

Location **Totteridge Cricket Club Totteridge Green Whetstone London N20 8PB**

Reference: **15/04333/FUL** Received: 10th July 2015
Accepted: 23rd November 2015

Ward: Totteridge Expiry 18th January 2016

Applicant: Mr Steven Selwood

Proposal: Importation of soil to build up level of cricket outfield and install field drainage

Recommendation: Approve subject to conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Sections, Existing outter field, proposed levels, Existing site Plan, Design and Access Statement.

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

- 2 This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 a) Notwithstanding the submitted Arboricultural Report (dated 19th October 2015) no site works or development (including any temporary enabling works, site clearance and demolition) shall take place until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.

b) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection shown on the tree protection plan approved under this condition has been erected around existing trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time. The development shall be implemented in accordance with the protection plan and method statement as approved under this condition.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan

Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2015.

- 4 Prior to the commencement of the development hereby approved a Construction Management and Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented and constructed in full accordance with the details approved under this Plan. This Construction Management and Logistics Plan submitted shall include, but not be limited to, the following information:
- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
 - ii. site preparation and construction stages of the development;
 - iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
 - iv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
 - v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
 - vi. a suitable and effective means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
 - vii. noise mitigation measures for all plant and processors;
 - viii. details of contractors compound and car parking arrangements;
 - ix. details of interim car parking management arrangements for the duration of construction;
 - x. a method statement for the demolition of the existing building; and
 - xi. details of a community liaison contact for the duration of all works associated with the development.

Reason:

To ensure that the construction of the proposed development does not prejudice the amenities of occupiers of adjoining properties and in the interests of highway and pedestrian safety in accordance with policies CS9, CS13, CS14, DM01, DM04 and DM17 of the Barnet Local Plan and policies 5.3, 6.1, 7.14 and 7.15 of the London Plan.

- 5 a) A scheme of soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of soft landscaping located on the south Eastern boundary, shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted is commenced.
- b) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.
- c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 7.21 of the London Plan 2015.

Informative(s):

- 1 In accordance with paragraphs 186 and 187 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

Officer's Assessment

1. Site Description

The application site is the Totteridge Cricket Ground located at Totteridge Green. Currently the ground is highest where the cricket club, pavilion and changing rooms are located and falls away closer to Greenway Close and Elmstead Close to the east. The part of the Cricket Ground to which this application relates is an area of land towards the end of Greenway Close and Elmstead Close, to the east of the club house. Approximately half of the ground will be subjected to an increase in gradient. The site is bound by residential properties to the north and east, a public footpath to the south and Totteridge Green to the west. A brook runs to the south of the site.

The site is located within the Totteridge Conservation area (land designated as Article 2(3)). The local area is characterised by a collection of large established houses of a character and quality befitting their status within the Conservation area. Immediately to the West of the site is a wooded area containing trees which are protected by Tree Preservation Orders as well as a well-used footpath.

2. Site History

Reference: 15/02137/FUL

Address: Cricket Club Totteridge Green Totteridge London N20

Decision: Refused

Decision Date: 28.05.2015

Description: The installation of a 15m street works pole supporting 6 antennas and 2no 300mm dishes, 2 no cabinets and ancillary works

Reference: N03463F/03/TRE_B

Address: Cricket Club Totteridge Green Totteridge London N20
Decision: Trees: Not to Make TPO
Decision Date: 28.11.2003
Description: Acer - Pollard 3 stem tree.

Reference: N03463F/03/TRE
Address: Cricket Club Totteridge Green Totteridge London N20
Decision: Trees: Not to Make TPO
Decision Date: 17.10.2003
Description: Acer - Pollard 3 stem tree.

Reference: N03463E/03
Address: Totteridge Cricket Club Totteridge Green London N20 8PB
Decision: Approved subject to conditions
Decision Date: 19.11.2003
Description: Use of cricket Pavilion as a nursery for a maximum of 16 children aged 2-5, 9am-12noon Monday-Friday.

Reference: N03463D/02
Address: Totteridge Cricket Club Totteridge Green London N20 8PB
Decision: Refused
Decision Date: 26.02.2002
Description: Full planning application for the installation of a 15m telecommunications monopole with 1 transmission dish and 3 antennae attached, and associated equipment cabinets.

Reference: N03463A
Address: Totteridge Cricket Club Totteridge Common London N20
Decision: Approved subject to conditions
Decision Date: 01.02.1989
Description: Single-storey extension to changing rooms and new roof.

Reference: N03463B
Address: Totteridge Cricket Ground Totteridge Green London N20
Decision: Approved subject to conditions
Decision Date: 16.05.1988
Description: Erection of single-storey side extension to existing clubhouse and construction of cupola type score board on new roof over.

Reference: N03463
Address: Totteridge Cricket Club Totteridge Green N20
Decision: Approved subject to conditions
Decision Date: 24.07.1972
Description: proposed extension to Cricket Pavilion

3. Proposal

The proposal seeks permission to import soil to decrease the gradient from west to east so to improve the quality of the ground. The proposed works will see the top soil and grass removed and conserved so to be placed over the imported soil. Reusing existing grass on the new elevated ground will stabilise the ground and prevent ground movement.

From the information provided it is evident that the most severe increase in groundlevel will occur through the south eastern corner. This portion of the ground will be infilled so a

bank of 2m in height, spanning the better part of the outfield (Approx. 90m) is created. The bank will be located circa 10m away from the closest dwelling located to the East and circa 20m away from the head of the cul-de-sac at Greenway Close.

The proposed drainage system will allow water to drain away into the brook located to the south side of the ground. There are protected trees located around the site, but the earthworks proposed would be outside of the root protection zones of adjacent trees.

4. Public Consultation

Consultation letters were sent to 123 neighbouring properties. A press notice was placed in the local paper on 3 December 2016 and a site notice was placed outside the site on 10 December 2016. .

17no objection have been received, as well as 14no comments in support of the application.

The objection are summarised as follows:

- Loss of privacy.
- Impact on the enjoyment of gardens.
- Loss of habitat.
- Increased risk of flooding and drainage.
- Increased risk of landslide.
- Noise and disturbance during the construction.
- Disturbance to people using Totteridge Green.
- No consultation with neighbours
- Lorries entering and leaving the site would cause disturbance to residents and pedestrians.
- Totteridge Green is an important local amenity.
- Not clear on the plans how much soil will be added on site.
- Loss of tree

14no comments were submitted in support of the application, and these are summarised as follows:

- The ground requires improvements to keep up with the development at the Cricket Club.
- Important for youth development of cricket.
- The temporary inconvenience of the development should not outweigh the long terms benefits of the plans to local community
- It is important to support grass roots sports projects.
- Club have held consultations with local residents.

Totteridge CAAC:

It is the view of the Committee that all residents of Totteridge Green should be advised of this application by LBB as it will affect them all and that the consultation period should be extended to enable this step to be taken.

The committee is concerned regarding the disruption to residents, visitors and the Conservation Area during the implementation of this proposal.

Access to the site is by a narrow rural road with no pavement and, for the most part is single track. It is bordered by Totteridge Green and is in constant use by pedestrians, dog

walkers and vehicles, including residents, visitors and parents taking their children to and from Woodridge and St Andrews School etc.

The Committee thought this proposal would have a harmful effect on the central part of the Conservation Area as access for heavy commercial vehicles along Totteridge Green and turning into the cricket club is very narrow and nothing in the design statement states how the verges will be protected from these vehicles.

The design and access statement proposes to "manage the development so as not to upset the residents" etc, however, there will inevitably be problems including potential obstruction to emergency vehicle access to the 43 households along Totteridge Green.

We also understand that drainage pipes from The Green run under the cricket ground and these would need protection from the heavy and loaded lorries

Internal

Tree Officer: No objection subject to the retention of T12.

Drainage Consultant: The development is water compatible and as such is permitted with Flood Zone 1. There is no change of impermeable area and the site will remain Greenfield therefore Sustainable Urban Drainage System (SUDS) are not required as there will be no increase in surface water runoff. Proposals include discharge to an ordinary watercourse.

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan March 2015

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Barnet's Local Plan (2012)

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5, CS7
- Relevant Development Management Policies: DM01, DM03, DM04, DM06, DM15, DM16 and DM17.

Supplementary Planning Documents

Sustainable Design and Construction SPD (adopted April 2013)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Impact on the character and appearance of the area, and the Totteridge Green Conservation Area
- Whether harm would be caused to Impact on the amenity of neighbouring resident
- Whether harm would be caused to trees
- Whether harm would be caused to drainage
- Whether harm would be caused to highway safety;

5.3 Assessment of proposals

The proposal seeks planning permission to improve the quality of a cricket ground, a sporting facility that has a community benefit.

Para 73 -76 of the NPPF is clear in placing value on high quality open spaces and opportunities for sport and recreation, stating these uses can make an important contribution to the health and well-being of communities. The NPPF also advocates the retention and improvement of these spaces.

This ethos is echoed in Barnet's development management policies. Core Strategy Policy CS7: Protecting and Enhancing Barnet's Open Spaces, aims to protect and improve the provision of open space and protect and enhance biodiversity. Open space can be either publicly accessible or private. They are valued for many reasons including leisure and sporting use, health benefits, heritage value, biodiversity and their role in controlling urban sprawl. Policy aims to both protect and enhance access to these spaces as vital green and open features of Barnet's leafy suburbs. Providing more public access to a variety of spaces also helps to deliver the green and social infrastructure required for a growing Barnet.

Whilst the ground is useable, the proposed alterations will improve the overall quality. The proposal seeks to make better use of the site in line with the aspirations of the NPPF and local policy. The principle of development is therefore supported.

Impact on the character and appearance of the area, and the Totteridge Green Conservation Area

Any scheme for the site will need to respect the character and appearance of the local area, relate appropriately to the sites context and comply with development plan policies in these respects. This will include suitably addressing the requirements of development plan policies such as DM01, DM06 CS05 (both of the Barnet Local Plan), 7.4 and 7.6 (both of the London Plan).

The proposed works would be in the Totteridge Green Conservation Area, which is characterised by its green spaces, suburban feel with varying groundlevels. As discussed above the proposal will see the levels changed and a 2m high bank constructed. The bank at the eastern end of the site would extend virtually the full width of the site. The bank would be 2m in depth from its base to the top of the bank. This would be visible from neighbouring properties and the neighbouring streets, particularly properties on Greenway Close and Elstead Close. On balance owing to the varying gradient of the locality, the proposed works would not detract from the established character, and taking this into account the proposal would not have a significant impact on the character and appearance of the area.

Impact on the amenity of neighbouring residents

It is important that any scheme addresses the relevant development plan policies (for example policy DM01 of the Barnet Local Plan and policy 7.6 of the London Plan) in respect of the protection of the amenities of neighbouring occupiers. This will include taking a full account of all neighbouring sites.

It is considered that properties located to the east and north would be most affected by the proposed works. It is also noteworthy that properties located at Greenway Close and Elmstead Close are located at a lower level than that of the Cricket Club. This is caused by the natural gradient in the locality. Owing to the natural gradient, properties located to the east of the site are already subjected to a degree of over-looking. Trees located on the north, east and southern boundaries provide screening.

Concerns have been raised regarding the impact that the proposed increase in the level of the outfield would have on the privacy of neighbours, taking into account the potential for additional overlooking from the increase in the levels.

The area most impacted upon by the proposal will be located on the south eastern corner of the outfield. The boundaries with properties on Greenway Close and Elmstead Close is circa 10m from the proposed amendments to the outfield and all vegetation on this boundary will be retained. It is recommended that additional planting be secured on this south eastern boundary. Taking this distance into account, as well as the established and new vegetation which (will) enclose the site, it is not considered that on balance the impacts of the proposal will be detrimental on neighbouring amenity.

Concerns have also been raised the works associated with the development would result in an increase in the coming and going of larger vehicles to deliver the materials. It is recommended that the proposed works be controlled by a construction management plan. The plan will cover hours of works (Which precludes deliveries at peak traffic times, as well as pick up and drop off at neighbouring schools) and limit the number of deliveries per hour. It is therefore considered that the delivery of the materials can be effectively managed.

Concern has also been raised with the principle of works being carried out. In particular why the outfield requires an increase in height. Residents inquired if the groundlevel at the clubhouse (West) could not be lowered so to bring about a level playing field. The applicant has advised that, owing to the high water table, lowering the groundlevel is not considered to be a feasible option. Lowering the groundlevel could render the entire pitch unusable.

For the reasons set out above, it is considered that the proposed changes to the levels of the outfield would not have a significant detrimental impact on the residential amenity of adjoining neighbours.

Trees

There are some trees located towards the edge of the site which are protected by tree preservation order. The main works to the level of the outfield is located away from the root protection areas of the protected trees, and this has been evidenced in the Arboricultural Impact Assessment which has been submitted to support this application. Initially tree T012 which is located towards the north eastern corner of the site was to be felled. The Tree Officer is of the view T12 should be retained. The proposal has been altered and with the assistance of engineering works that tree is now being retained. Taking this into account, it is considered that the proposal would not impact significantly on the health or setting of the other protected trees.

Drainage

The Sustainable Drainage Review found that the existing drainage of the site is in the same direction, with significant surface runoff due to the steep slope on the outfield. When completed the new outfield will have a reduced gradient and have greater permeability, better soil profile, and the addition of a new pipe drainage system. The shallower gradient and the facility for water to soak more effectively in to the ground due the proposed changes, will significantly reduce surface runoff. The attenuation effect of the water capacity in the soil will control water flows effectively and reduce peak flows from the site. The proposed works will therefore have a positive effect in controlling water runoff from the site.

Further to this, the review found that there would not be a requirement for the feasibility of on site Sustainable Drainage (SuDS) to be considered in relation to this development as the amount of green field would remain the same as a result of the development, and therefore the storage capacity of the land would not be significantly impacted upon.

Concerns have been raised with regards to the potential for surface water and drainage off the site being an issue as result of the rise in the level of the outfield. As part of the application, a Sustainable Drainage Review has undertaken to ensure that the water environment and surface water issues are considered against the proposal. The review found that the site is not within Flood Zone 1, and therefore there is not a requirement for a Flood Risk Assessment to be submitted alongside this application.

Notwithstanding this, it is considered that the proposed works would have an acceptable impact on surface water and drainage.

Highways

Special care will be needed in locating facilities which generate a large demand for travel at particular times such as schools, religious buildings, cinemas and sports facilities. Ensuring there is no significant impact on the free flow of traffic is important and assessing transport impact in line with Policy DM17: Travel Impact and Parking Standards will be expected.

The proposal does not seek to alter the existing parking provision for the club however particular care will need to be taken while construction works are underway. Access to the site will be from Totteridge Green, and then via the Club's car park onto the cricket field.

To ensure that the construction of the proposed development does not prejudice the amenities of occupiers of adjoining properties and in the interests of highway and pedestrian safety in accordance with policies CS9, CS13, CS14, DM01, DM04 and DM17 of the Barnet Local Plan and policies 5.3, 6.1, 7.14 and 7.15 of the London Plan, a construction management plan that will be secured by condition will ensure the free flow of traffic. Such a Construction plan shall include but not be limited to.

- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- ii. site preparation and construction stages of the development;
- iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
- iv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- vi. a suitable and effective means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- vii. noise mitigation measures for all plant and processors;
- viii. details of contractors compound and car parking arrangements, including types of vehicles to be used;
- ix. details of interim car parking management arrangements for the duration of construction;
- x. a method statement for the demolition of the existing building; and
- xi. details of a community liaison contact for the duration of all works associated with the development.

Subject to conditions the proposal is considered to be acceptable.

5.4 Response to Public Consultation

- No protected species have been noted on the site
- Given that existing grass will be planted over the imported soil, it is accepted that the new ground will be stabilised.

All other matters have been addressed in the main body of this report.

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

7. Conclusion

It is considered that this development would not have a severe impact on the residential amenity of adjoining neighbours, and that the proposal would have an acceptable impact on the character and appearance of the area and conservation area. Subject to the recommended conditions the proposal is considered to be acceptable.

