

RECEIVED: 12 May, 2006

WARD: Kenton

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: John Billam Youth Sports Centre, Woodcock Hill, Harrow, HA3 0PQ

PROPOSAL: Amendment to conditions 11 and 12 (Limiting the number of "peak" events in which between 150 and 350 persons can occupy the premises to 15 days per annum) and consequently to conditions no. 3 and 16, being conditions of planning permission reference 02/2671 and 03/2865 for erection of first-floor and single-storey rear extensions, internal and external modifications and change of use to include Use Class D1 (D2 Existing) (as revised 27/06/06)

APPLICANT: Amanda Haines

CONTACT:

PLAN NO'S: e.mail dated 24/03/06.

MEMBERS CALL-IN

PROCEDURE

In accordance with Part 5 of the Constitution and Section 10 of the Planning Code of Practice, the following information has been disclosed in relation to requests made by Councillors for applications to be considered by the Planning Committee rather than under Delegated Powers.

Name of Councillor

Councillor Reg Colwill

Date and Reason for Request

13/06/06

Because of the very serious issue of the restrictions put in place on the site for valuable and urgent reasons.

Details of any representations received

None Received

Name of Councillor

Councillor Arthur Steel

Date and Reason for Request

13/06/06

Because of the very serious issue of the restrictions put in place on the site for valuable and urgent reasons.

Details of any representations received

None Received

Name of Councillor

Councillor Uma Fernandes

Date and Reason for Request

13/06/06

Because of the very serious issue of the restrictions put in place on the site for valuable and urgent reasons.

Details of any representations received

None Received

RECOMMENDATION

Approval

EXISTING

The site consists of the former John Billam Sports Centre with associated entrance and access road. The site extends further to include a 5.0m radius around the building itself and encompasses the ex-tennis courts adjacent to the access road. A lease has now been agreed with the community group, Gujarati Arya Association (GAA), a group which was felt to have a proven track record within Brent promoting community and sporting activities.

The site off Woodcock Hill faces extensive playing fields to the west that are to remain under the ownership and management of Brent Parks Service. To the immediate south/ rear of the building is the Tenterden Sports Ground that is separated by a hedgerow and has independent access from Preston Road. To the immediate east lies Silverholme Close, a grouping of 40 elderly persons' flats. The access road from Woodcock Hill will also continue to provide for the Tenterden Close Allotments, Scout Hut and Parks Service Depot and associated car-park hardstanding.

PROPOSAL

Amendments to condition 11, namely:-

The whole or any part of the development/premises shall not be used/occupied by more than 150 persons (including staff) at any one time on any given day of the week, Sundays to Saturdays inclusive (except where events for up to a maximum 350 people are approved, in writing, on either a permanent or temporary basis by the Local Planning Authority), without the further prior written consent of the Local Planning Authority.

and to condition no.12 :-

Notwithstanding the provisions of Condition 11, this permission shall provide for peak events when more than 150 individuals but no more than 350 persons (including staff and visitors) may attend at any one time for 15 permanent days in any one year, commencing with the first date of use and occupation of the new community centre. When the 15th day in any one year at which up to 350 persons are in attendance has been reached, then, unless a further application has been submitted to and approved in writing by the Local Planning Authority, the number of persons allowed to use the centre for these permanent peak events shall be reinstated to no more than 150 persons to the satisfaction of the Local Planning Authority.

and the consequent revisions to conditions 3 and 16

being conditions of two previous planning permissions, reference nos 02/2671 and 03/2865 which gave consent for the erection of first-floor and single-storey rear extensions, internal and external modifications and change of use of the building to include Use Class D1 (D2 Existing).

HISTORY

The Sports centre was built on the site for Selfridge's in 1925 and subsequently acquired by Middlesex County Council. The youth and community and sports use has been maintained over the years.

Brent Council Education Service initially found the building surplus to requirements in July 1998; control was subsequently taken by the Parks Service who lacked the funds for the necessary renovation works. The consequence of this is that the site has been disused since April 1999. A lease has since been provisionally agreed with the community group, Gujarati Arya Association (GAA). The lease was subject to the grant of two planning permissions - no.s 02/2671 (9/05/03) and 03/2865 (14/11/2003). These gave consent for the erection of first-floor and single-storey rear extensions, internal and external modifications and change of use of the building to include Use Class D1 (Non residential Institutions) (D2 Assembly and Leisure - Existing).

It would appear that the use of the centre has taken place for D1 purposes in breach of the following conditions which have not been met prior to the commencement of the use:-

- (3) landscaping, car parking, servicing etc.;
- (4) directional signage;
- (10) details of disabled access;
- (13) sound insulation;
- (15) green travel plan;
- (16) management plan;
- (17) public access.

A letter of notice of a breach of condition 14 (noise & disturbance); (E06/0460) has been sent to the occupiers.

061337

POLICY CONSIDERATIONS

Brent's Adopted UDP 2004

Strategic

STR35 – The Council will seek to improve the Borough's public open space, sports and leisure facilities.

STR37 – The Council will encourage the provision of accessible community facilities that meet the needs of the Borough's diverse multi-cultural population.

Environmental Quality

BE2 - Proposals should be designed with regard to their local context and character.

BE6 - High standard of landscaping expected, as an integral element of development schemes..

Transport

TRN22 – Parking standards for non-residential developments.

Parking Standards

PS10- Assembly and Leisure (Use Class D2)

PS12- Non-Residential Institutions (Use Class D1)

PS16 – Cycle Parking Standards

Open Space and Recreation

OS4 - The open frontages identified on the proposals map (John Billam Playing Fields) will be protected and enhanced.

OS8 - Protection of Sports Grounds.

OS9 – Dual use of open space.

Community Facilities

CF4 – Community facilities capable of holding functions.

Central Government Guidance

PPG17: Planning for Open Space, Sport and Recreation

SUSTAINABILITY ASSESSMENT

Not applicable.

CONSULTATION

Consultation has been fairly widespread involving individual letters to residents in Silverholme Close, Woodcock Hill, Local Ward Members and the Preston Amenities Protection Association. Advice from the Council's Parks services has also been sought.

Six letters of concern or objection have been received from residents of Silverholme Close raising the following issues:-

- noise of voices, car doors and music late at night;
- activities in breach of planning permission;
- Likely numbers of people.

REMARKS

BACKGROUND

The Council has agreed a 125 year lease of the building premises to the Gujarati Arya Association (GAA) for the sum of £500,000. The Association has spent a very significant sum - in excess of £1 million - in the renovation of the building and the provision of the changing-room facilities for the use of the Council. The improved drainage of the sports pitches and the provision of new changing-rooms will enable the playing fields to be returned to active use. Local schools will use the playing fields during the week in term time and sports clubs at weekends and evenings. It is intended that the money paid to the Council will be spent on upgrading a number of sports and play facilities in the north of the borough including the John Billam Sports Fields. Final negotiations are currently in place and once the monies have been transferred the lease will be fully operational, including the use of the changing rooms.

THE APPROVED USE OF THE BUILDING

The permission granted in 2003 included the use of the building for Class D1 (Non Residential Institutions) purposes as well as the previous D2 and it was foreseen that this would substantially alter the nature of the building's active use. The existing D2 (Assembly and Leisure) relates to the use of the building as a sports hall that is incidental to the surrounding playing fields. The change approved will make the building a venue in its own right. The various facilities to be provided will mean that a higher number of people will be making use of the site than to date. It is intended that the majority of the community activities envisaged will be attended by smaller groups of between 30-50 people but there will be major events, like the larger festivals or cultural gatherings, when there could be an attendance of between 250-350 members. Consequently, the permission that has been implemented retains the main hall with small events halls leading off it and maintains and enlarges the stage with a kitchen and servery along with a bar and lounge ancillary to the main use of the premises for functions.

An indicative timetable of such events indicates certain events may exceed the approved opening hours and the applicant will need to seek amendments to the opening hours for specific late night celebrations, eg. New Year's Eve.

With the extra people, traffic, noise and activity envisaged, measures were taken to safeguard the amenities of the adjoining residential occupiers by the application of the following planning conditions:-

- 3 landscaping, car parking, overspill area & gates, lighting and screening;
- 7 hours of use: 0800-2230 hrs Sun.- Thurs; 0800-2300 hrs Fri.- Sat.;
- 11 use normally limited to 150 people;
- 12 provision for peak events attracting up to 350 people for 15 days in a year;
- 13 sound insulation and ventilation systems;
- 14 no music or public address system audible at the boundary;
- 15 need for management plan and green travel plan;
- 16 content and implementation of management plan.

The use of the the centre for D1 purposes should not begin until most of these conditions and others have first been met. The implication of objections received is that the use has commenced to some degree without compliance with the conditions and "a notice of breach" letter has therefore been sent to the occupiers.

APPROVED PARKING PROVISION

The existing approval provides for 108 parking spaces located into 2 separate areas to the east and west of the building. This had been felt to be high by the Transportation Service Unit but acceptable in a location of

low access to public transport. Given the ease of pedestrian access to the Underground station and bus routes of Preston Road reached via both Preston Way and the Preston Road Car Park, the Transportation Service Unit had no objections to the scheme, basing parking figures on the high attendance that would be expected at certain festival or cultural events.

The use of the Council-run changing-rooms would generate a maximum number of 70 individuals participating on the pitches at any given time. The priority use will be for schools in term time who usually turn up in minibuses and do not comprise any more than 30 children at a time.

The parking standards outlined in PS10 and PS12 would as a maximum, based upon visitor numbers of 350 for a religious event, require 140 spaces. This will not be the norm and due to the potential for a large number of attendees at large events, a special traffic-management arrangement may be required in the future. A much lower parking standard would be required on a daily basis of not more than the indicated spaces of a single car-park rather than the combined A and B. This is still a considerable parking provision and is based on the large catchment area of users and for the avoidance of potential congestion and impact on Woodcock Hill. The remaining car-park should be unmarked and retained as an overspill car-park that is to remain closed, except at peak-use times. The main car-park should be laid out in such a way as to cater for all the users, both the general public and GAA members.

CURRENT APPLICATION

The application seeks a reconsideration of the planning conditions 11 & 12 which restrict the number of events which can be held at this property to 15 per annum and which defines an event to be a gathering with an attendance of between 150-350 people.

In support of this application the applicant - Brent's Parks Service - has stated that previously, before the occupation of the pavilion by the GAA, religious celebrations, including Hindu, Muslim and Christian events occurred on this site and were enjoyed by the local community.

"In addition to this, outdoor sporting events such as cricket, soccer and other indoor activities such as archery, table tennis and badminton were also enjoyed here. The site was used by Brent Sports Development for many years to host Borough wide sporting events. In short, the site was used every week for staging some event and attracted an attendance of in excess 150 people on a regular basis. The main issues from my point of view are that with the capital receipt generated by this scheme being invested on site, which to date has provided us with new changing rooms with further pitch improvements to be made, it is feasible that sporting events with 150 people present could be exceeded by BPS and this causes problems with seeking permission to invest in this site.

"In the lease offered to the GAA there are clauses about them needing to be good neighbours and not being a nuisance. This lease will be managed by Brent Parks Service and Brent Core Property who are in regular contact with the GAA and of course PAPA the local residents association. In addition to this, in order that a public liability insurance be maintained the building will need to meet the requirements of the fire regulations which will determine the number of people allowed to use the building and surrounding sports facilities at any given moment in time.

"The GAA have been in existence for 40 years, are Brent based, have 800 members locally, traditionally were based in Copland High School and have a proven track record on managing and stewarding events. Whilst I and the GAA share the concerns on noise nuisance to neighbours, in particular to Silverholme the sheltered housing project set on an adjacent site, I am confident that the site can and would be managed satisfactorily with no nuisance to its neighbours if these restrictions could be lifted.

"Obviously the GAA and other local community organisations will want to use this facility as it is envisaged that it will not be for exclusive use by the GAA but the broader community. PAPA for example draw a crowd of in excess of 150 local residents to its AGM, and with local schools and local sporting club events including soccer, cricket and Gaelic sports wanting to play on first class facilities on this site it would be unfair to say no.

"In conclusion therefore I am asking that the current planning use restriction be withdrawn and that the conditions of lease, public liability insurance constraints and fire certification restrictions be considered adequate by yourselves for the purpose of managing events on this site. The Parks Service has an excellent record in terms of event management and we are committed wholeheartedly to working with the GAA, local residents and other local organisations to promote well managed, positive and inclusive activities at John Billam Sports Ground."

MAIN ISSUES

The main issue in this case is the impact of the proposal on the amenities of local residents and on the free flow of traffic on the adjoining highway were the conditions to be amended or removed. These were the main concerns identified in the consideration of the previous applications and the controls were put in place for good reason. To assess the impact of activities on the site as a whole, the use of the sports ground and the use of the centre are assessed separately and in combination.

Taking the use of the sports ground and changing rooms on their own, they are restricted by the present consent by conditions relating to hours of use, green travel & management plan, and by numbers (including staff) not exceeding 150, unless otherwise approved. Other controls can be exercised by the Council as land owner. In terms of the use of the sportsground by local schools and clubs there can be few grounds where the number of participants is restricted. Controlling school groups in this way would not seem appropriate and local clubs could be controlled through the letting arrangements. Planning conditions which could be applied would relate to:-

- hours of use - though rarely an issue as the natural hours of daylight would restrict usage unless the grounds were to be flood-lit;
- green travel & management plan (especially relating to stewarding and traffic management and means of travel); and
- letting arrangements by the Council

and these should provide an adequate measure of protection.

Secondly, in addressing concerns that the sports field might be used at the same time as the centre, giving rise to excessive traffic flows, noise and disturbance, the avoidance of simultaneous bookings can be addressed by the management plan, so that, for example, the centre is not occupied, or not occupied by a given number - such as 50- whilst the sports pitches and changing rooms are in use.

Lastly, there is the issue of the use of the main building for D1 purposes which has not yet commenced but will be controlled by the existing set of planning conditions. There are currently no controls over numbers of people attending operated by the Fire Brigade or Health, Safety & Licensing though the latter would suggest an upper limit in the order of 600 persons, depending on the number of operational fire exits. The current planning controls which work on the basis of a limited number of peak events (defined as attended by between 150-350 people) have some limitations. They fail to address -

- Specific harm to residential amenity
- the separate use of the sports pitches
- multiple bookings
- the onus and practicality of counting attendees
- that more than 15 bookings p.a. would breach 150.

Hours of use, the operation of the main and overflow car park and management and green travel plans provide the main armoury for dealing with nuisance to residential occupiers. These, if brought into play at a lower attendance figure of say 100 people and appropriately enforced, together with an upper occupancy limit for the building alone of 350 people, including staff, should negate the need to assess whether events or an accumulation of simultaneous events whether on or off field are "low key" or "peak". No peak event day should be acceptable if it has a severe impact on the amenities of adjoining residential occupiers. Given the size and accommodation of the premises and the potential attendance, your officers would recommend management and green travel plans should be required for audiences in excess of 100 people when the demand for on-site car parking can potentially account for half the on-site provision.

In such circumstances the following combination of conditions would be appropriate:-

2 (AS APPROVED)

The development hereby approved shall be carried out and completed in all respects in accordance with the proposals contained in the application, and any plans or other particulars submitted therewith.

3 (AMENDED)

Further details of the proposed development shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced, and the development shall be carried out and completed in all respects in accordance with the details so approved before the building is occupied. Such details shall include:

(a) The landscaping proposals for the site (including the identification of all trees which are to be retained or removed, proposed new tree and shrub planting and surface treatments inclusive of new hard landscaping, e.g footpaths).

(b) The detailed provision of car-parking in the space indicated as car-park B only, inclusive of an allocation for Council users; with the space marked A to be used for overspill parking. The overspill parking may be used for a peak event only, defined here as more than **100** individuals and less than 350.

(c) The means by which access to the overspill car-park will be controlled/prevented when not in use for the peak events defined.

(d) The surface materials of all hardstanding, inclusive of car-parking, the access road and associated drainage details.

(e) Parking and access provision for disabled persons and also cycle-parking.

(f) The provisions for loading, unloading and parking of service vehicles and of vehicle turning-space within the site.

(g) The provision of refuse and waste storage and disposal facilities.

(h) The provision of lighting to ensure safety and convenience on roads, footpaths and access to the building, including times of operation and levels of illumination.

(i) Screening measures to reduce road noise-pollution, in the interest of the amenities of the residents of Silverholme Close.

4 (AS APPROVED)

Further details of the proposed development shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced, and the development shall be carried out and completed in all respects in accordance with the details so approved before the building is occupied. Such details shall include:-

(a) The siting and design of any proposed directional signs both at the entrance and within the site.

(b) The material and design details of the externally illuminated "GAA" sign that is proposed.

5 (AS APPROVED)

The premises shall be used only for purposes within Use Class D1 and D2 as defined in the Town and Country Planning (Use Classes) Order 1987, as amended.

6 (AS APPROVED)

The bar and hot-food servery are to be used ancillary to the use of the premises as an assembly, leisure and non-residential institutional use and shall be so maintained unless the prior written approval of the Local Planning Authority is obtained.

7 (AS APPROVED)

Activities within the building shall only be permitted between 0800 - 2230 hours Sundays to Thursdays and 0800 - 2300 hours Fridays and Saturdays, with the premises cleared within 30 minutes after these times, and at no other times without the consent in writing of the Local Planning Authority.

8 (AS APPROVED)

The proposed changing-room facilities hereby approved shall be so maintained and available to users of the sports field and not converted to any alternative usage without the prior consent in

writing of the Local Planning Authority.

10 **(AS APPROVED)**

Details of facilities necessary to enable disabled people (including wheelchair users and people with sensory disabilities) to use and escape from the building shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. Such facilities shall include:

(a) Level or ramped access to the main entrance, or such other entrance as may be agreed; and to fire exits where appropriate.

(b) Access for wheelchair users to all parts of the building which are normally accessible to non-disabled people.

(c) Suitable toilets, washing, and baby-change facilities.

The facilities must be provided prior to occupation of the building and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

11 **(AMENDED)**

The whole or any part of the **Community Centre** shall not be used/occupied by more than **350** persons (including staff) at any one time on any given day of the week, Sundays to Saturdays inclusive without the further prior written consent of the Local Planning Authority.

12 **(AMENDED)**

Notwithstanding the provisions of Condition 11, this permission shall provide for peak events when more than **100 individuals** but no more than 350 persons (including staff and visitors) may attend **the Community Centre (excluding the changing rooms)** at any one time. In the case of such "peak events" the use of the **centre shall not take place other than** in accordance with an **approved** Management Plan and Green Travel Plan as set out in conditions 15 & 16 below.

13 **(AS APPROVED)**

Before any building works commence on the site, a scheme providing for the sound-insulation and ventilation of the proposed building shall be submitted to and approved in writing by the Local Planning Authority; such details of the approved scheme shall be carried out and completed in all respects before the development is occupied, and thereafter maintained.

14 **(AS APPROVED)**

No music, public address system or any other amplified sound shall be audible at any boundary.

15 **(AS APPROVED)**

The development or any part of it shall not be used or occupied until a Management Plan and Green Travel Plan has been submitted to and approved in writing by the Local Planning Authority and the development thereafter shall only be used or occupied in compliance with the plans so approved. This will require details covering the review of parking restrictions on Woodcock Hill as the impact of the development is felt.

16 **(AMENDED)**

The Management Plan shall set out and include details of the arrangements for its monitoring and implementation, the responsibility of which will rest with the developer/occupier. The plan shall include details of a system for reporting the monitoring information to the Local Planning Authority for reviewing/comment and approval. The plan shall contain details relating to the long-term objectives and management responsibilities for controlling the usage of the development, including details of the arrangements/management of the matters listed below

and, to ensure that the maximum occupancy numbers, controlled by other conditions of this consent, are not exceeded:

- (a) concurrent lettings and usage of the various parts of/rooms in the development.
- (b) demonstration of how in practice the on-site parking facilities can be laid out to meet the requirements and demands for car and coach pick-ups and drop-offs, and/or parking, deliveries, loading and unloading in connection with the use of the development; and
- (c) arrangements for the uses set out in condition no. 12 where the number of persons using/occupying the development will exceed **100**, which shall include details of the following matters:
 - stewarding of the pedestrian and vehicular traffic in particular at the times of arrival and departure from the site; and
 - crowd and visitor control.

17 (AS APPROVED)

Details of the times for public/community access to the main hall shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby approved and shall thereafter be implemented (save as varied in accordance with the Council's agreement in writing).

UNAUTHORISED ACTIVITIES

The concerns of residents have been taken up with the applicants and occupiers. Parks has agreed to increased surveillance of the site as they consider that late night noise and commotion has been caused by gangs of youths using the site when the Centre is shut. The users admit to one event at the premises which was not late at night and have apologised for the breach of submission of details which they will now rectify.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

- (1) The proposed development is in general accordance with policies contained in the:-

Brent's Unitary Development Plan 2004

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

- Built Environment: in terms of the protection and enhancement of the environment
- Environmental Protection: in terms of protecting specific features of the environment and protecting the public
- Open Space and Recreation: to protect and enhance the provision of sports, leisure and nature conservation
- Transport: in terms of sustainability, safety and servicing needs
- Community Facilities: in terms of meeting the demand for community services

CONDITIONS/REASONS:

- (1) Amended condition no.3

Further details of the proposed development shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced, and the development shall be carried out and completed in all respects in accordance with the details so approved before the building is occupied. Such details shall include:

- (a) The landscaping proposals for the site (including the identification of all trees which are to be retained or removed, proposed new tree and shrub planting and surface treatments inclusive of new hard landscaping, e.g footpaths).

(b) The detailed provision of car-parking in the space indicated as car-park B only, inclusive of an allocation for Council users; with the space marked A to be used for overspill parking. The overspill parking may be used for a peak event only, defined here as more than 100 individuals and less than 350.

(c) The means by which access to the overspill car-park will be controlled/prevented when not in use for the peak events defined

(d) The surface materials of all hardstanding, inclusive of car-parking, the access road and associated drainage details.

(e) Parking and access provision for disabled persons and also cycle-parking.

(f) The provisions for loading, unloading and parking of service vehicles and of vehicle turning-space within the site.

(g) The provision of refuse and waste storage and disposal facilities.

(h) The provision of lighting to ensure safety and convenience on roads, footpaths and access to the building, including times of operation and levels of illumination.

(i) Screening measures to reduce road noise-pollution, in the interest of the amenities of the residents of Silverholme Close.

Reason: These details are required to ensure that a satisfactory development is achieved.

(2) Amended condition no.11

The whole or any part of the Community Centre shall not be used/occupied by more than 350 persons (including staff) at any one time on any given day of the week, Sundays to Saturdays inclusive without the further prior written consent of the Local Planning Authority.

Reason: To ensure that the proposed development/use does not prejudice the enjoyment of the occupiers of neighbouring properties.

(3) Amended condition no.12

Notwithstanding the provisions of Condition 11, this permission shall provide for peak events when more than 100 individuals but no more than 350 persons (including staff and visitors) may attend the Community Centre (excluding the changing rooms) at any one time. In the case of such "peak events" the use of the centre shall not take place other than in accordance with an approved Management Plan and Green Travel Plan as set out in conditions 15 & 16 below.

Reason: To enable the Local Planning Authority to review the position in the light of the impact of this use by the number of persons in attendance and to ensure that the proposed use does not prejudice the enjoyment by neighbouring occupiers of their properties.

(4) Amended condition no.16

The Management Plan shall set out and include details of the arrangements for its monitoring and implementation, the responsibility of which will rest with the developer/occupier. The plan shall include details of a system for reporting the monitoring information to the Local Planning Authority for reviewing/comment and approval. The plan shall contain details relating to the long-term objectives and management responsibilities for controlling the usage of the development, including details of the arrangements/management of the matters listed below and, to ensure that the maximum occupancy numbers, controlled by other conditions of this consent, are not exceeded:

(a) concurrent lettings and usage of the various parts of/rooms in the development.

(b) demonstration of how in practice the on-site parking facilities can be laid out to meet the requirements and demands for car and coach pick-ups and drop-offs, and/or parking, deliveries, loading and unloading in connection with the use of the development; and

(c) arrangements for the uses set out in condition no. 12 where the number of persons using/occupying the development will exceed 100, which shall include details of the

following matters:

- stewarding of the pedestrian and vehicular traffic in particular at the times of arrival and departure from the site; and
- crowd and visitor control.

Reason: To ensure that the usage of the development is appropriately controlled and that the maximum occupancy numbers controlled by other conditions of this content are not exceeded to the detriment of the residential amenities and highway safety in the local area.

INFORMATIVES:

- (1) The applicant's attention is drawn to the number of outstanding conditions attached to planning permissions 02/2671 and 03/2865 which have not as yet been discharged.

REFERENCE DOCUMENTS:

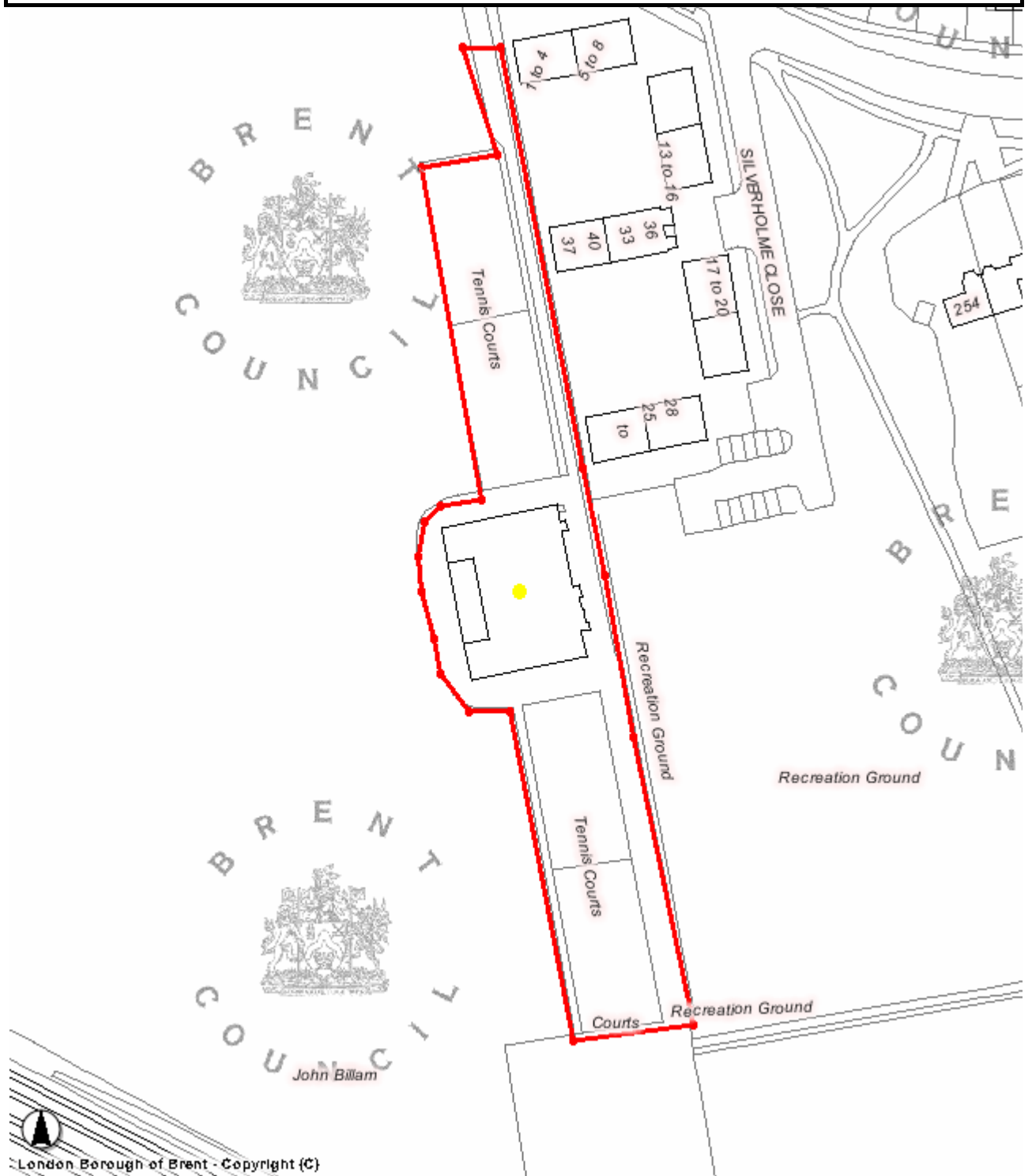
Any person wishing to inspect the above papers should contact Mr G Hewlett, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5223



Planning Committee Map

Site address: John Billam Youth Sports Centre, Woodcock Hill, Harrow, HA3 0PQ

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