

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

9 September, 2020
05
19/1388

SITE INFORMATION

RECEIVED	12 April, 2019
WARD	Kenton
PLANNING AREA	
LOCATION	Claremont High School, Claremont Avenue, Harrow, HA3 0UH
PROPOSAL	Construction of an additional floodlit artificial grass sports pitch and cricket practice facility with incorporated batting cages, installation of 12 floodlights, erection of high boundary fences with associated gates, formation of pedestrian access stairs and ramp.
PLAN NO'S	See condition No. 2
LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION	<p><u>When viewing this on an Electronic Device</u></p> <p>Please click on the link below to view ALL document associated to case https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_144853</p> <p><u>When viewing this as an Hard Copy</u> _</p> <p>Please use the following steps</p> <ol style="list-style-type: none">1. Please go to pa.brent.gov.uk2. Select Planning and conduct a search tying "19/1388" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

INTRODUCTION

This application was deferred from the 22nd July Planning committee as it was found that, due to a technical issue, the Flood Risk Assessment, Note for Environment Agency, Aboricultural Impact Assessment, Ecology and Bat Survey were not available on the Council's website. This was discovered after the committee report was published but prior to the July committee meeting. As such, the application was not considered at that meeting and further consultation was undertaken.

Additional letters of objection received after the publication of the July committee report

Sixty-four additional letters of objection were received and an objecting petition with 513 signatories.

An objection was raised from Roe Green Village Residents' Association who acknowledged that whilst they would not be directly affected by the proposals they had some comments of concern to raise to the Council.

Of the comments received, the concerns raised had mostly been addressed within the report. However, the new concerns raised are set out within the consultation section of this report.

Re-consultation

As discussed in the above, once officers became aware that the Flood Risk Assessment, Note for Environment Agency, Aboricultural Impact Assessment, and the Ecology and Bat Survey, which form material planning considerations, had not been visible on the Council's website owing to a technical error the reports were made public on the Council's website the following day.

On the 21st July 2020, consultation letters were sent to all originally consulted properties and those who commented on the proposal. The letter also confirmed that all supporting documents were now available on the Council's website.

Sixty-four further comments were received following the July 2020 consultation, the concerns raised are set out within the tables in the consultation section of this report.

RECOMMENDATIONS

That the committee resolve to grant planning permission subject to the conditions set out below.

That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. 3 year time limit
2. Approved plans
3. Restriction on illumination levels of the floodlights
4. Hours of restriction for use of the Artificial Grass Pitch and Cricket Facility and associated floodlighting
5. Mitigation measures as agreed by the Environment Agency to be complied with
6. No music, public address system or any other amplified sound
7. Submission of Aboricultural Method Statement and Tree Protection Plan
8. Submission of landscape details
9. Submission of Community Access Plan

Informative

1. Environment Agency Permit

That the Head of Planning is delegated authority to make changes to the wording of the committees decision (such as to delete, vary or add conditions, informatives, planning obligations or reasons for the decision) prior to the decision being actioned, provided that the Head of Planning is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the committee.

That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990. That the Committee resolve to GRANT planning permission subject to any direction by the Secretary of State pursuant to the Consultation Direction

SITE MAP

	Planning Committee Map
	Site address: Claremont High School, Claremont Avenue, Harrow, HA3 0UH
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This map is indicative only.

PROPOSAL IN DETAIL

The development seeks the addition of an artificial sports pitch, cricket practice facility, ancillary fencing and floodlights within the school site, on part of the site previously used as a playing field. The pitch and cricket facility combined will occupy a 58m x 39.7m section of the schools playing field on the southern side of the school site. Ancillary fencing and floodlights are proposed.

EXISTING

The application site contains a secondary high school with pedestrian access from The Greenway and vehicular access from Claremont Avenue. The majority of the school buildings on the site were constructed in the 1940's/50's. Subsequent extensions and additional buildings have been built on the campus in the 1990's. The buildings on the site vary from one to two storeys and have been constructed largely of brick, glass and render.

To the south of the site there is a playing field and existing artificial sports pitch with ancillary floodlighting and fencing.

There are residential properties located to the east on Chapman Crescent, and on the opposite side of the Wealdstone Brook to the south are residential properties on Falcon Way and Vince Court.

The Wealdstone Brook abuts the southern end of the site. The Wealdstone Brook is defined within Brent's Development Management Policies DMP8 as a Wildlife Corridor and Grade II SNIC. Parts of the site (including where the proposed MUGA is proposed) is located within Flood zone 3a, and closer to the Wealdstone Brook parts of the site lie within Floodzone 3b.

SUMMARY OF KEY ISSUES

The key planning issues for Members to consider are set out below.

Members will need to balance all of the planning issues and the objectives of relevant planning policies when making a decision on the application.

1. **Representations received:** 28 objections from individual properties and a petition with 29 signatures has been received from nearby residential occupiers, objecting to the application for a variety of reasons. A letter of support was received from the Chair of the Local Governing Body and one petition supporting the proposal was received with over 300 signatories on separate letters from students of Claremont School was also received. Further details of the comments received are discussed within the "consultation section" below.
2. **Provision of additional sports facilities for the benefit of on-site school children and members of the wider community:** The proposal would provide enhanced local sports facilities, which would serve the school, and would also be available for bookings for the use of the local community.
3. **"Development" on a protected playing field:** The proposal is considered to represent appropriate development, which would enhance the space for sporting uses and would retain the open character of the space. Sport England have confirmed that the proposal meets its exceptions test.
4. **The impact of the sports pitch and associated fencing on local residential amenities:** The sports pitch and ancillary fencing proposed is set within the site and due to its lightweight material, would allow for substantial light flow. The local vegetation is substantial and would act as a suitable screen in restricting visibility of the structure from local gardens.
5. **Flooding and Local Drainage:** The sports pitch has been designed with comprehensive infrastructure which has been shown to effectively prevent the pitch from providing any increase in the severity of contributing to local flood events.
6. **Highways and Transportation:** The school already has community access arrangement approved (relating to internal sports facilities and an outdoor Artificial Sports Pitch) and this proposal would

result in the addition of one additional facility for this purpose, in line with previously consented hours of use. It is not considered that the proposal would materially affect local highways and parking capacities given that the community uses would take place during off-peak periods and with staggered arrival times associated with booked time slots. A travel plan is in place to work towards the reduction in car use for attending the school.

7. **Trees and Ecology:** The current playing field has been shown to already be of negligible ecological value. The replacement of this low value ecological space with an artificial pitch will present a negligible worsening of the environment in ecological terms. Ecological improvements are to be secured by condition.
8. **Environmental Health:** Environmental Health have reviewed the proposal and advised that there are no concerns in relation to noise or light pollution. A condition is recommended on restriction on the hours of use.

RELEVANT SITE HISTORY

08/1968. Full Planning Permission. Granted. 10/09/2008

Formation of a fenced and floodlit, synthetic-turf-surfaced soccer pitch on the existing school playing-fields (as accompanied by Technical Report 109-0205/D&A and Flood Risk Assessment prepared by Material Science Consultants Ltd)

09/0894. Condition Discharge Application relating to Sports Pitch Consent (08/1968). 18/05/2009.

Details pursuant to conditions 5 (tree-root protection), 7 (floodlighting) and 14 (design & layout of the synthetic turf pitch) of full planning permission reference 08/1968, dated 11 September 2008, for formation of a fenced and floodlit, synthetic-turf-surfaced soccer pitch on the existing school playing-fields (as accompanied by Technical Report 108-0205/D& A and Flood Risk Assessment prepared by Material Science Consultants Ltd) (supported by letters from Materials Science Consultants Ltd, dated 8th April 2009 and 1st May 2009; and Philips floodlighting extract MVP507)

CONSULTATIONS

Neighbour Consultations

241 nearby properties were notified by letter of this proposal for a minimum of 21 days on 26/04/2019.

28 Comments of objection were received from residents' of the surrounding area and one objection petition with 29 signatures.

The comments of objection received are set out in the table below:

Comments of Objection	Response
Increased Traffic and traffic noise	It is not considered that parking and other associated highways issues will be put under additional pressure by this proposal.
The impacts of ongoing construction and the proposed development are a health and safety risk to residents.	Given that the application is a 'minor' application, the construction vehicles and works associated with the proposal will be limited. Concerns regarding health and safety are covered through separate legislation.
Increased light pollution to properties on Chapman Crescent	Please refer to paragraph 13.
Use of entrance located on Chapman Crescent	No access to vehicles or pedestrians is proposed from this access point.

<p>The development would result in a commercially used sports facility that would be regularly rented out</p>	<p>This is proposed by the applicant and is required by Sport England as it will represent a benefit to users of the pitch at the school and within the local community.</p> <p>It is not considered that the pitch will unreasonably disrupt residents' amenities and this is clarified within the report below.</p> <p>It should be noted that the area in which the sports pitch is proposed can be used outside of school hours already.</p>
<p>Chapman Crescent in a narrow road and is heavily parked as existing.</p>	<p>Brent's survey does not identify the road as heavily parked. Nevertheless, it is not considered that this proposal would materially worsen the impact on the local highway network.</p>
<p>Loss of playground is unacceptable</p>	<p>The replacement sports pitch will enhance the ability of this land to enable sporting and recreational uses which is currently waterlogged for a substantial period of the year. This includes the levelling of the land for greater sports benefit and the creation of a ground surface which would support all-weather play.</p> <p>There will be no practical loss of play space within the school site since there will be no fixed buildings/structures built as part of the proposal.</p>
<p>Loss of parking</p>	<p>Please refer to paragraph 36.</p>
<p>Reduced property value as a result of the development</p>	<p>Whether a proposal will affect surrounding property values (either positively or negatively) is not a material planning consideration.</p>
<p>Disabled access for the students and users would be reduced.</p>	<p>The proposal does not change any access arrangements for the existing school and it improves access to the sports pitch through the inclusion of a DDA compliant ramp.</p>
<p>Increased risk of Wealdstone Brook flooding.</p>	<p>Please refer to paragraph 41.</p>
<p>Increased pedestrian footfall around the site</p>	<p>The proposal is for use predominantly by the existing school, during school hours. As such, it is not considered there would be a substantial rise in footfall during school hours. The sports pitches for private use would be out of school hours (after school and weekends), with users accessing the school through the main entrance and would not generate any significant rise than is present on a given school day.</p>
<p>Increased air pollution</p>	<p>The proposal is not likely to result in a significant rise in traffic to the site. Please refer to</p>

Highways section of report.

A letter of support was received from the Chair of the Local Governing Body and one petition supporting the proposal was received with over 300 signatories on separate letters from students of Claremont School.

Comments of Support received from the students of the School
Increased capacity for sports pitches and available play
Increase land usability as the existing pitch is waterlogged
Increased outdoor learning (Physical Education classes)
Increased opportunities to use the sports pitches
Improved fitness
Improved health and wellbeing of students and users
Improved opportunities for use by the local community

Re-consultation

On the 20th July 2020, officers became aware that some reports which formed supporting documents were not available to view on the Council's public access system. As these documents formed part of the material planning considerations used to assess the application the documents were made visible on the Council's website and a re-consultation was carried out on 21st July 2020. As part of the re-consultation 64 additional comments were received and an objecting petition was received with 513 signatories. The concerns that were raised are listed within the table above, however, some new concerns were also raised and these are included within the table below along with officers responses.

Comments of Objection	Response
Application has exceeded statutory determination period	This is not a material planning consideration. The Council and applicant have entered into an agreed period of time for determination.
The supporting documents and reports are not publically available.	The application was re-consulted upon, with all supporting documents and reports available publically.
Lack of impartiality	The Council has requested reports required to ensure that the application submitted can be accurately assessed.
The application has been pre-determined	The application has been considered on the basis of its merits. It has not been determined and officers have put forward a recommendation to grant consent which is to be considered by Brent's Planning Committee.
Increased noise from use of the pitches	It is not considered that the pitch will unreasonably disrupt residents' amenities and this is clarified within the report.
There are pitches nearby to Claremont School with similar facilities that provide the local community with adequate access to community sports facilities.	The artificial pitch will enhance the ability of this land to enable sporting and recreational uses. This includes levelling of the land for greater sports benefit and the creation of a ground surface which would support all-weather play. The pitch being on-site would make the pitch more practical for use by the school compared to an off-site location where travel arrangements

	and management would need to be made in using such facilities for school purposes.
Work may have already commenced on the pitch.	Works to build the artificial pitch have not yet commenced and this has been confirmed by the applicant.
Artificial pitches are linked to health conditions as a result of toxic chemicals on the surface of the pitch.	This is not a material planning consideration as it does not affect the impact of the development on its surrounding environment. Such considerations would need to be made by the applicant. The Government consider artificial turf pitches to be safe.
Increased litter and more anti-social behaviour	It is not considered that there will be a material increase in such activities
The chemicals on the pitch will filter into the surrounding soil and damage wildlife and ecology.	There are no environmental health concerns raised by officers on these grounds which would outweigh the other benefits of the proposal.
The artificial pitch has the potential to worsen sports injuries as a result of the surface being harder than a natural grass field.	This is not a material planning consideration as it does not affect the impact of the development on its surrounding environment. Such considerations would need to be made by the applicant. Sport England were consulted regarding the proposal and no objections were raised.
The proposal will remove more open space within the site.	The replacement artificial pitch will enhance the ability of this land to enable sporting and recreational uses. This includes levelling of the land for greater sports benefit and the creation of a ground surface which would support all-weather play.
The opinions of residents have not been addressed and all previous proposals at the school have gone ahead despite large scale objection.	Residents' views are always considered. Nonetheless, acceptability in planning terms is determined by the proposal's adherence to local and national planning policies. It is not considered that concerns raised by residents demonstrate that the proposal is unacceptable in planning policy terms.

Internal Consultations

Brent's Local Lead Flood Officer – No objection raised subject to condition.
Brent's Environmental Health Officer – No objection raised.
Brent's Environmental Health and Noise Officer - No objection raised.
Brent's Ecology and Bat Officer – No objection raised subject to conditions.

External Consultation

Environment Agency – No objection raised subject to an informative.
Sport England – No objection raised subject to condition.

POLICY CONSIDERATIONS

For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the Development Plan in force for the area is the 2010 Brent Core Strategy, the 2016 Brent Development Management Policies DPD, and the 2016 London Plan (Consolidated with Alterations since 2011). Key relevant policies and material considerations include:

National Planning Policy Framework (2018)

1. Introduction
11. Making effective use of land

The London Plan (2016)

Policy 3.16 Protection and Enhancement of Social Infrastructure
Policy 3.18 Education Facilities
Policy 3.19 Sports facilities
Policy 4.6 Support for and Enhancement of Arts, Culture, Sports and Entertainment
Policy 6.3 Assessing Effects of Development on Transport Capacity
Policy 6.13 Parking
Policy 7.4 Local character
Policy 7.15 Reducing and managing noise
Policy 7.19 Biodiversity and Access to Nature

Brent Local Development Framework - Core Strategy (2010)

CP18 – Protection and Enhancement of Open Space, Sports and Biodiversity
CP23 – Protection of existing and provision of new community and cultural facilities

Development Management Policy (2016)

1: General Policy
8: Open Space
9: Waterside Development
9a: Managing Flood Risk
9b: On-site Water Management and Surface Water Attenuation
12: Parking

All of these documents are adopted and therefore carry significant weight in the assessment of any planning application.

The council is currently reviewing its Local Plan. Formal consultation on the draft Brent Local Plan was carried out under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 between 24 October and 5 December 2019. At its meeting on 19 February 2020 Full Council approved the draft Plan for submission to the Secretary of State for examination. Therefore, having regard to the tests set out in paragraph 48 of the NPPF it is considered by Officer's that greater weight can now be applied to policies contained within the draft Brent Local Plan.

The draft London Plan has recently been subject to an Examination in Public, and is at the intend to publish stage.

These documents collectively carry increasing weight in the assessment of planning applications as they progress through the statutory plan-making processes.

Key Emerging Policies include:

The draft London Plan Intend to Publish Version (December 2019)

GG3 Creating a healthy city
Policy S1 Developing London's Social Infrastructure
Policy S3 Education and childcare facilities
Policy S5 Sports and recreation facilities
Policy G1 Green Infrastructure
Policy G4 Open Space
Policy G6 Biodiversity and access to nature
Policy G7 Trees and woodlands
Policy SI 12 Flood Risk management
Policy SI 13 Sustainable drainage

Brent's emerging Local Plan

DMP1: Development Management General Policy
BP4 North West
BS1 Social infrastructure and community facilities
BGI1: Green and Blue Infrastructure in Brent
BGI2: Trees and Woodland
BSUI: Managing Flood risk
BSUI4: On-site Water Management and Surface Water Attenuation

DETAILED CONSIDERATIONS

Principle of Development

1. The development seeks the addition of an artificial sports pitch within the school site, located to the east of the existing synthetic-turf-surfaced soccer pitch. The playing fields are protected as open space under Brent's Core Strategy CP18. CP18 requires that "open spaces of local value are protected from inappropriate development and are preserved for the benefit, enjoyment, health and well-being of Brent's residents, visitors and wildlife." It also states that "support will be given to the enhancement and management of open space for recreational, sporting and amenity use". It is considered that the proposal will meet the requirement of Policy CP18 as it would see the continued use of the space for sporting/recreational use in an open environment, as consistent with the policy. The natural environment of a small element of the school playing field would be lost, but the value of the space for recreational sporting and amenity uses would be enhanced as it would enable year round use of the space for sporting activities and the quality of the space for enabling sports activities would be improved through levelling of the land, providing a flat ground surface.
2. All playing fields in England are protected by Sport England, and Sport England's support of this proposal would be key to ensuring that the development is acceptable in principle. Sport England have reviewed the application and consider that the continued reduction in natural outdoor play space is concerning. However, Sport England do note that the artificial pitch would be fit for purpose and would have at least the same capacity for play as the approved playing field would have had. Subject to the pitch being made available for the benefit of the community, Sport England have advised that they would not object to this proposal as they consider that it would meet Sport England's Exception E5 which states that the provision of the sports facility would outweigh the detriment caused by the loss of the playing field.
3. The development will result in the loss of a naturally grassed playing field, however, the value of the field for sporting use is reduced as a result of the land becoming waterlogged in the winter months. In terms of the proposed cricket facility, the England and Wales Cricket Club (ECB) have confirmed that there is significant demand for training facilities within the borough.
4. The replacement artificial pitch will be largely open in its character and will enhance the ability of this land to enable sporting and recreational uses.
5. As required by Sport England, the pitch will be used for both school activities and external community uses. The existing artificial sports pitch was approved with community uses, and as such, there is an additional benefit to the local community in the increased expansion of sporting facilities within this application. A condition will be attached to the consent limiting the use of the floodlighting and artificial pitch hours to ensure that activities are reasonably limited given the outdoor location in a residential area, whilst providing sufficient opportunities for community use.
6. The principle of development therefore complies with policy CP18 of Brent's Core Strategy 2010.

Siting and Appearance

7. The artificial sports pitch will occupy 58m x 39.7m section of the school's playing fields to the east of the existing artificial sports pitch. Within the perimeter of the proposed sports pitch, located at the eastern end is a cricket practice facility. Comprising a 7.32m x 39.7m fenced area, with 2 tubular steel batting cages and additional netting secured to the cages. The surfacing would be on an artificial grass type onto a porous base.
8. The pitch will be lined by a green weldmesh fence which is broadly consistent with the design of other enclosed sports pitches in similar environments. The enclosure has a maximum height of 5m on the eastern and southern boundaries and on the northern and western boundaries the height is reduced to have a maximum height of 4m.
9. The increased height fence of 5m is proposed to southern boundary to reduce the likelihood of footballs being accidentally kicked into the Wealdstone Brook and to the eastern perimeter, the increased height fence is proposed to prevent footballs from being kicked into the rear gardens of the house on Chapman Crescent. On the western perimeter, the fence mesh panels will be attached to the side of the fence of the existing artificial grass pitches, so the common fence line is shared. The fences will allow for substantial flow of light and visibility from and to the inside of the pitch, retaining a suitably open character within and around the pitch.

10. Moreover, the fences are proposed to be powder coated green to match the existing fences in situ which are considered to blend into the surrounding school environment and green landscaped area (trees and shrubs situated on the Wealdstone Brook boundary).
11. The artificial pitch is proposed to be accessed via a powder coated green double gate, which would be situated between the existing and proposed artificial grass pitch, allowing for maintenance vehicles. An additional single gate is proposed within the northern fence line. A level access ramp is proposed to access the entrance gate from the school playground, the ramp is DDA compliant and would therefore be considered acceptable.
12. The size, scale and appearance of the sports pitch, as most prominently defined by the 5m high perimeter fencing is considered to be acceptable in terms of its general siting and appearance. The pitch, fencing and floodlights would appear as a typical feature of many school sites and the use of a see-through weld mesh fence would preserve visibility in and around the pitch. The siting and appearance of the pitch is therefore supported in planning terms, and comply with DMP1.

Floodlights

Sports Pitch

13. For the artificial grass pitch, the proposal seeks 6 No. Floodlight masts with a maximum height of 12m are proposed. These would be in addition to the already existing 6 floodlights which have a maximum height of 12m as approved as part of the existing artificial grass pitch. The proposed floodlights have been located around the sports pitch to minimize the potential for overspill and are mounted in concrete foundations and would be painted green to reflect the surrounding area and blend in with the existing and proposed perimeter fencing.
14. The illuminance levels of the HiLux Ace LED floodlights are proposed to maintain a minimum average illuminance level of 200 lux over the playing surface. The Design and Access Statement confirms that should both sides of the sports pitch not be in use, then the level of lighting in use can be reduced.

Cricket Nets

15. For the cricket nets, the proposal seeks 6 additional floodlit masts, each with a height of 6.7m. As above, the arrangement is proposed to minimize the potential for overspill directly around the facility. The masts will be powdercoated green to match the 12m floodlights and perimeter fencing established as existing and proposed subject of this application.
16. The illuminance levels of the HiLux Ace LED floodlights serving the cricket facility are 750 lux, which is higher than the sports pitches. The Design and Access Statement confirms that the luminance level is required by the ECB for practice facilities in order to see the cricket ball in travel.

Existing Artificial Grass Pitch (AGP)

17. The existing grass pitch included 6 No. 12m high floodlights. The existing metal halide fittings are proposed to be replaced with HiLux Ace LED fittings which would match the LED floodlights proposed subject of this application, however, the new installation would not require planning permission. The new LED lights would have a maximum luminance level of 200 lux over the playing surface, which is confirmed on the Design and Access Statement to be the same as the existing situation). The replacement light fittings for the existing floodlights is considered to be acceptable and would be suitable for reduction if one side of the pitch was not in use. Moreover, the LED lights ensure a reduction of intrusive light both around the facility and the sky glow and the replacement LED floodlights would therefore be considered to be an improvement on the existing managed lighting scheme.
18. Brent's Environmental Health Team have reviewed the outdoor LED Design Report submitted as part of the application and confirmed that the luminosity levels recorded from the assessment are within the industry standards and there would be no objection in principle to the use of the floodlights and planning permission would not be required.

Impact upon Residential Amenity

19. The nearest residential properties are located to the east on Chapman Crescent. Nos. 92 and 94

Chapman Crescent are located closest to the new pitch, with a separation distance at its closest point of 2m from the south east corner of the fencing to the rear garden of No 94 Chapman Crescent.

20. Brent's Supplementary Planning Document 1 guidance sets out the parameters for acceptable amenity impact in respect to the height of the development and ensuring that the proposal does not appear overbearing. As a guide, the fencing should sit within a line drawn at 45 degrees from the edge of the rear garden measured at 2m high above garden level. The fencing closest to Chapman Crescent is 5m high. Therefore, at its closest position with No. 94 Chapman Crescent, it would breach 45 degree line for a height of 1m. However, the fencing splays away along the northern section of this rear garden and does not extend further southwards. The fencing will be largely transparent in nature to ensure that an open appearance is maintained, and that it does not appear overbearing. It should also be noted that there is existing screening with 3m high hedgerow along the boundary and trees within neighbouring gardens (Nos. 92, 96 and 98 Chapman Crescent) that are 10 to 14m high to assist in screening the fencing associated with the new pitch facility.
21. The fencing would sit below 45 degree line from other properties on Chapman Crescent. Properties located to the south on Vine Close and Falcon Way are separated from the proposal by the Wealdstone brook that is heavily vegetated on its northern boundary to screen the proposal from these houses and gardens. All of these properties comply with 45 degree line as set out in SPD1.
22. The mesh fencing would sit below 30 degree line from all rear habitable rooms of the properties on Chapman Crescent, Falcon Way and Vine Court.
23. Overall, it is considered that there would not be a significant harm to neighbouring amenity as a result of the structure.

Flood lighting

24. The height of the columns for the artificial sport pitch are 12m high (to match the height of the existing flood lit pitch) and the floodlights proposed to the batting practice area have a reduced height of 6.7m. The majority of the sports pitch will have a minimum average maintained illuminance of 200 lux. Whilst the lux levels are proposed over the playing surface with the cricket practice facility are proposed to have a 750 lux.
25. The submission includes an Outdoor LED Lighting Design and 'Guidance Notes for the Reduction of Obtrusive Light GN01:2011', which identifies acceptable positioning of lighting vertical structures in order to minimise visual intrusion and to control the lighting output within the open landscape. The lighting has been indicated on the plans and confirmed by the applicant to be downward pointing. The lux level plan indicates that the end of the rear gardens of residential properties to Chapman Crescent will experience a lux level of 25 which is very low. This is between twilight and deep twilight.
26. It should be noted that the lighting contours do not take account of the screening effects of existing trees of boundary fences. There is dense tree growth along the eastern and southern boundaries of the site which further assist in acting as a light screen for these properties and reduce any overspill, further additional planting is also proposed and will be secured through a condition. A condition will also be recommended to control the hours of use that the floodlighting can be operational for.
27. Your officers consider that the floodlighting columns will not have an unduly adverse impact upon the amenities of the properties in Chapman Crescent or Vine Court.

Noise Impact

28. There is the potential for noise associated with play to disturb residents; however this land has functioned as a playing field previously so it is unlikely that noise would be significantly greater than when the pitch was used for play purposes during the school day. It is acknowledged that there would be some additional noise impact during out-of-school hours for some of the properties along Chapman Crescent and Vine Court, however this would not be to an extent that would warrant resistance to the proposal and would be balanced with a limitation of community use up until 9 pm in the evening.

Impact on Trees

29. There will be no trees lost as a result of the sports pitch construction, however, a shelter belt is proposed along the boundary to the rear gardens of Chapman Crescent. Brent's Tree Officer has advised on

species of planting that would be appropriate in this area and the School has confirmed that the species suggested will be used within the additional planting on site. The proposed planting will be conditioned to ensure that it is considered acceptable and will remain for a period following construction. Brent's Tree Officer has requested that a Tree Protection Plan and Arboricultural Method Statement are secured through condition for this application to ensure that the proposal would not present any damage to local trees during construction.

Impact on Ecology

30. A professional ecology and bat report was undertaken to consider the impact of the sports pitch and ancillary fencing on local ecology.
31. The ecology study identified the importance of the Wealdstone Brook as an important corridor for wildlife and ecology to navigate through the district. The report identified that whilst there are bats present on site, they do not roost within the trees on site or within areas surrounding the site. It is noted, that the vegetation along the brook is considered to be useful for foraging purposes, however, the existing grass playing field is not considered to be an area of high ecological value and as such, its replacement is likely to represent a minor negative impact. The scale and likely significance of this impact is likely to be negligible.
32. Whilst impacts on ecology are likely to be negligible, opportunities exist for the further reduction of these minor impacts and even to deliver overall biodiversity enhancements through the proposals.
33. The report set out a number of recommendations, which will be secured by condition to enhance the habitat, including provision of a landscaping plan with details of new planting/buffering and details of the frequency of maintenance. The scheme will also secure a restriction on the hours of operation of the floodlighting to reflect the recommendations set out in the ecology report. The Roe Green Village Residents Association (RGVRA) have commented that the submitted ecology report specifies that the pitch should be used by students from the school only, and RGVRA consider that this restrict use to 4 pm only. A 4 pm restriction is not set out in the ecology report and schools often use their pitches after 4 pm (e.g. after school sports / practice use). The ecologist provides advice on the hours of use of the floodlights (see below). Who is using the pitch is not considered likely to affect bats providing the nature of the use is comparable (e.g. it is not considered that a school pupil or school staff member using a pitch would be likely to have a materially different impact from a non-school person using a pitch for the same purpose). The Ecology report recommends that floodlighting is off after 9 pm, and also from 50 minutes after sunset and these mitigation measures are proposed to be captured within a condition.

Highway Considerations

34. The sports pitch would likely to increase the number of after school events which may lead to an increase in trips to the site, however, the school has a car park with a 60 space capacity and it is considered that any demand for parking during out of school hours is unlikely to be greater than this and so could be accommodated on site. The Council's school travel team has been in contact with the school and the current Gold Standard travel plan in use confirms that the latest surveys indicate that 15% of students travel to the site by car. While this shows that the school has been effectively influencing the means by which students and staff travel to the school, school travel plans do not normally cover after hours community / external use. Objections have been received on the basis of parking and congestion associated with people who travel to the school out-of-hours. The level of use is considerably lower than typical school use (i.e. school students and teachers), but nevertheless, it is considered that the school travel plan should be updated to include measures to promote non-car access and reduce the use of private vehicles for after hours activities (e.g. cycling / walking / lift sharing). Given the likely level of out-of-hours use (see Community Access section below), this is considered to be sufficient to satisfactorily mitigate potential impacts. The use of the pitches during school hours is not considered likely to result in significant highways / transportation impacts.

Community Access Considerations

35. The existing community access arrangements are that the existing pitch is used by the school until 6pm on weekdays, and then offered to the local community for rent until 9pm on weekdays. On weekends, the facilities are offered to the local community for rent from 9am to 9pm. It has been confirmed that this arrangement will continue for the new proposed sports pitch and cricket facility.
36. The school have provided additional information on their booking summary that the existing artificial

sports pitch is hired by approximately 30 players each hour, with no additional spectators. This reflects the use recorded between the hours of 5-8pm on weekdays. On the weekends, the pitch is hired by approximately 25 players until midday Saturday, with Sunday's use being all day at approximately 30 players, which reduces to 15 players from 7pm.

Flooding and Drainage Considerations

37. The proposed artificial sports pitch is bordered to the south by the Wealdstone Brook and it is affected by high probability flood risk (Flood Zone 3a).
38. The area of land to be developed consists of a natural grass area, primarily used for track and field sports. With the site currently comprising a naturally draining grass sports field. Therefore, the site is assumed to drain primarily through infiltration, with any excess runoff flowing south overland into Wealdstone Brook.
39. The National Planning Policy Framework (NPPF) Planning Practice Guidance (PPG) Tables 2 and 3 confirm that the 'Water Compatible' development is appropriate within Flood Zone 3a, subject to passing the Sequential Test. The proposed development does not change the existing land use and forms a part of the wider sporting facilities within the site, and so it should not be located elsewhere and the Sequential Test is considered passed.
40. A Flood Risk Assessment was prepared and submitted to the Council for the proposal and the conclusions of the report conclude that the sequential test is met and the proposed development would be safe from flooding and there would be no detrimental impact to the school or the surrounding properties. Moreover, following the relocation of a 6.7m high floodlight, 3.8m from the culvert the Environment Agency confirmed that there would be no adverse impact on the culvert and surrounding drainage.

Equalities

41. In line with the Public Sector Equality Duty, the Council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).

Conclusion

42. The proposed sports pitch, ancillary fencing and floodlights along with the replacement of the existing floodlights to the existing artificial pitch are considered to materially accord with planning policies. The proposal would enable the school to support outdoor sporting activities through the year. The use of a community access agreement would also enable the facilities to be used by the local community. Approval is accordingly recommended.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 19/1388

To: Mr Benn
Eddisons
150
150 High Street
Huntingdon
PE29 3HY

I refer to your application dated **12/04/2019** proposing the following:

Construction of an additional floodlit artificial grass sports pitch and cricket practice facility with incorporated batting cages, installation of 12 floodlights, erection of high boundary fences with associated gates, formation of pedestrian access stairs and ramp.

and accompanied by plans or documents listed here:
See condition No. 2

at **Claremont High School, Claremont Avenue, Harrow, HA3 0UH**

The Council of the London Borough of Brent, the Local Planning Authority, hereby **GRANT** permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date: 01/09/2020

Signature:

Gerry Ansell
Head of Planning and Development Services

Notes

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnStdG

SUMMARY OF REASONS FOR APPROVAL

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

The London Plan 2016

The National Planning Framework Policy 2019

Brent's Core Strategy 2010

Brent's Development Management Policies 2016

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

116792-4200 Rev B, 116792-4001 Rev A, 'Supplementary Information and Design and Access Statement to accompany Planning Application', Reference C-119-0101/D&A (Dated: 12 April 2019), Sections A-A & B-B Dwg: 009, Section C-C Dwg: 008, South and East Elevations Dwg: 007, Difference between existing and proposed levels Dwg:006, Proposed levels Dwg:005, OS Red/Blue Line Drawing Dwg: 001, Section at Boundary Dwg: 116792-4003 Rev A, Existing Levels Dwg 004. .

Supporting Information

'Note for Environment Agency', Reference NE/2019/130445/01-L01 (date March 2020), 'Claremont High School Outdoor LED Lighting Design', Reference 5340 (date 22/03/2019), 'Arboricultural Impact Assessment', Reference WAS 148 /2020 - AIA (28th March 2020), Letter received from Claremont High School (Dated 19th May 2020), Clear View CCTV Drainage Survey, Clearview Surveys Claremont High School (09/10/2019), Flood Risk Assessment, Reference 46190/4001 (Dated June 2019), Ecology and Bat Survey Report (Dated June 2019).

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

- 3 The maximum level of illumination for the floodlights shall be carried out in accordance with approved 'Claremont High School Outdoor LED Lighting Design', (date 22/03/2019), unless it is first agreed in writing by the Local Planning Authority.

Reason: To ensure that the floodlights are not detrimental to the local ecology or surrounding residents.

- 4 The Artificial Grass Pitch and Cricket Facility hereby approved shall not be used other than between 08.00-21.00 Mondays to Fridays, 09.00-21.00 Saturdays and 09.00-17.00 Sundays and Bank Holidays and the pitch shall be vacated within 15 minutes of these times. The floodlights shall not be used (and shall be switched off) other than between the hours of sun-rise and the earlier of 9 pm and 50 minutes after sunset unless details have been submitted to and approved in writing by the Local Planning Authority which demonstrate that alternative hours will not result in an unduly detrimental impact on bats (which may include mitigation measures) and the floodlights shall thereafter not be used other than between the revised hours (as approved). Within these time parameters, the floodlights shall only be switched on when the court is in active use. The development shall operate within these parameters unless otherwise agreed in

writing with the local planning authority beforehand.

Reason: To ensure that the proposed use does not prejudice the enjoyment by neighbouring occupiers of their properties in respect of noise and light disturbance.

- 5 The development permitted by this planning permission shall be carried out in accordance with the approved 'Note for Environment Agency', Reference NE/2019/130445/01-L01 (date March 2020) and approved '116792-4200B' (date 25/03/2020). The mitigation measures shall be fully implemented prior to occupation and any changes proposed should be first agreed in writing, by the local planning authority.

Reason: To ensure the development does not adversely affect the stability and function of a culverted watercourse designated as a main river.

- 6 No music, public address system or any other amplified sound system shall be installed or used externally on the site without the prior written approval of the Local Planning Authority. Any proposed system(s) shall be submitted to and approved in writing by the Local Planning Authority prior to installation and thereafter only installed and operated in accordance with the details so approved.

Reason: To safeguard the amenities of the adjoining occupiers.

- 7 Prior to commencement of development, an Arboricultural Method Statement and Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. The details of site supervision specifically regarding the correct siting and securing of tree protective fencing should be clearly shown within a tree protection plan to ensure the health and longevity of the trees proposed.

Reason: To ensure the safe and healthy retention of all off-site and boundary trees within the vicinity of the approved application.

Reason for pre-commencement condition: Construction impacts on trees can arise at any time from the commencement of works, and adequate controls need to be in place from this time

- 8 Within six months of commencement of development, a scheme shall be submitted to and approved in writing by the Local Planning Authority that provides details of all landscaped areas of the development. Such approved landscaping works shall be completed prior to first use of the development hereby or other timescales as agreed in writing by the Local Planning Authority.

The submitted scheme shall include details of:

a) the planting scheme for the site, which shall include species, size and density of plants and trees, details of the extent and type of native planting, any new habitats created on site and the treatment of site boundaries;

b) bat roosting environments and their locations

c) a landscaping maintenance strategy, including details of management responsibilities and the frequency of maintenance.

Any trees and shrubs planted in accordance with the landscaping scheme and any plants which have been identified for retention within the development which, within 5 years of planting, are removed, dying, seriously damaged or become diseased, shall be replaced to the satisfaction of the Local planning Authority, by trees and shrubs of similar species and size to those originally planted.

Reason: To ensure a satisfactory appearance and in the interests of the amenities of the locality.

- 9 Prior to first use of the sports pitch hereby approved, a Community Access Plan detailing community access arrangements across the school as a whole, prepared in consultation with

Sport England, shall be submitted to and approved in writing by the Local Planning Authority.

The Community Access Plan shall allow for a minimum of 15 hours of community use at the school each week and shall include details of rates of hire (based upon those charged at other public facilities), terms of access, hours of use, access by non-school users/non-members and management responsibilities.

The approved Community Access Plan shall be brought into operation within 3 months of first use of the sports pitch and it shall remain in operation for the duration of the use of the development.

Reason: To secure well-managed, safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Local Plan.

- 10 Prior to the first use of the artificial pitch hereby approved, an update to the School Travel Plan (to include specific reference to the community use of the artificial pitch), shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with the approved details.

Reason: In order to promote sustainable transport measures where on-street parking and manoeuvring may cause highway safety problems.

- 11 Prior to the commencement of works on the relevant part of the development, a Construction Logistics Plan (CLP) based on the Framework CLP shall be submitted to and approved in writing by the Local Planning Authority and the approved CLP shall be implemented for the duration of demolition and construction. The CLP shall demonstrate that there will be no construction access through the Chapman Crescent access gate.

Reason: In the interest of highway and pedestrian flow and safety.

INFORMATIVES

- 1 The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:
- On or within 8 metres of a main river (16 metres if tidal)
 - On or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
 - On or within 16 metres of a sea defence
 - Involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
 - In a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact the Environment Agency National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Any person wishing to inspect the above papers should contact Nicola Blake, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5149