

**ROYAL BOROUGH OF KINGSTON UPON THAMES**

**DEVELOPMENT CONTROL COMMITTEE**

**3 APRIL 2019**

**(7:30 pm – 9:15 pm)**

Councillor Patricia Bamford (**Chair**)  
Councillor Lorraine Dunstone (**Vice Chair**)

Councillor Roy Arora  
Councillor Kim Bailey  
Councillor Mark Beynon  
Councillor David Cunningham  
Councillor Simon Edwards  
Councillor Lesley Heap  
Councillor Caroline Kerr  
Councillor Rebekah Moll  
Councillor Malcolm Self

Absent

**27. DECLARATIONS OF INTEREST**

No interests were declared.

**28. MINUTES**

The minutes of the meeting held on 5 December 2018 were confirmed as a correct record.

**29. PLANNING APPLICATIONS**

A summary of the reasons for granting planning permission and of any relevant development plan policies is included in the report of the Corporate Head of Planning on each application where permission is recommended. Permitted applications are subject to the conditions, legal agreements and informatives set out in the report and any late material together with any other details on late response to consultations or comments received since the agenda was printed, revised drawings circulated at the meeting and any recommendations, additional conditions and informatives set out below.

**Resolved** that the following applications are permitted or refused as indicated.

**29/1. 18/12119/FUL - 34 SURREY HOUSE, EDEN STREET**

Demolition of existing buildings to provide 2,072sqm commercial floorspace (Flexible Use Class A/D1/D2) & 311 residential units, along with associated communal amenity space, public realm improvements, servicing, plant areas &

extended car park to provide 4 additional half decks. This application is accompanied by an Environmental Statement.

### Speakers on the application

Anthony Evans      Kingston upon Thames Society  
Toby Hiscock      Kingston Town Conservation Area Advisory Committee

In their consideration of the report and the points made by the speakers, the Committee considered whether the proposed design would realise the potential of the site and the opportunities for contributing to the character and quality of the area.

The concerns expressed related to:

- the height, bulk, scale and mass of the development;
- the design quality;
- the impact on the Old Town Conservation Area and the degree of harm to the setting of the Old Post Office and the United Reformed Church;
- the significant shortfall in providing 30% of housing units which are family sized without adequately demonstrating that this is not financially viable;
- The proposed improvements to the public realm not reflect the aims of the Eden Quarter SPD 2015; and,
- the detrimental impact on the night time economy due to the loss of the Hippodrome nightclub is not outweighed by the proposed mitigation and financial contribution.

The independent specialist heritage advice on the potential harm to each of the heritage assets was considered carefully and whilst recognising the tests of harm in legislation relating to listed buildings and conservation, it was felt that there may be a case for reviewing the judgement of 'less than substantial harm' to the Old Post Office.

Taking account of the officer report, the policies applying to the site and the views of an independent design panel it was resolved that:

#### Recommendation 1:

The Committee agrees that, had the application been before the Committee as the decision maker, they would have resolved to **REFUSE** planning permission for the following Reasons: \_\_

1. The built form by reason of its form, bulk, scale, detailing, mass, and materials is of a poor design and fails to take the opportunities available for improving the character and quality of the area and the way it functions. As such the development is contrary to Paragraph 124 of the NPPF, 2019, policies 3.5, 7.4, 7.5, 7.6 and 7.7 of the London Plan, 2016, policies CS3, DM10 and DM11 of the Core Strategy, 2012.
2. The public realm has not taken the opportunity to secure maximum urban greening and the built form does not activate and appropriately frame the public realm. As such, it is considered that the development fails to take the opportunities available for improving the character and quality of the area and the way it functions. As such the development is contrary to Paragraph 124 of the NPPF, 2019, policies 3.5, 7.4,

7.5, 7.6 and 7.7 of the London Plan, 2016, policies CS3, DM10 and DM11 of the Core Strategy, 2012.

3. The proposed development would result in less than substantial harm to the significance of the Grade II Listed Old Post Office and the Old Town Conservation Area. This harm is not outweighed by public benefits. As such, the development is contrary to Paragraph 196 of the NPPF, 2019, Policies 7.8 of the London Plan, 2016 and policies CS8, DM10 and DM12 of the LDF Core Strategy, 2012.
4. The development has failed to incorporate a mix of unit sizes and types to meet the identified housing needs of the Borough. The applicant has failed to demonstrate that the delivery of 30% of the units as family units would be unsuitable or unviable. As such, the development is contrary to Policy DM13 of the LDF Core Strategy, 2012.
5. The proposed development has failed to deliver the maximum amount of affordable housing units, thereby conflicting with Policy 3.12 of the London Plan, 2016 and policies CS10 and DM15 of the LDF Core Strategy, 2012.
6. Impact on the night time economy (and loss of community facility) - the detailed wording to be agreed in consultation with the Chair

#### **Recommendation 2:**

To delegate to the Corporate Head of Planning, or duly authorised officer, powers to defend the Council's position at appeal. This delegation shall extend to the amendment of the Council's case where deemed necessary or appropriate. Any material changes shall be first agreed in consultation with the Chairman of the Planning Committee, or in their absence, Vice Chair of the Planning Committee. - the detailed wording to be agreed in consultation with the Chair and shall also extend to (the outcome of) a further assessment of the level of harm to heritage assets.

Voting unanimous

#### **29/2. 18/115124/FUL - FORMER BBC SPORTS GROUND**

#### **Appendix A**

Demolition of existing derelict buildings, erection of a two storey building to provide essential welfare, changing, sports science and ancillary office facilities (Class D2). Erection of a single storey security building, security gate cabin and alterations to existing buildings to allow use for storage of groundsman's equipment (Class D2). Provision of CCTV, floodlighting, refurbishment/repair works to internal access roads, reconfiguration of car park and service layout. Pitch enhancement works consisting of 5no. full sized football pitches, 2no. goalkeeping training areas and 3no. fast feet training areas, including alterations to levels, pitch construction and subsoil, replacement drainage, ducting for services including under soil heating, pitch irrigation, associated fencing and ball stop netting, boundary treatments and hard and soft landscaping. All works are associated with the continued use of the site for sporting purposes (Use Class D2).

The proposed development is in Metropolitan Open Land (MOL) on which, as with the Green Belt, the London Plan stipulates development should be refused except in very special circumstances. These must demonstrate that potential harm to MOL is outweighed by other considerations.

In weighing the considerations officers have taken account of the views of the GLA, the special circumstances relate to sporting need – existing facilities at Motspur Park are no longer capable of meeting the intensity of use required by a professional club; significant community benefits – the consolidation of professional sports activities on the site frees up use of the Motspur Park facilities for community use by an additional 400 hours a year lack of an alternative site – 17 surrounding sites have been considered and discounted for a range of reasons – size; lack of availability and existing uses.

The building design is of high quality, with muted colours to blend into the MOL, it is set back further and is lower than the original pavilion. Sustainability and carbon reduction are integral to the design. The proposal also supports biodiversity; measures are proposed to mitigate disturbance to bats and reptiles. Tree and hedgerow cover will be maintained, the majority of perimeter trees will remain, supplemented by additional planting and tree protection measures will be in place. It was noted that parts of the site are within areas of flood risk but officers consider that the proposed mitigation measures overcome this risk. The views of the GLA are not yet known.

Late Material included an amendment to Condition 10 to include hours of lighting, and to Condition 11 on turning off floodlighting within 15 minutes of a session end, included in Condition 27 the ball stop nets as one of the details to be approved before the start of development.

The Committee were supportive of the application, taking account of the very special circumstances and the conditions proposed, including the permission being personal to Fulham Football Leisure Ltd.

**Resolved** that the application be permitted subject to

1. the applicant entering into a legal agreement under Section 106 of the Town and Country Planning Act 1990, to secure a Community Use Agreement, a Car Park Management Plan, a Travel Plan, a fee to secure the monitoring of the Travel Plan, and a clause limiting the planning permission to Fulham Football Club as listed in the legal agreement section above; and
2. a referral to the Mayor of London under the Town & Country Planning (Mayor of London) Order 2008, and
3. the planning conditions below, and powers be delegated to the Assistant Director Strategic Planning and Infrastructure to make any changes to conditions where necessary, including where required to conform with the agreed Section 106 agreement:

1	The development hereby permitted shall be commenced within 3 years from
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	the date of this decision. Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)		
	Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)		
2	The development hereby permitted shall be carried out in accordance with the following approved plans:		
	Application Drawings		
	<b>Drawing Name</b>	<b>Reference</b>	<b>Amended Reference</b>
	Location Plan	18403-300	N/A
	Existing Site Plan	18403-301	N/A
	Existing Building Sheet 1	18.403-302	N/A
	Existing Building Sheet 2	18.403-303	N/A
	Proposed Site Plan	18403-304	18403-304 Rev B
	Proposed Pavilion Building - Ground Floor Plan	18403.305	18403 -305 Rev A
	Proposed Pavilion Building - First Floor Plan	18403- 306	N/A
	Proposed Pavilion Building - Basement and Roof Plans	1840-1-307	N/A
	Proposed Pavilion Building • Elevations	18403-308	18403 ·308 Rev B

Proposed Pavilion Building - Sections	18403-309	N/A
Existing and Proposed Site Sections A-A	18403-310	N/A
Existing and Proposed Site Sections B-B	18.403-311	N/A
Existing Entrance Area Plan	18403-315	N/A
Proposed Entrance Area Plan	18403-316	18403-316 Rev B
Proposed Security Entrance Building	18403-317	18403-317 Rev B
Proposed Groundsman's Accommodation	18403-318	N/A
Proposed Entrance Gates	18403-319	18403-319 Rev A
Landscape Plans		
<b>Drawing Name</b>	<b>Reference</b>	<b>Amended Reference</b>
Landscape Planting Strategy	MA.3129.100 0	MA.3129.1000 Rev B
Landscape Masterplan	MA.3129.100 1	MA.3129.1001 Rev B
3-D Visuals		

Drawing Name	Reference	Amended Reference
3-D Pavilion Visuals	N/A	N/A
D&A 3-D Visuals	N/A	N/A

Amended Supporting Documents

Drawing Name	Reference	Amended Reference
Parking Management Plan	FMFC/18/4009/PMP05 (November 2018)	FMFC/18/4009/PMP05 (March 2019)

	Reason: For the avoidance of doubt and in the interests of proper planning
3	<p>A sample of the facing materials to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any above ground works on site are commenced. The development shall then be built in accordance with these approved samples.</p> <p>Reason: To ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.</p>
4	<p>Detailed drawings at a scale of (1:10) of the building shall be submitted to and be approved in writing by the Local Planning Authority before the relevant part of work is begun. The development hereby approved shall be carried out in accordance with that approval in accordance with Policies DM10 (Design Requirements for New Developments including House Extensions).</p> <p>Reason: To ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.</p>
5	<p>The levels of buildings, roads, parking areas and pathways within the site shall only be in accordance with details which shall have previously been submitted to and approved in writing by the Local Planning Authority before the development is commenced.</p> <p>Reason: To ensure a satisfactory appearance on completion of the</p>

	development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.
6	<p>Prior to the beneficial occupation of the development hereby approved details of the entrance gate shall have been submitted to and approved in writing by the Local Planning Authority. The entrance gate shall have been installed prior to the beneficial occupation of the development.</p> <p>Reason: To ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.</p>
7	<p>The roof of the Pavilion hereby permitted shall not be converted or used as a terrace and no access shall be gained except for maintenance purposes.</p> <p>Reason: To safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.</p>
8	<p>No development shall commence until an Energy Statement has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In the interests of sustainability and energy conservation in accordance with Policies 5.2 (Minimising Carbon Dioxide Emissions) and 5.3 (Sustainable Design &amp; Construction) of the London Plan (July 2011) and Policy DM1 (Sustainable Design and Construction Standards) of the LDF Core Strategy Adopted April 2012.</p> <p>These details are required prior to commencement of development because: - the details would affect subsequent design of other elements of the scheme and must be agreed at the outset.</p>
9	<p>The development hereby approved shall not commence until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using Suds methods has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the site commencing and maintained thereafter for the lifetime of the development.</p> <p>Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal, in accordance with Policies 5.2 (Minimising Carbon Dioxide Emissions) and 5.3 (Sustainable Design &amp; Construction) of the London Plan (July 2011) and Policy DM1 (Sustainable Design and Construction Standards) of the LDF Core Strategy Adopted April 2012.</p>
10	The development hereby permitted shall not be occupied or used until a strategy detailing the lighting scheme, to include hours of lighting, and predicted light levels on the site and at neighbouring residential properties has

	<p>been submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be carried out in accordance with the approved details and maintained in perpetuity.</p> <p>Reason: To safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.</p>
11	<p>The flood lights shall be turned off within 15 minutes of the end of each session. A session is defined as being the agreed hours of use of the training pitches.</p> <p>Reason: To safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.</p>
12	<p>Prior to the commencement of any development on site, a Construction Management Plan shall be submitted to the planning authority for written agreement outlining measures that will be taken to control dust, noise, vibrations and other environmental impacts of the development. The development shall only be implemented in accordance with the details and measures approved as part of the construction management plan, which shall be maintained throughout the entire construction period.</p> <p>Reason: In order to safeguard the amenities of the surrounding residential occupiers and to safeguard highway safety and the free flow of traffic in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012. These details are required prior to commencement of development because the relevant works would take place at the beginning of the construction phase.</p>
13	<p>If during implementation of this development, contamination is encountered which has not previously been identified, the additional contamination shall be fully assessed and a specific contaminated land assessment and associated remedial strategy shall be submitted to and agreed in writing by the Local Planning Authority before the additional remediation works are carried out. The agreed strategy shall be implemented in full prior to completion of the development hereby approved.</p> <p><b>Reason:</b> To protect human health, controlled waters, and the environment in line with DM 1 (Sustainable Design and Construction Standards) of the LDF Core Strategy Adopted April 2012.</p>
	<p>By the time the development hereby permitted is substantially complete, pedestrian/vehicular intervisibility splays shall have been provided, in accordance with a scheme which has been previously submitted to and approved in writing by the Local Planning Authority. Before the beneficial occupation of the development hereby approved the splays shall be provided and retained for the life of the development.</p> <p>Reason: To maintain pedestrian/vehicular intervisibility in the interest of</p>

	<p>highway safety.</p>
	<p>The building shall not be occupied or the use of the site commenced until all works to the public highway have been carried out in accordance with details, including the levels of buildings, roads, parking areas and pathways within the site, which shall have been approved by the local planning authority or by the Council as highway authority pursuant to Section 278 of the Highways Act 1980; and the widened carriageway and footway shall be retained permanently available for vehicular and pedestrian circulation only.</p> <p>Reason: In the interests of amenity, the free flow of traffic on the highway and road safety.</p>
	<p>No development shall commence until a landscaping scheme including the retention of the existing trees, and a schedule of replacement planting to include species and age of replacement tree (of at least 100 trees) shall have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within the first planting season following completion of the development and the tree planting and landscaping shall thereafter be maintained for five years to the satisfaction of the Local Planning Authority. Any trees or shrubs which die during this period shall be replaced in the first available planting season, and the area shown to be landscaped shall be permanently retained for that purpose only.</p> <p>Reason: In the interests of visual amenity and also that the Local Planning Authority shall be satisfied as to the details of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012. These details are required prior to commencement of development because the details would affect subsequent design of other elements of the scheme and must be agreed at the outset.</p>
	<p>No demolition, site clearance or building operations shall be commenced until tree protection to the standards set out in BS5837: 2005 "Protection of Trees on Construction Sites" (figures 4 and 5) has been erected around the trees shown on the approved drawings as being retained on the site. The fencing is to be not less than 1.5 metres in height and shall enclose either:-</p> <ul style="list-style-type: none"> <li>· the area described by the limit set out in Table 1 or</li> <li>· a radius as set out in Figure 2 of BS 5837: 2005, or A77 alternatively</li> <li>· such an area as may have previously been approved in writing by the Local Planning Authority.</li> </ul> <p>Such tree protection shall be maintained during the course of development, and no storage, site structures, parking or any other operation shall be permitted within the area thereby protected. Within the protected area:</p> <p>levels shall not be raised or lowered in relation to the existing ground level, no roots shall be cut, trenches dug, or soil removed or drains and services laid, no buildings, site huts, roads or other engineering operations shall be constructed or carried out,</p> <p>no vehicles shall be driven over the area,</p> <p>no materials or equipment shall be stored.</p>

	<p>and the destruction by burning of any materials shall not take place on the site or adjoining land unless the fires are at a minimum distance from the protected area of 6.00 metres.</p> <p>Reason: To prevent unnecessary damage occurring to the trees during building operations, thereby safeguarding the visual amenities of the site in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012. These details are required prior to commencement of development because the relevant works would take place at the beginning of the construction phase.</p>
	<p>A Travel Plan, containing a package of measures for reducing the number of vehicle trips to the site by staff and visitors, shall be implemented upon the development being brought into first use, and in accordance with details to be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of above ground development. The Travel Plan shall include an action plan with timescales for the implementation of the proposed measures, details of an ongoing programme of monitoring and review and targets for reductions in car use. Monitoring and review shall include the submission of annual travel plan update report for the approval of the Local Planning Authority which contains the results of annually repeated staff travel surveys and demonstrates progress towards meeting targets.</p> <p>Reason: To ensure that sustainable transport methods are encouraged and implemented in accordance with Policies CS5 (Reducing the Need to Travel) and CS6 (Sustainable Travel) of the LDF Core Strategy Adopted April 2012</p>
	<p>No development shall take place until full details of measures for bat and nesting bird mitigation and conservation have been submitted to and approved by the LPA. These measures should include:</p> <ul style="list-style-type: none"> <li>• Inspection of existing trees on site within one month prior to their felling to determine presence or absence of roosting or hibernating bats.</li> <li>• No trees containing bats shall be felled until the bats have been safely excluded using such measures as have been previously submitted to and approved by the Council.</li> <li>• Retention of hedgerows and trees identified as being important for foraging bat within the development site.</li> <li>• Artificial lighting should not directly illuminate any features that are of value to foraging or commuting bats such as the boundary trees.</li> <li>• The works shall be implemented in accordance with the approved details and timing of the works, unless otherwise approved in writing by the local planning authority.</li> <li>• The submission of details of bat and bird boxes</li> </ul> <p>Reason: To safeguard and protect the sites biodiversity and nature conservation value in accordance with Policy DM6 (Biodiversity) of the LDF Core Strategy Adopted April 2012. These details are required prior to commencement of development because the relevant works would take place at the beginning of the construction phase.</p>
	<p>Notwithstanding the requirements of Condition 20 above the development</p>

	<p>shall be carried out in accordance with the recommendations of the ASW Ecology Report</p> <p>Reason: To safeguard and enhance the sites biodiversity and nature conservation value in accordance with Policy DM6 (Biodiversity) of the LDF Core Strategy Adopted April 2012. These details are required prior to commencement of development because the relevant works would take place at the beginning of the construction phase</p>
	<p>The parking spaces identified upon the approved drawings shall be permanently retained for parking.</p> <p>Reason: To ensure that parking space is available at all times in accordance with Policies DM9 (Managing Vehicle Use for New Development) and Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.</p>
	<p>All plant and machinery shall be enclosed and soundproofed in accordance with a scheme which shall have been submitted to and approved in writing by the Local Planning Authority. Such sound insulation shall be provided before the plant and machinery is brought into use and thereafter permanently retained.</p> <p>Reason: In order to secure a reduction in the noise emanating there from and in the interests of the residential amenities of the area in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.</p>
	<p>The rating level of the noise determined by the cumulative sound emissions of the plant hereby permitted shall be at least 5dBA lower than the existing background noise level at any given time of operation. The noise levels shall be measured or predicted 1m externally to any window at the nearest residential façade. Measurements and assessment shall be carried out in accordance with British Standard 4142:2014</p> <p>Reason: To safeguard the amenities of the occupiers of the neighbouring properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.</p>
	<p>The training pitches shall not be used for the purposes hereby permitted before 08:00 or after 21:00 Monday to Friday and before 09:00 or after 18:00 on Saturdays, Sundays or Bank Holidays.</p> <p>Reason: To safeguard the amenities of the occupiers of the neighbouring properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.</p>
	<p>Mowing of the pitches shall only take place between 08:00 and 17:00 Monday to Saturday and not at all on Sundays or Bank Holidays.</p> <p>Reason: To safeguard the amenities of the occupiers of the neighbouring properties in accordance with Policy DM10 (Design Requirements for New</p>

	Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.
	<p>The following details shall be submitted to and approved in writing by the Local Planning Authority, before the development commences:</p> <p>(a) boundary treatment, including walls, fences and gates and ball stop nets (including their manufacturer's specification, colour and texture). The boundary treatment permitted shall be completed prior to use of the site and retained for the life of the development. .</p> <p>Reason: These details are required prior to commencement of development because the details would affect subsequent design of other elements of the scheme and must be agreed at the outset and to ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.</p>
	<p>Prior to the beneficial occupation of the site, details of the use of any mobile lighting (to include grow lights) shall have been submitted to and approved in writing by the Local Planning Authority. Any mobile lighting shall only be used in accordance with the approved details.</p> <p>Reason: To safeguard the amenities of the occupiers of the neighbouring properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.</p>
	<p>Refuse storage facilities and recycling facilities shall be provided prior to the occupation/ use of the development hereby permitted in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development, such facilities to be permanently retained at the site. The developer and/or their successors in title shall take all reasonable steps to ensure that all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area as shown on the approved plans, or internally within the building(s) that form part of the application site, and that no refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.</p> <p>Reason: To ensure the provision of refuse facilities to the satisfaction of the Council in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.</p>
	<p>No building or use hereby permitted shall be occupied or the use commenced until details of cycle parking provision has been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided prior to occupation/ use of the site and thereafter, be kept free of obstructions and available for the parking of cycles only.</p> <p>Reason: To ensure the provision of adequate cycling facilities in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.</p>
	Notwithstanding the details submitted and prior to the occupation/ use of any

	<p>part of the scheme details of the electric vehicle charging points (20% active/80% passive) and the accessible parking spaces shall be submitted to and agreed in writing by the Local Planning Authority. The car park shall then be laid out in accordance with these details.</p> <p>Reason: To ensure the development provides suitable and useable locations for sustainable travel in accordance with Policy DM9 Managing Vehicle Use for New Developments of the LDF Core Strategy Adopted April 2012.</p>
	<p>This permission shall be personal to Fulham Football Leisure Ltd and shall not enure for the benefit of the land nor of any other person or persons for the time being having an interest therein.</p> <p>Reason : The very special circumstances submitted in support of the application are specific to the applicant</p>
	<p>Prior to the beneficial occupation of the development hereby approved a Car Parking management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with approved plan.</p> <p>Reason : In order to safeguard the amenities of the surrounding residential occupiers, to encourage sustainable modes of transport, and to safeguard highway safety and the free flow of traffic in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.</p>

**Additional Informative**

1. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

Voting - unanimous

Signed.....Date.....  
Chair