

PART 6: Planning Applications for Decision

Item 6.5

1.0 APPLICATION DETAILS

Ref: 18/02965/FUL
Location: The Minster Junior School, Warrington Road, Croydon, CR0 4BH
Ward: Waddon
Description: Installation of an artificial sand-dressed sports pitch and associated floodlighting and fencing
Drawing Nos: HLS03946, 100B, 200A and 300A
Agent: Sports Lab Limited
Applicant: The Minister Junior School
Case Officer: Georgina Betts

- 1.1 This application is being reported to Committee because the Ward Councillor (Councillor Robert Canning) made representations in accordance with the Committee Consideration Criteria and requested committee consideration and objections above the threshold in the Committee Consideration Criteria have been received.

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) The development shall be carried out in accordance with the approved plans.
- 2) Details of a Tree Protection Plan to be submitted to and approved in writing.
- 3) Details of flood lighting shields to the north-western and south-western boundaries to be submitted to and approved in writing.
- 4) The composition of the sports pitch shall be carried out in accordance with the submitted details.
- 5) Restriction on the hours of illumination: 3pm until 9pm Mondays to Saturdays (excluding bank holidays)
- 6) The development shall be carried out within 3 years.
- 7) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport.

Informatives

- 1) Code of Practice on the Control of Noise and Pollution from Construction Sites
- 2) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the:

- Installation of an artificial sand-dressed sports pitch
- Installation of six floodlights of 10m and equipment cabinet
- Associated 3m high fencing around the periphery of the pitch

Site and Surroundings

3.4 The application site lies on the western side of Warrington Road and is currently occupied by the Minister Junior School with the nursery and infant school located within the same site. The surrounding area is residential in character comprising predominantly of semi-detached, detached and terrace properties

3.5 The site lies near Duppas Hill road which is a main arterial road connecting central Croydon to Five Ways and the wider Purley Way retail parks. As a result the application sites lies within a controlled parking zone and parking is limited.

3.6 The application site lies near a locally listed historic park/garden and a site of nature conservation importance. The site is at risk of surface water flooding as identified by the Croydon Flood Maps.

Planning History

3.7 None of relevance to this application.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- a. The principle of the development can be supported given the educational use of the site.
- b. The development would not result in significant harm to the residential amenities of nearby properties.
- c. Flood risks can be appropriately addressed through the use of conditions

5.0 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of letters sent to neighbouring occupiers of the application site and site notices. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 21 Objecting: 19 Comments: 2

6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Summary of objections	Response
Noise and light pollution	This matter is discussed in Sections 8.4-8.5 of this report
Anti-social behaviour	The sports pitch would be sited within the grounds of the school and would not be available to the general public. The use of such pitches are generally organised events and as such is unlikely to give rise to such concerns. In the rare event that such matters did arise then this would become a matter for the Police.
Health risks associated with the materials used in the construction of the sports pitch.	Such matters are covered under separate legislation and are not matters for this application.
Increase in parking congestion	The site lies within a controlled parking zone while there is a level of on-site parking at the school. The provision of a sports pitch within the grounds of the existing school are not considered to give rise to an unacceptable increase in localised traffic.
Increase in litter	The school will be responsible for the maintenance of the sports pitch. Concerns around an increase in litter would be a matter of the school to address.

6.3 The following issues were raised in representations, but they are not material to the determination of the application:

- Devalue property prices [Officer Comment: this is not a material planning consideration]

6.4 Councillor Robert Canning has made the following representations:

- Light and noise pollution

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2018. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design.
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 5.12 on flood risk management
- 5.13 on sustainable drainage
- 7.4 on local character
- 7.6 on architecture
- 7.15 on reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

Croydon Local Plan 2018 (CLP):

- SP4 on urban design and local character
- DM10 on design and character
- DM16 on promoting healthy lifestyles
- DM25 on sustainable drainage systems and reducing flood risk
- Applicable place-specific policies

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee is required to consider are as follows:

- The principle of the development and its impact upon the character of the area
- The impact on the residential amenity of adjoining occupiers;
- Flooding matters arising from the development.

Principle of development and its impact on the character of the area.

8.2 The applicant seeks full planning permission for the installation of a sports pitch measuring 38.5 metres by 60 metres located close to the north-western corner of the site. Six floodlights would be provided around the periphery of the pitch to extend the hours of use during the winter months. Wire fencing at a height of 3 metres would surround the pitch to reduce the number of loose balls and/or equipment. The sports pitch would be sited within the Minister Junior School and would enhance the educational facilities of the school which by its nature would

be in keeping with the character of site. The principle of the development can therefore be supported.

Photograph looking north-west towards St Leonards Road



- 8.3 The floodlights would have a maximum height of 10 metres and by their nature would have a slender appearance. The sports pitch would not be visible from the wider area due to its low level nature. The boundaries to the north and west are well screened and the area benefits from large established trees. The established landscaping would help to screen the 3 metre high fencing and the floodlight columns from the neighbours in Duppas Road and St. Leonards Road. Given the points raised above the development is not considered to harm the character and appearance of the surrounding area.

Photograph looking South-West towards Duppas Road



The impact upon the amenities of nearby residents

- 8.4 The nearest affected residents are considered to be those adjacent to the location of the pitch, residents within Duppas Road and St Leonards Road. The nearest property is 17m from the edge of the pitch. If floodlighting is used in an uncontrolled manner it could give rise to unacceptable levels of light and noise pollution. The applicant has not specified within the application what the hours of illumination nor have they provided any details in respect of floodlight shields nearest these neighbouring properties.
- 8.5 The site is well screened visually but due to the proximity of residential properties, restrictions are proposed by condition on the hours of illumination to control light and noise pollution at more sensitive times. The hours proposed to be controlled by condition are until 9pm (excluding Sundays and Bank Holidays) and a condition in respect of light shields is reasonable and would adequately protect the residential amenities of nearby residents. After 9pm the noise generated by sporting activities may cause a disturbance to residential properties as they are in close proximity and general background noise levels drop in the evenings. The school currently operates without an hours of use restriction and it is not considered reasonable to introduce one due to this proposal. The hours of illumination would be controlled and sports activities would naturally be curtailed by the available light. Such an approach and restrictions are broadly in line with other sites across the borough and subject to suitably worded conditions would be acceptable.

Flooding matters arising from the development

- 8.6 The site lies within an area at risk of surface water flooding. The applicant has provided details on the composition of the sports pitch and has specified that the surfaces would be porous.
- 8.7 Sectional details of the pitch confirm this and therefore it is considered that the use of Sustainable urban Drainage Systems would be sufficient to address surface water run off within the site. Such matters would be acceptable subject to a suitably worded condition.

Other Issues

- 8.8 The proposal would be used in conjunction with the school use and so, whilst some additional comings and goings could occur due to, say, visiting teams, the overall impact on traffic and the local highway is considered to be minimal.
- 8.9 The fence and lights would be located near to trees which screen the boundary. Whilst not particularly high quality specimens, they serve a purpose in screening the school, and proposal, from residential properties. As such a condition is recommended to ensure that details of tree protection are submitted prior to the commencement of development.

Conclusions

8.10 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.