

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 13.06.2023
Application reference:	223287
Applicant:	David Kelly (obo London Borough of Waltham Forest)
Location:	Pastures Youth Centre, 15 Davies Lane, E11 3DR
Proposed development:	Construction of a new pedestrian gateway and brick piers in existing boundary wall and installation of permeable paving – Deferred Item
Wards affected:	Leytonstone
Appendices:	<p>Appendix A: Consultation e-mails dated 02.03.2023 and 22.03.2023.</p> <p>Appendix B: Consultation briefing note.</p> <p>Appendix C: Risk Assessment prepared by Sports and Leisure.</p> <p>Appendix D: Snaresbrook Arts Project letter.</p> <p>Appendix E: Planning Committee Report dated 07.03.2023.</p>

- The application was deferred from the Planning Committee of 7th March 2023 subject to stakeholder engagement. Sports and Leisure, being the department responsible for managing the property, engaged with over 20 user groups and staff on 2nd March 2023 and 22nd March 2023 regarding access to the Pastures Youth Centre. The consultation emails are attached at **Appendix A**.
- The Council received mixed responses from the user groups on whether the site should be secured or provide unrestricted access at all hours as set out below (**Appendix B – Consultation Briefing Note**):
 - The gates should be kept shut, when members come, they can ring the intercom and caretaker will let them In. For security the gates should be kept shut.
 - More people should be able to enjoy the Pastures, it's a great local facility and not enough people know about it. As long as staffing & security for the building can be guaranteed it would be lovely for the garden area to be open.

- We are happy with the large outer gate onto the pavement being unlocked for the youth hub, having that closed would not be conducive to a 'drop in' youth hub and would be a barrier for young people.
- We prefer the gate to be closed as then we know that not everybody and anybody can walk into Pastures.
- The Sports and Leisure service also engaged with the Pastures Action Group (PAG), being a sub-group of the Pastures Steering Group, who believes and maintains the planning application is to facilitate future re-development of the site as per the consultation briefing note (**Appendix B**). On this basis PAG require unrestricted access at all hours and object to the planning proposal.
- The service prepared a risk assessment which flagged a medium risk to the public in terms of safeguarding children, young people, and vulnerable adults due to potential unauthorised users accessing the site and children escaping from the premises (**Appendix C**). This is supported by a letter from Snaresbrook Arts Project (SAP), a user group of the Pastures Youth Centre, raising their concern regarding unrestricted access to the site (**Appendix D**). SAP states: *"It is essential that we maintain a secure and safe environment for the attendees at all times"* which clearly conflicts with the views of PAG.
- There is no change to the sections of the Committee Report (**Appendix E**).

1 RECOMMENDATION

- 1.1 Recommendation to GRANT planning permission under reference subject to conditions and informatives.

2 REASONS REFERRED TO COMMITTEE

- 2.1 No change to previously published report.

3 SITE AND SURROUNDINGS

- 3.1 No change to previously published report.

4 PROPOSED DEVELOPMENT

- 4.1 No change to previously published report.

5 RELEVANT SITE HISTORY

- 5.1 No change to previously published report.

6 PUBLIC CONSULTATIONS

- 6.1 No change to previously published report.

7 OTHER CONSULTATIONS

- 7.1 No change to previously published report.

8 DEVELOPMENT PLAN

8.1 No change to previously published report.

9 MATERIAL PLANNING CONSIDERATIONS

9.1 No change to previously published report.

10 ASSESSMENT

10.1 No change to previously published report.

11 CONCLUSION

11.1 No change to previously published report.

12 ADDITIONAL CONSIDERATIONS

12.1 No change to previously published report.

13 RECOMMENDATION

13.1 The Planning Committee is requested to grant planning permission subject to conditions and informatives set out below.

13.2 Conditions and reasons:

1. The development hereby permitted shall begin no later than the expiration of three years from the date of this permission.

Reason: to comply with the provisions of section 91(1) (a) of The Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans and thereafter maintained as such for the lifetime of the development:

Drawing numbers:

- EVO-ZZ-00-D-A-010 Revision P1, dated 01.11.2022
- EVO-ZZ-00-D-A-011 Revision P1, dated 26.10.2022
- EVO-ZZ-00-D-A-012 Revision P1, dated 26.10.2022
- EVO-ZZ-00-D-A-013 Revision P1, dated 26.10.2022
- 190618-TMA-ZZ-DR-L-4000 Revision P01, dated 02.12.2022

Supporting Documents:

- Design and Access Statement, dated November 2022
- Sentry Swing Gate product specification JSW 97 Issue 03
- Soft Landscape Specification and Maintenance Plan, dated December 2022

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used for the external surfaces of the development hereby permitted shall match those of the existing boundary wall and be accord with the product specification sheet (Sentry Swing Gate product specification JSW 97 Issue 03) and shall thereafter be retained as such for the lifetime of the development.

Reason: To safeguard the visual amenities of the area in accordance with Policy CS15 of the Adopted Waltham Forest Local Plan – Core Strategy (2012) and Policy DM29 of the Adopted Waltham Forest Local Plan – Development Management Policies (2013).

4. The development shall fully conform with the recommendations of the Arboricultural Impact Assessment and Method Statement, submitted with this application dated 09.12.2022.

Reason: To ensure the well-being of the trees and in the interest of biodiversity and the amenity of the surrounding area, in accordance with Policy CS15 of the Adopted Waltham Forest Local Plan – Core Strategy (2012) and Policy DM35 of the Adopted Waltham Forest Local Plan – Development Management Policies (2013).

13.3 Informative:

- i. This determination does not constitute permission to build under the building regulations 2010. Works should not commence until any appropriate building regulation applications have been submitted and where necessary approved.
- ii. This notice is without prejudice to your responsibilities under any other legislation.
- iii. To assist applicants the Local Planning Authority has produced policies and provided written guidance, all of which is available on the Council's website, and which have been followed in this instance. The Local Planning Authority delivered the decision in a timely manner.

14 **BACKGROUND DOCUMENTS**

- 14.1 Appendix A: Consultation e-mails dated 02.03.2023 and 22.03.2023.
- 14.2 Appendix B: Consultation briefing note.
- 14.3 Appendix C: Risk Assessment prepared by Sports and Leisure.
- 14.4 Appendix D: Snaresbrook Arts Project letter.
- 14.5 Appendix E: Planning Committee Report dated 07.03.2023.