six weeks outside of Term Time on any day of the week between the hours of 8am and 6pm. The out of term time community use requirement is limited to the Partnership Schools and 'Other' users.

4. PLANNING HISTORY

The following planning history is relevant:

- 4.21 13/P0090 - Erection of a new three-storey school building comprising 6 x large classrooms, a multi-use hall space, staff offices, toilets, support space and a conference space, landscaping of surrounding areas; and erection of multiple use games area with retractable floodlighting. Granted – 4/02/2014

7. PLANNING CONSIDERATIONS

The planning considerations relate to the acceptability of the submitted unilateral undertaking in terms of the amount of community use proposed for the MUGA and Hall.

- 7.1 The minutes of the meeting on the 10th October 2013 recorded the following:

“ Following considerable discussion regarding the proposed Unilateral Undertaking which placed limitations on the community use of the school's sports facilities and the requirements placed on other Merton schools regarding the community use of their facilities, with particular reference to the Committee's recent decision in July regarding proposals for Cranmer Primary School, the Committee agreed to approve the application as shown below but subject to an extra condition requiring that prior to any use of the proposed development, a Community Use Agreement be submitted to the Committee for approval and that officers be given delegated authority to agree the detailed wording of the extra condition.”

- 7.2 The recorded minutes from the PAC meeting of 10th October 2013 refer to the limitations on the community use of the school's sports facilities and the requirements placed on other Merton schools regarding the community use of their facilities, with particular reference to the planning permission at Cranmer Primary School (LBM Ref: 13/P1207). A condition was attached to LBM Ref: 13/P1207 requiring a community use agreement for the Multi-Use Games Area (MUGA) be approved by the Local Planning Authority.

- 7.3 It should be noted that the community user agreement has not yet been approved for Cranmer School, although an application has been made (LBM Ref: 14/P2791) and is currently being processed. However, the submitted community user agreement lacks detail and it is anticipated that that this will have to be strengthened before it can be approved.

- 7.4 In contrast to the Cranmer School submission, Kings College have submitted a more concrete Unilateral Undertaking. This makes provision for a minimum

level of Partnership school use during termtime and Partnership Schools and 'Other' users outside termtime. Partnership schools are defined as Coombe Girls, Ursuline High, St Mark's Academy, Ricard's Lodge, Coombe Boys', Raynes Park High and Grey Court and the 'Other' users are to be selected annually at the School's discretion taking into account the availability of the sports facilities. The agreement is considered by the school to set a minimum baseline usage whilst retaining flexibility to enable the school to manage the facilities on a day to day basis. This minimum level of access proposed is considered to be acceptable by officers and is more formalised than the current proposals for Cranmer School.

7.5 King's College are happy to commit to this as a baseline formal agreement. In practice they already, on a less proscribed basis, allow access to a very wide group of schools and user groups, with a range of other partnership and outreach activities. Pupils from St. Mark's, Ronald Ross and Southmead primary schools attend a programme of arts workshops and games in the first week of the school holidays, making full use of the school's sports facilities. The Study, Blossom House, Bond, Southmead, Ronald Ross, Albermarle and Ursuline junior schools regularly use the playing fields on the main site for their summer sports days and the Hall School hire the all-weather pitches for hockey and tennis throughout the year. A full schedule of other schools use of KCS facilities is appended to this report.

7.6 In terms of other users, a wide range of clubs already make use of the school's sports hall and swimming pool including Penguins Badminton Club, Sponte Sua Gymnastics Club, Surbiton Hockey Club, Wado karate Academy, Wimbledon fencing club, Old Tennysonian's Cricket Club and Surrey County RFU, Avondale water Polo Club and Kingfisher triathletes.

8. CONCLUSION

8.1 It is considered that the submitted Unilateral Undertaking for community use of the MUGA and Hall is acceptable and as such condition 16 can be discharged.

RECOMMENDATION

GRANT DISCHARGE OF CONDITION 16