

Wandsworth Council Planning Applications Committee 19 May:

Balham Boxing and Youth Club 366 Cavendish Road and Football Pitch East of 366 Cavendish Road SW12 0PP (application 2019/4206)

Comments from Friends of Tooting Common

Dear

As chair of Friends of Tooting Common, I am emailing you and the other members of the Planning Applications Committee, in respect of planning application 2019/4206 (Balham Boxing and youth club and football pitch SW12 0PP) - item 7 under the "applications" item on the agenda.

After consultation with our members, reviewing the application, and discussions with the applicant and Council officers, Friends of Tooting Common do not either support or object to the application overall. We recognise that there are a number of welcome benefits to the proposal, but there are also significant concerns about the impact on the Common and some users, if planning conditions/mitigants are not applied.

In line with this, we sent comments on this (revised) planning application on 10 April (attached for ease of reference), further to our similar comments on the earlier application.

The planning report reports the majority of our comments. However it does not report, or comment on, certain conditions which we proposed should be applied, if the committee decides to approve the application. Some of the conditions we proposed are in fact 'covered' by the conditions recommended in the report. However several are not and we therefore wish to bring these to your attention.

Accordingly, we consider that, if it is decided to approve the application, there should, additionally, be the following conditions:

On access to the redgra pitch: that arrangements are made for free access by schools and individual children for use of the redgra pitch.

We understand that similar arrangements apply on some of the applicant's other sites. The enclosure of the redgra pitch is an issue of concern, and arrangements as above would be important to try to achieve a somewhat more appropriate balance on access to this pitch when it is enclosed

On 'Stay & Play' facilities: that at least some of the planned enhanced provision is free, or at a charge significantly lower than the £2.50 per hour indicated in the report. The plans for enhanced and further stay and play opportunities (described in the design and access statement) are welcome, but the charge indicated in the report appears substantial, particularly since the current provision is free. (There also appears to be some mismatch between the description of enhanced facilities in the design and access statement, and the statement in the report that the provider will (only) "work towards" a particular level of provision.)

On noise and other disturbance: that a plan is submitted (for approval prior to any work) setting out what steps will be taken to keep noise from games and other activities (including any events and parties) at the site or in its vicinity to a reasonable minimum, particularly in the evening. This will be important since excessive noise, particularly in the evening, would threaten the distinctive character of this quiet part of the Common. While it is recognised that the planned activities will involve a certain amount of noise, it will be important to achieve a balance of the interests of different Common users and for this to be kept to a reasonable minimum. The application is not clear as to how it is intended to achieve this.

We also, similarly, propose amendments to two of the recommended conditions, as follows:

- to Condition 4 (AC 78 - Ecological Conservation Management Plan). At the end of the eighth indent ("details of the routing..... east of the site") add **"In particular the Plan should indicate how, during the development and building work, the children's playground adjacent to the site is able to remain fully in operation, operating safely for both children and parents, and is not significantly affected (eg by noise or dust) by the building work"**. We consider that this addition is necessary in order to emphasise the importance of the children's playground remaining (safely) fully in operation

- to Condition 5 (AC11 - Post Completion Light Spillage Report), amend the switch-off time for all sports pitch floodlights from "21.00" to "20.30". The switch-off time for any additional external lighting should be consistent with that for any other similar lighting on the Common (eg the Woodfield Pavilion). We think 21.30 would be preferable to 22.00.

Thank you for considering our comments.

Peter Ramell
Chair, Friends of Tooting Common
16 May 2020