SUMMARY

This report seeks the Committee’s views on application 09/14500/FUL prior to consideration by the Development Control Committee, for the formation of a new footpath constructed of compacted gravel to replace the existing informal footpath that now exists. The footpath will run from a point just north of the railway bridge across Malden Road and will enter the south-west corner of Manor Park Recreation Ground.

The application is still under consideration and although the period set aside for consultation responses has expired, some may still be received. Further information will be circulated to the Sub-Committee following an assessment upon the receipt of any further consultation responses. The proposal raises a number of considerations which are set out below in the main body of the report.

RECOMMENDATION

It is RECOMMENDED that the Sub-Committee express its views on the application so that the Development Control Committee can consider them when it determines this planning application.

REASON FOR RECOMMENDATION

To enable the Neighbourhood’s views to be considered

SITE AND SURROUNDINGS

1. The application site forms part of the Manor Park Recreation Ground, off Malden Road, New Malden. The site is used for a number of sporting activities and as open space amenity by the local community.

2. The proposed footpath will be located at the south west corner of the park just north of the railway bridge and connects Malden Road with the park. There is already an informal access path along the proposed route.

PROPOSAL

3. The proposal is for the formation of a 1.8m wide compacted gravel path.
CONSULTATIONS

4. **Neighbour Notification**: Twenty two adjacent residential properties were notified of the application, no observations have been received.

5. **Borough Valuer**: No observations on the actual application. The land on which the footpath is to be formed whilst part of the Manor Park Recreation Ground is not actually owned by the Council.

6. **Highways**: No highway objections subject to consideration of conditions relating to construction method statement, location of site compound and no site access from Malden Road.

ASSESSMENT

7. The main considerations material to the determination of this application are:
   - Principle of Proposed Development
   - Impact on Character of Area
   - Impact on Neighbour’s Residential Amenity
   - Highways and Parking
   - Trees
   - Legal Agreements
   - Sustainability
   - Other Material Considerations

**Principle of Proposed Development**

8. There is a footpath, albeit an informal one, along this route and hence the principle of the development is already established.

**Impact on Character of Area**

9. The proposed footpath will be a more formal arrangement than the existing but the use of compacted gravel will not unduly impact on the character of the area.

**Impact on Neighbours’ Residential Amenity**

10. The nearest residential properties are at Marlfield Court across the road from the proposed footpath at approximately 50m.

**Highways & Parking**

11. There are no issues with regard to vehicular traffic or parking, but the new path will allow people to use the access throughout the year even when the ground is waterlogged.
Trees
12.   No trees will be affected by the proposed development.

Legal Agreements
13.   No legal agreements required as part of this planning application.

Sustainability
14.   This proposal will allow those people from south of the railway line and to the west of Malden Road to access the park at all times of the year without having to use the main entrance or use the existing compacted earth footpath at inclement times of the year.

Other Material Considerations
15.   None

BACKGROUND PAPERS held by David Lockie
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Application file
Relevant Committee reports and related papers/correspondence
Ward: St James

Description of Proposal: Erection of new 1800mm width compacted gravel path from close to Malden Road Railway Bridge into The Manor Park

Plan Type: Full Application

Expiry Date: 04/03/2010

Previous Relevant History

01/05080/FUL Erection of two free-standing lamp posts and re-positioning of one existing lamp post on southern Permit 5 Year Condition and Conditions
boundary of car park

05/14886/FUL Change of Use of land to car park for 8 vehicles. Formation of vehicular crossover at southern point of Manor Park and Malden Road

Not proceeded with 21/02/2006

08/14597/FUL Erection of 3.0 metre high plastic coated fine galvanised wire fencing including galvanised metal posts to match existing boundary fencing to the rear of 52-58 Portland Avenue

Permit with conditions 08/10/2008

99/05121/FUL Erection of single storey extension to sports building

Permit 5 Year Condition and Conditions 10/08/2000

99/05165/FUL Erection of 24 floodlights to illuminate tennis courts (on four southern-most courts)

Permit 5 Year Condition and Conditions 31/05/2000

Applicant's Plan Nos:

Design & Access Statement Received 12/08/2009
4 x A4 Pages of Photographic Evidence Received 12/08/2009
3 x A4 Pages of Photographic Evidence Received 10/12/2009
KLP09 1/2 Received 10/12/2009
KLP09 1/3 Received 10/12/2009
KLP09 1/4 Received 10/12/2009
KLP09 1/1a Received 07/01/2010

Development Plan:

Mayor for London - The London Plan
Royal Borough of Kingston upon Thames - Unitary Development Plan First Alteration

UDP Policies

OL11 Sites of Nature Conservation Importance
OL6 Protection of Other Open Land
OL7 Open Space Improvement and Ancillary Development
STR7 Safeguarding and Enhancing Open Land