

**Pavilion, Auriol Park, Salisbury Road, Worcester Park, Surrey**

Change of Use of former Rangers room in Pavilion building to Cafe (Class A3) use.

<b>Ward:</b>	<b>Auriol</b>
<b>Contact Officer:</b>	<b>John Mumford</b>

## **1 Plans**

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to the originally permitted application via the Council's website, which is provided by way of background information to the report.

**Link:** <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OI469PGYN2J00>

- 1.2 The application premises comprise the former rangers room in the pavilion building situated within Auriol Park accessed to the south of Salisbury Road.
- 1.3 The application is for the change of use to café (Class A3) use and is referred to Committee for determination because it involves council owned land and premises.
- 1.4 **The application is recommended for APPROVAL** as it would provide a welcome facility and service for users of the park and there are no visual or amenity concerns relating to the proposal.

## **2 Site description**

- 2.1 The application premises comprise 7.5 sq m of accommodation within the Auriol park pavilion that is of modern appearance with tiled roof and brick faced external walls.

## **3 Proposal**

- 3.1 The application seeks permission for the change of use of the former rangers room to a café (Class A3) use. No external alterations are included in the application but the proposed lease terms included as supporting information with the application indicates that the existing toilet within the premises is intended to be replaced with a kitchenette/bar serving area to allow the serving of light refreshments. A small amount of seating could be provided inside but customer seating and tables would be provided outside the premises on the adjoining patio and grassed area. The lease terms would limit the hours of use during the winter months (Oct- Mar) from 08.00-15.00 (Mon-Fri) and 09.00-15.00 (Sat). During the summer months (Apr-Sept) the hours of use would be limited to 08.00-19.00 (Mon-Sun).

## **4 Consultations**

4.1 10 neighbouring residents were notified of the development and 2 representation in support of the application have been received on the grounds that:

- as a member of the '@Friends of Auriol Park'. We are all very supportive of this change of use and are keen for it to go ahead. A café will enhance the facilities of the park by making it more enjoyable for all users.
- a much needed facility for Auriol Park, it will give a social meeting point, refreshments and a presence in the park to dissuade any anti-social behaviour. Strongly support the application.

4.2 Surrey County Council – The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

4.3 Leisure Development Manager - The rangers room is hardly ever used so to convert to a café which will then provide a valuable service to the users of the park and the sports clubs that are based there, will only add benefit. From a leisure perspective we would like to see more people actively using the facilities within Auriol Park and having a café available is likely to attract more users to the park. As the Leisure Development Manager I fully support this application.

## **5 Relevant planning history**

5.1 None.

## **6 Planning Policy**

### Core Strategy 2007

Policy CS5	The Built Environment
Policy CS13	Community, Cultural and Built Sports Facilities

### Development Management Policies 2015

Policy DM5	Trees and Landscape
Policy DM9	Townscape Character and Local Distinctiveness
Policy DM10	Design Requirements for New Developments
Policy DM34	New Social Infrastructure

## **7 Planning considerations**

### Principle of Development

7.1 The provision of a small facility that would provide light refreshments to users of Auriol Park and promote social interaction is supported.

Layout, Design and Scale.

- 7.2 It is considered that the very modest scale of the proposed development would have no adverse impact on the principal purpose and role of Auriol Park as a leisure and recreation facility.

Residential Amenity

- 7.3 There would be no adverse impact on residential amenity as the Auriol Park pavilion is situated well away from the nearest dwellings in Salisbury Road and Thorndon Gardens.

Parking and Access

- 7.4 Customers would be likely to be local residents or visitors to Auriol Park who would be able to park in the existing car park. The County Highways Authority has no objection to the proposal.

Community Infrastructure Levy

The proposal would not be CIL liable.

**8 Conclusion**

- 8.1 The application proposal meets planning policy objectives and would have no harmful impact on the residential amenity of neighbouring occupiers.

**9 Recommendation**

- 9.1 Planning permission granted subject to the following conditions:

**Conditions:**

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

**Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.**

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: site plan dated 14/12/16 and annotated floorplan drawing no 2204/110**

**Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans to comply with Policy CS5 of the Core Strategy (2007).**

**Informative:**

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.**