

# COMMITTEE REPORT

Planning Committee on  
Item No  
Case Number

2 July, 2015  
05  
14/4365

## SITE INFORMATION

**RECEIVED:** 25 November, 2014

**WARD:** Welsh Harp

**PLANNING AREA:** Willesden Consultative Forum

**LOCATION:** KINGSBURY TOWN F C, Townsend Lane, London, NW9 7NE

**PROPOSAL:** Alterations and refurbishments of the existing sports ground and clubhouse to include the demolition of the front porch and erection of a single storey toilet extension, new turnstiles, gates and ticket booths, resurfacing of pathway, replacement pitch barriers, retractable covered walkway, players boxes and new covered seating and standing spectator areas around the ground

**APPLICANT:** Mr Robert Morris

**CONTACT:** Mr Paul Samson

**PLAN NO'S:** Please see condition 2.

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# SITE MAP



## Planning Committee Map

Site address: KINGSBURY TOWN F C, Townsend Lane, London, NW9 7NE

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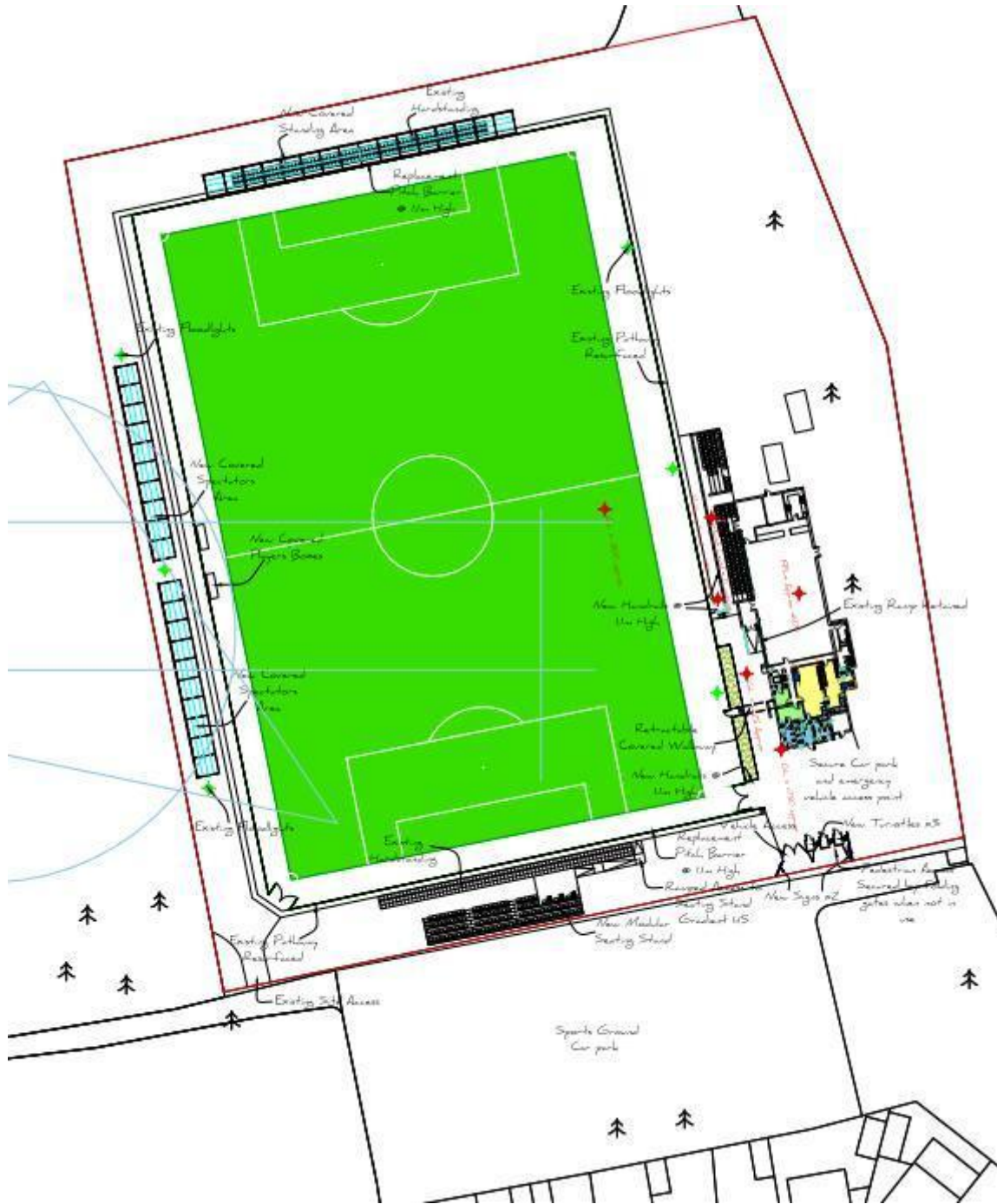


This map is indicative only.

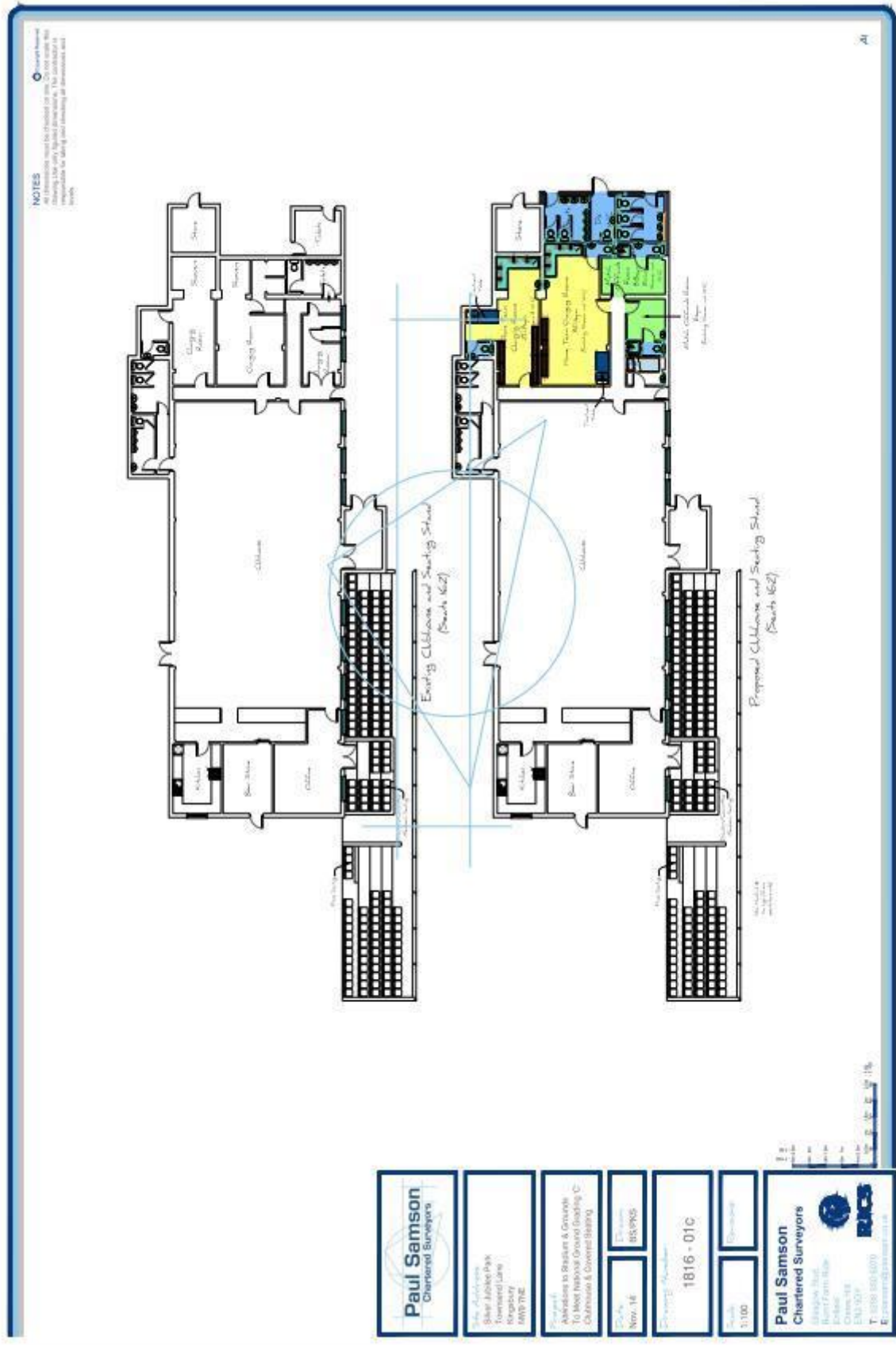
# SELECTED SITE PLANS

## SELECTED SITE PLANS

Proposed Site Layout (extract from drawing 1816-04d)

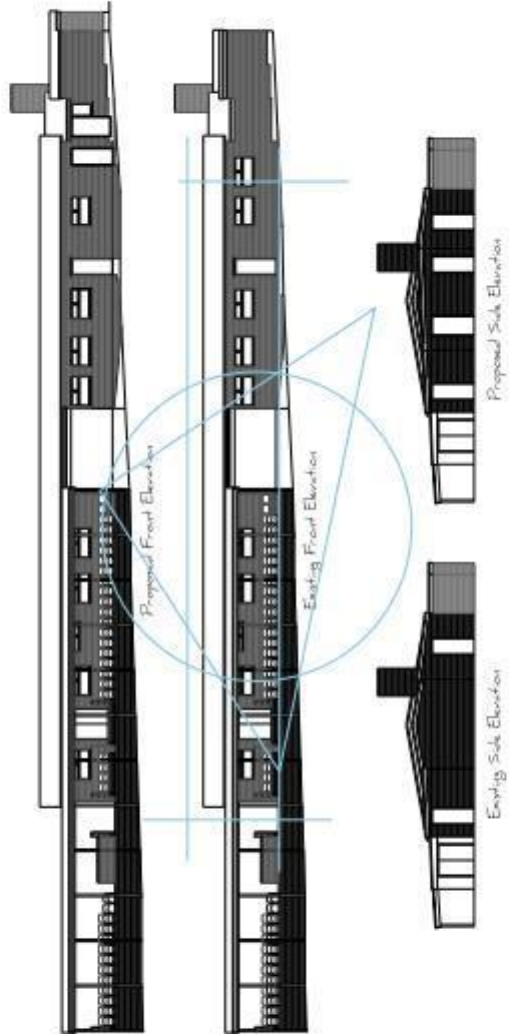


# Proposed Floor Plan



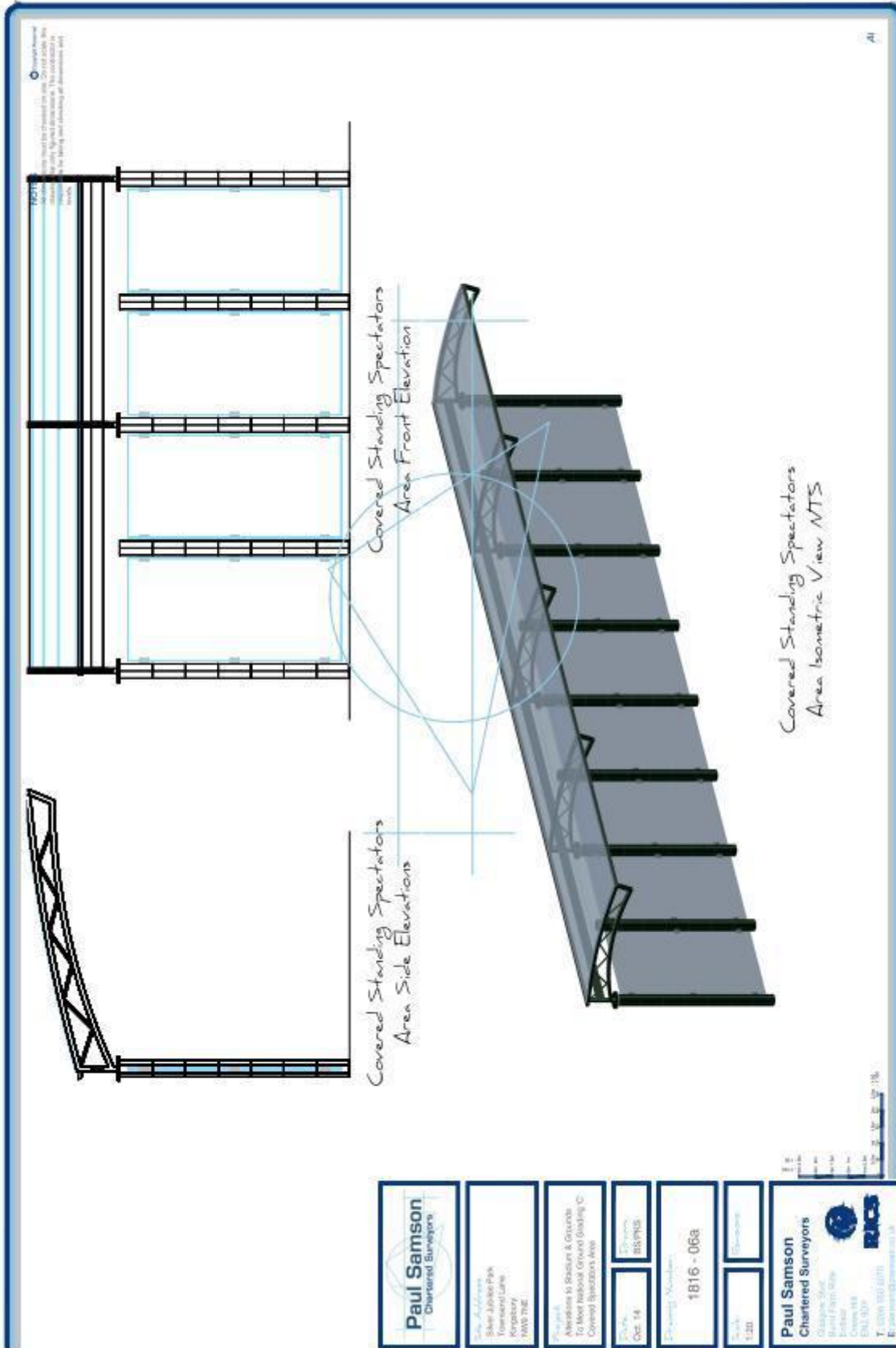
# Proposed Elevations

**NOTES**  
 1. All elevations are to be prepared on an A1 sheet.  
 2. All elevations are to be prepared on an A1 sheet.  
 3. All elevations are to be prepared on an A1 sheet.  
 4. All elevations are to be prepared on an A1 sheet.



Shearwater Park Tomerby Lane Kingsbury NW2 7NE	
Attention: Mr. Samson & Co. (Architects) To: Mr. Peter C. (Architect) 1816 - 02C	
Date: Nov. 14	Drawn by: BS/MS
Scale: 1:100	
Paul Samson Chartered Surveyors 1816 - 02C Kingsbury NW2 7NE T: 0208 850 4820 E: paul@paulsamson.co.uk	

# Canopy for Covered Standing Area

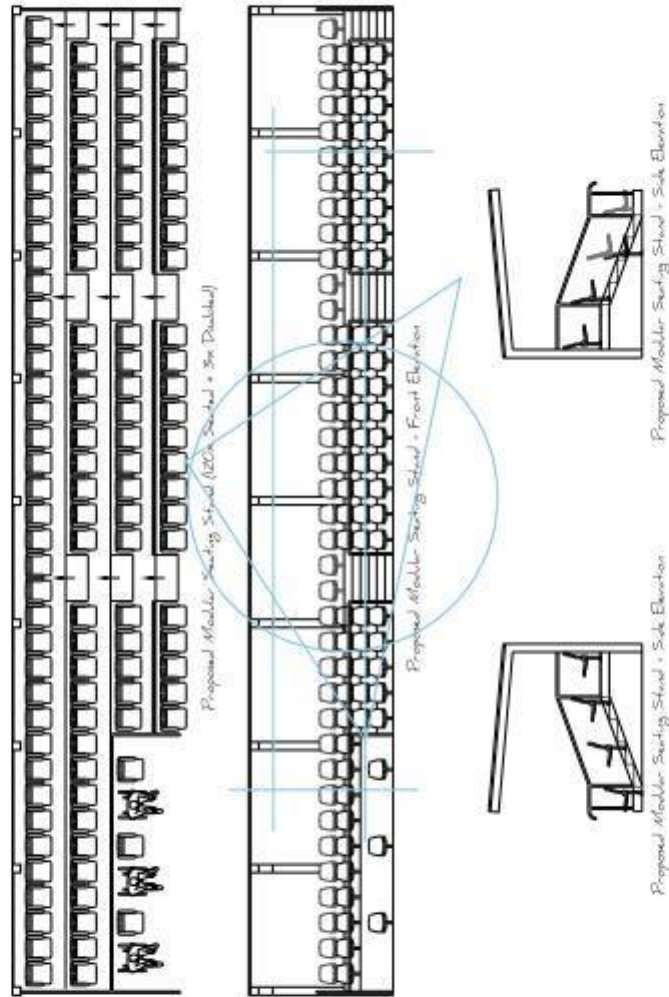


		The Address Silver Jubilee Park Townsend Lane Kingsbury TW20 7NE	
The Project Alterations to Stadium & Grounds To Meet Increased Ground Seating 'C' Covered Spectators Area		The Date Oct. 14	
The Drawing Number 1816 - 06a		The Drawing 1:200	
		Paul Samson Chartered Surveyors Oldspire Street Broad Park Mills Enfield EN10 3DP T: 02081 901600 E: paul@psurveyors.co.uk	

# Proposed Seating Stand

## NOTES

1. All dimensions are in millimetres unless otherwise stated. 2. All dimensions are to the centreline of the stand unless otherwise stated. 3. The contractor is responsible for safety and health of all personnel on site.



		Site Address: Silver Jubilee Park Townsend Lane Kingsbury W5 7JZ		Attention to Stephen & Corinne To Meet National Ground Grouping 'C' New Modular Seating Stand		Drawn: Nov. 14 95/PHS		Quantity / Materials: 1816 - 13a		Scale: 1:50			
Paul Samson Chartered Surveyors		1816 - 13a		Paul Samson Chartered Surveyors 1816 - 13a Kingsbury W5 7JZ T: 0208 864 8701 E: paul@paulsamson.co.uk		Paul Samson Chartered Surveyors 1816 - 13a Kingsbury W5 7JZ T: 0208 864 8701 E: paul@paulsamson.co.uk		Paul Samson Chartered Surveyors 1816 - 13a Kingsbury W5 7JZ T: 0208 864 8701 E: paul@paulsamson.co.uk		Paul Samson Chartered Surveyors 1816 - 13a Kingsbury W5 7JZ T: 0208 864 8701 E: paul@paulsamson.co.uk		Paul Samson Chartered Surveyors 1816 - 13a Kingsbury W5 7JZ T: 0208 864 8701 E: paul@paulsamson.co.uk	

## RECOMMENDATIONS

Grant consent, subject to the conditions set out in the Draft Decision Notice.

### A) PROPOSAL

The application seeks planning permission for alterations and refurbishments of the existing sports ground and clubhouse to include the demolition of the front porch and erection of a single storey toilet extension, new turnstiles, gates and ticket booths, resurfacing of pathway, replacement pitch barriers, retractable covered walkway, players boxes and new covered seating and standing spectator areas around the ground. Further detail is provided below:

- The extension to the main building will measure 4.4m wide, 3.9m deep and 2.75m high at its deepest points and will infill the area between the existing toilet and store areas.
- The three ticket booths will measure 1.3m wide, 1.8m deep and 2.5m high with turnstiles sited between them. A sliding gate measuring 10.5m wide and 2.4m high will be located in front of these for when the facility is closed.
- The pitch barriers will measure 1.1m in height and will be located around the perimeter of the playing surface.
- The two players boxes will measure 4m wide, 1m deep and 2.4m high and will be located on the west side of the pitch either side of the halfway line.
- The structure for the spectator seating area will measure 24m wide, 4m deep and 3.75m high and will be located to the southern end of the pitch.
- The covered standing spectator areas will be covered by canopies measuring 3.5m deep and 3.85m high. There will be three areas like this, two on the western side of the pitch measuring 30m wide and one on the northern side of the pitch measuring 48m wide.

### B) EXISTING

The application site comprises a football pitch, stand and ancillary buildings within Silver Jubilee Park (defined as Metropolitan Open Land), which is used by Kingsbury Town Football Club. The eastern boundary of the site forms the Borough boundary with Barnet. To the south of the application site is an area for informal parking, further south still are the residential properties of Kinloch Drive.

Vehicular and pedestrian access to the football club is from Townsend Lane only. The site is served by a vehicular crossover and a 200m long access road into the site which leads to a car park (not within the application site) and the football ground. The access road near the junction of Townsend Lane does have a barrier.

### C) AMENDMENTS SINCE SUBMISSION

The proposal has not been amended over the course of the application, however, additional supporting information has been submitted.

### D) SUMMARY OF KEY ISSUES

**Principle:** The principle of this proposal is acceptable in planning terms in that the purpose of the proposal is to upgrade an existing sports facility.

**Character and appearance:** The size, scale and design of the proposed development is considered acceptable in relation to the size of the application site and wider park area. It is not unusual to see such structures and features which support the facilities to which they serve.

**Use of the site and facilities:** Whilst the proposals could potentially result in more regular matches and associated activity at the site due to the potential ground share, the predicted number of people involved in these events still remains fairly modest and consideration has been given to the transportation impacts.

**Impact on neighbouring amenity:** The proposal relates to the use of an existing sports facility and it is not considered that there will be unacceptable amenity impacts in view of its siting and current operation. The use of the clubhouse for events and functions currently takes place and it is not proposed that this will change as a result of the planning application. It is noted that noise and disturbance may occur later at night in the car park with people coming and going, including the sound of car engines and doors closing. As this is an existing situation, it is not a recommendation that further conditions are imposed restricting this.

**Transportation:** Subject to conditions requiring the provision of bicycle parking, submission and approval of



a Travel Plan and approval of traffic and parking management with Brent Council and the Metropolitan Police for matches with an anticipated attendance exceeding 500, there are no objections on transportation grounds to this proposal.

## E) MONITORING

The table(s) below indicate the existing and proposed uses at the site and their respective floorspace and a breakdown of any dwellings proposed at the site.

### Floorspace Breakdown

Primary Use	Existing	Retained	Lost	New	Net Gain (sqm)
Assembly and leisure	402.4		8.5	11.9	

### Monitoring Residential Breakdown

Description	1Bed	2Bed	3Bed	4Bed	5Bed	6Bed	7Bed	8Bed	Unk	Total

## RELEVANT SITE HISTORY

**14/4366** - Installation of non-illuminated free standing signage (x2) mounted on posts near the main entrance to the site. **Not yet determined.**

**14/0400** - Installation of new 3G artificial sports pitch. **Granted 30/06/2014.**

**97/0828** - Erection of changing rooms adjacent to clubhouse. **Granted 01/07/1997**

**96/0152** - Retention of covered spectator stand at the southern end of the ground. **Granted 20/03/1996**

**95/1162** - Installation of three No. (6.1m wide x 2.74m long x 3.2m average height) prefabricated spectator stands. **Granted 05/10/1995**

**87/2024** - Retention of floodlights in upright position. **Granted 11/01/1989**

**86/1634** - Erection of single storey extension for use as physio-therapy room and toilet accommodation. **Granted 04/11/1986**

**84/0591** - Erection of single storey side extension to clubhouse. **Granted 24/04/1984**

**P5897 5068** Erection of new clubhouse. **Granted 12/03/1968**

## CONSULTATIONS

74 neighbours consulted (initial consultation on 17 December 2014 notifying 37 neighbouring properties with a site notice displayed; Ward Councillors & Silver Jubilee Residents Association were notified 20 January 2015; an extended consultation on 18 February 2015 notifying a further 37 properties

- 34 comments were received in support of the application.
- 11 comments and a petition containing 172 signatures were received objecting to the proposal.

The comments in support are as follows:

- This can only be a good thing for the local community
- There have not been any traffic issues or noise problems that I have witnessed
- Since the improvements to the facility it has breathed life back into the local community
- The facilities provide health benefits to the local community
- This is the best thing that has happened in Kingsbury for a very long time

- Provides a sense of community and is becoming the hub of the community
- The grounds and club need updating so they can continue to provide for the local community
- Provides much needed sports facilities in the borough for residents and school children
- Provides opportunities for local children and encourages them to take part in sport
- Proposals are modest and are the improvements are much needed, the application is for improvements to a football ground which is exactly what it has always been.

Objections have been made on the following grounds:

<b>Point of Objection</b>	<b>Response</b>
Traffic will be at a much higher volume and more frequent	This has been assessed by the Council's Transportation department. Please see paragraphs 33 – 42 of the report.
Parking issues	This has been assessed by the Council's Transportation department. Please see paragraphs 33 – 42 of the report.
Increase in noise levels	The proposal relates to the use of an existing sports facility and it is not considered that there will be unacceptable amenity impacts in view of its siting and current operation. Please see paragraphs 28 – 32 of the report
The redevelopment is far too large for this area	The principle and impact of the proposal on the application site and Metropolitan Open Land is assessed in paragraphs 6 -17 of the report.
Significant increase in people using the site and increase in anti-social behaviour	There is no justification that the proposals will increase anti social behaviour, any such instances should be reported to the Police. The increase in number of people is assessed in paragraphs 18 - 27 of the report.
Same people who sold previous Hendon Football Club site to a developer.	This would not has an impact on the assessment of this application.
Safety concerns for park users	This relates to the wider management of the park.
Increased litter.	Issues with litter in the parks should be reported to the Council's Public Realm Team.
Light pollution	The current planning application does not affect the existing floodlights, which have planning permission.
The proposals are in conflict with covenants.	Covenants are not a material planning consideration and can not be considered in the assessment of the application.
Overlooking / loss of privacy / intrusion	The separation between the application site and nearest residential properties (40m) is considered sufficient for there to be no significant amenity impacts. Please see paragraphs 28 – 32 of the report

#### **Silver Jubilee Residents Association (SJPR) (Comments attached with the petition)**

<b>Point of Objection</b>	<b>Response</b>
Very few residents in Kinloch Drive received a planning consultation letter relating to the application.	The Council, in carrying out the consultation exercise has notified 72 neighbouring properties of the application with a notification letter, a site notice has been erected on site allowing 21 days to submit comments. In addition, notification letters were sent to the local Ward Members and the Silver Jubilee Residents Association. This exceeds statutory consultation requirements. The determination of the application will be made by the Planning Committee Members in a public forum, which members of the local community are able to attend.

The proposals have been put in the name of Kingsbury Town Football Club but the new lease holders since 2014 are Hendon Football Club.	The application has been submitted by Mr Robert Morris with the address of the site and applicant being Kingsbury Town Football Club, Townsend Lane as this is the address of the site.
Effect on nature conservation. The proposals are not in keeping with the protection and enhancement of wildlife and would be prejudicial to the Metropolitan Open Spaces. The proposals are in conflict with covenants.	The principle and impact of the proposal on the application site and Metropolitan Open Land is assessed in paragraphs 6 -17 of the report.  Any restrictive covenant is not a material planning consideration and the grant of planning permission would not override other restrictions.
Unspecified number of spectators coming into Silver Jubilee Park in close proximity to residents gardens.	This is considered in the Detailed Considerations Section of the Report.
Amplified equipment on the pitch with music and announcements disturbing residents enjoyment of their homes.	The use of the site for football matches, events and functions currently takes place and it is not proposed that this will change as a result of the planning application. See paragraphs 28-32 of the report.
Large numbers of people shouting etc during match play in close proximity to homes.	The proposal relates to the use of an existing sports facility and it is not considered that there will be unacceptable amenity impacts in view of its siting and current operation. Please see paragraphs 28 – 32 of the report
Noise and rowdy behaviour from large numbers of people coming and going from the site.	See above
Cars speed along the access road.	This relates to the wider management of the park. The Council's Public Realm Team will be made aware of concerns so they can give consideration to whether any mitigation is required.
Health and safety concerns: crowd control, lack of toilet facilities, site management, control of litter, insufficient lighting, control of street vendors, parking management.	Most of these responsibilities fall on the management team of the site and are not under the planning remit. Some of the issues relate to the wider management of the park and will be brought to the attention of the Council's Public Realm Team
Greater opportunities for crime and nuisance behaviour. Access gates left open and anti-social behaviour.	There is no justification that the proposals will increase anti social behaviour, any such instances should be reported to the Police.
Proposals are not appropriate for the area.	The principle and impact of the proposal on the application site and Metropolitan Open Land is assessed in paragraphs 6 -17 of the report.
Increased traffic in the area	This has been assessed by the Council's Transportation department. Please see paragraphs 33 – 42 of the report.
Scale and appearance of the proposal	The size and appearance of the physical structures proposed are considered to relate acceptably to the size and scale of the application site. Please see paragraphs 11 – 17 of the report.
Overlooking / loss of privacy / intrusion	The separation between the application site and nearest residential properties (40m) is considered sufficient for there to be no overlooking etc. Please see paragraphs 28 – 32 of the report

Transportation: \_

Subject to conditions requiring the provision of bicycle parking, submission and approval of a Travel Plan and approval of traffic and parking management with Brent Council and the Metropolitan Police for matches with an anticipated attendance exceeding 500, there would be no objections on transportation grounds to this proposal.

### Landscape and design team

The landscape proposals are likely to require new surfacing and if there is any proposed hard surfacing then we would require the type/colour/finish to be submitted for approval. No other objections.

### Public Realm Team

- Council wardens do not open the barrier that leads to the car park when a team book one of the pitches in Jubilee Park.
- It is understood some teams liaise with Hendon FC to use the car park.
- Parking facility not offered to users as there were encroachment issues. Parking situation remain unchanged.
- Transportation has said that a skim would not be appropriate to resurface the car park area as it would also need lifting in areas to ensure suitable drain away. An order has been raised for new granite sets to be installed to keep the natural environment and to hinder cars parking. At present there are no changes planned to upgrade the car park.

### Public Safety Officer

None of the stands would require a certificate, as the calculated capacities for each stand would all be below 500 persons.

### Sport England:

Sport England does not wish to raise an objection to this application.

### London Borough of Barnet:

No comments were received.

## **POLICY CONSIDERATIONS**

### **National Planning Policy Framework**

Paragraph 74 of the NPPF relates to playing fields

Paragraphs 79-92 of the NPPF on Green Belts applies equally to Metropolitan Open Lane (MOL)

### **Further Alterations to the London Plan**

3.19 - Sports Facilities

7.17 - Metropolitan Open Land

### **Core Strategy 2010**

**CP17** – Protecting and Enhancing the Suburban Character of Brent

**CP18** – Protection and Enhancement of Open Space, Sports and Biodiversity

### **Brent UDP 2004**

**BE2** – Townscape: Local Context and Character

**BE4** – Access for Disabled People

**BE7** – Public Realm: Streetscene

**BE9** – Architectural Quality

**TRN24** – On-street Parking

**OS2** - Acceptable Uses in MOL

**OS3** - Development on MOL

**SPG17: Design for New Development**

## **DETAILED CONSIDERATIONS**

## **Background**

1. The site is occupied by a non-league football ground, originally used by Kingsbury Town FC, but which has been in use by the newly re-formed Edgware Town FC (currently playing in the South Midlands League at level 6 of the national non-league structure) since the start of the 2014-5 football season.

2. Associated facilities include a clubhouse/dressing rooms (430sqm) and attached spectator stand with 162 seats. There is an existing car park which can accommodate approximately 90 cars accessible to users if the football ground. This car park is accessed via a 200m long, 3m-5.5m wide access road from Townsend Lane across the park, with 2m kerb radii onto Townsend Lane and a gate set 8m from the highway boundary.

3. This application seeks to refurbish and make improvements to the football ground's facilities. The proposal includes:

- The provision of a new 120-seat stand at the southern end of the ground;
- The erection of canopies to provide covered standing areas along the northern and western sides of the pitch (the largest stand behind the goal can accommodate up to 270 persons, and the two smaller stands can accommodate up to 162 in each);
- An extension to the existing clubhouse/changing room block to provide improved changing rooms and new toilet facilities;
- New turnstiles and gates at the ground entrance;
- New dug-out facilities for players and new pitchside fencing.

4. These improvements are intended to bring the ground up to the standard defined as Category 'C' in the Football Association's National Football Ground Grading Structure. This sets a minimum ground capacity of 1,950 spectators and would allow the club to compete at level 3 of the national non-league structure.

5. The wider proposal for the site, if the current planning application is approved, is for the facilities to also be used by Hendon Town FC on a ground share basis with Edgware Town FC. The site and facilities will also be used by a number of other local groups and organisations as well as the youth teams for the two football clubs.

## **Principle of Development**

6. Policy OS2 in the UDP sets out that the predominantly open character of Metropolitan Open Land (MOL) will be preserved with uses which may be acceptable on MOL restricted for such uses as public and private open space and playing fields. Policy OS3 states that within MOL new development will not be permitted unless it is complementary to the restricted uses. Furthermore, the building must be small in scale and be required to preserve or enhance activities associated with the particular open space.

7. The principle of this proposal is acceptable in planning terms in that the purpose of the proposal is to upgrade an existing sports facility. Sport England has assessed the application in the context of its policy to protect playing fields, 'A Sporting Future for the Playing Fields of England' which accords with paragraph 74 of the National Planning Policy Framework. Essentially, Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or part of a playing field, unless one of five exceptions applies.

8. Sport England is satisfied that the proposed development complies with the following exception to Sport England's Playing Field Policy:

9. E2 - The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.

10. The continued use of the site as a football ground to allow for greater use of the pitch and facilities. As such, the proposal is acceptable in principle subject to other planning considerations detailed below.

## **Character and Appearance**

11. Much of the development proposed will replace existing structures and will therefore not impact on the openness of the MOL. The extension to the clubhouse is very modest and will infill a small area between two existing single storey projections from the main building resulting in an increase in floorspace of 20sqm. The extension will be no higher than the section of the building to which it will attach and it is not considered to have a significantly greater visual presence than the existing building, nor is it considered that the proposal would have a significant impact on the character or appearance of the subject building or locality.

12. The proposal also seeks to improve the sub-standard pitch barriers. These measure a modest 1.1m high and run around the perimeter of the pitch. It is not considered that these replacements will have any

significant impact on the site.

13. The proposed new access gates and three spectator entrances and turnstiles are to be sited wholly within the application site near to the entrance from the adjoining access road and car park, when not in use they will be covered by a sliding gate. There are currently gates and fencing in place along this boundary that are fairly open in appearance offering views into the site. The proposed gate is solid in appearance and will enclose this area of the site, however, it is not considered that this will significantly affect the character and appearance of the area or locality as the majority of the boundary of the site is solid in appearance, being made up of dense vegetation. The new boundary treatment at the entrance will continue this and, whilst it will restrict views in to the application site, it will not affect views of the surrounding parkland and will not therefore impact on the openness of the MOL.

14. The proposed covered seating area measures 24m wide, 4m deep and 3.75m high, this would be 5.5m wider, 0.65m higher and 1.3m deeper than the existing open covered standing area that it would replace. Whilst the new structure would cover a larger area of ground it would only protrude marginally above the boundary treatment of the site and would be below the height of the main building and established trees and landscape features in and around the site. It is not considered that this element of the proposal would have a significant impact on the open character and appearance of the subject site or locality and would only be visible from limited views outside of the application site. It is not considered that it would detract from the character and appearance of the established football club and sporting facility and it would not impact on the openness of the MOL.

15. Additional covered areas for standing spectators are also proposed, these would measure 3.5m deep and 3.85m high. It is intended that there will be three areas like this, two on the western side of the pitch measuring 30m wide and one on the northern side of the pitch measuring 48m wide. Again, due to the existing, established boundary treatment of the site and the set in of the structures from the boundary it is not considered that they will be prominent or clearly viewed from outside of the site and therefore would not significantly affect the character and appearance of the area or the openness of the locality.

16. The additional features proposed, including the replacement railings, retractable tunnel and dugouts, would be no higher than the existing boundary treatment or features that they replace and would not be visible from outside of the application site.

17. The size, scale and design of the proposed development is considered acceptable in relation to the size of the application site and wider park area and it is not unusual to see such structures and features which support the facilities to which they serve. As such, the development is compliant with Core Strategy policy CP18 and UDP saved policy OS3 which seeks to ensure that small in scale and be required to preserve or enhance activities associated with the open space.

### **Use of the Site and Facilities**

18. The facilities at the site are currently used for a wide variety of events and classes including sports activities, football matches, football training, parties, dances, charity events, exercise classes etc. and are used by the following local organisations: Hendon FC, Hendon Youth FC, Edgware FC, Edgware Town Youth FC, UCFB Wembley, Ryan Lavelle Irish School of Dance, Body Conscious, Schools Partnership, Hendon FC Academy, Pro Day Care, Hendon Youth Development.

19. Whilst there are currently no planning restrictions which would prevent the use of the site by different user groups, it is acknowledged that the proposed improvements to the facilities is likely to result in an increase in the intensity to which the site is used, particularly on match days if Hendon FC starts playing their home matches at the site. As such, further information has been sought to detail the likely attendance of the main user groups.

20. To provide some context, the largest attendance at Silver Jubilee Park that has been documented was 1300 in 1971 when Kingsbury Town FC played against Wealdstone FC. Hendon FC average attendance over the 2014/2015 season was 211, with one league game (Maidstone United) attracted an extremely high away following, raising the attendance to 759. Maidstone United have now been promoted though and the next highest regular league attendance (376 for a crucial promotion chasing game in April against Dulwich Hamlet) would be more typical of the likely peak attendance in a regular season. The Club's records indicate that the vast majority of games are around the 160 mark but the applicant has stated that it is their hope that if Hendon FC were playing at Silver Jubilee Park, the average attendance would be around 250 with most games at approximately 200. The move of Hendon FC to Silver Jubilee Park would result in approximately 26 home games a season playing on Saturday afternoon at 3pm or on a Tuesday evening 7.45 kick-off. It should be noted that there are other home games such as friendly games or cup games and the attendance of these

very much depends on who the opposition team is and vary in regularity from season to season. This is discussed in further detail in the Transportation Section.

21. Edgware FC played 24 home games in the 2014/2015 season which were held on Saturday afternoon at 3pm or on a Tuesday evening at 7.45, with the average attendance being 82. If the proposed ground share were to go ahead, the regularity of matches held at the Silver Jubilee Park pitch would increase with games being played on most weekends throughout the season with only one of the two teams playing at the ground over a single weekend.

22. Below is a break down of the attendances for both teams (league games) over the 2014/2015 season:

<b>Home attendance - 2014/2015 league season</b>	<b>Edgware FC matches</b>	<b>Hendon FC matches</b>	<b>Total</b>
0-100	20	0	20
100-200	4	20	24
200-300	0	6	6
300+	0	3	0

23. Hendon FC currently play in the Ryman Premier League and need to have a ground to Grade C standard (this has led to the application being submitted) which means it needs a capacity of 1,950. The application site can already hold this number of people allowing for 0.37mtrs per person on the perimeter of the pitch and taking into consideration the terracing and seats that currently exist. The proposal will make the existing spectator areas more formal and the turnstiles at the entrance will mean that there is more control over the number of people entering the ground.

24. It is important to note that Hendon FC could get promoted to the National South League, but could not go any higher in the league system as the playing surface would not meet the requirements. Artificial pitches have not been sanctioned above National South League level so for all leagues above that, matches have to be played on grass. The applicant has stated that for the facility and project to be sustainable it would not be an option for them to have a grass pitch due to the costs of maintenance involved.

25. Whilst the proposals could potentially result in more regular matches and associated activity at the site due to the potential ground share, the predicted number of people involved in these events still remains fairly modest. It is also worth bearing in mind that this situation could in fact occur at the premises at the moment with much larger crowds able to be accommodated at the facility.

#### **Other Activities**

26. Currently Ryan Lavelle Irish School of Dance, Body Conscious fitness group, various local schools, Hendon Youth Development, Maccabi Masters, Jewish League, Hindu Temple League and Tara Gaelic Football Club all use the facility over the course of the week.

27. The applicant has also submitted details relating to the functions that have taken place at the clubhouse over the course of the year and those that are proposed to take place up to the end of the year. The functions include events such as weddings, birthday parties, darts matches, christening, funerals, quiz nights, charity events and Diwali parties. The number of attendees at these events ranges between 40 and 200 people. These events currently take place at the site and will be able to continue doing so regardless of the outcome of the planning application; consequently it is not felt that the proposed development would have a significant impact on these events and functions if the scheme were to be approved.

#### **Impact on neighbouring amenity**

28. The nearest residential properties are those along Kinloch Drive. The southern boundary of the application site is approximately 40m from the rear boundaries of these properties, with the existing car park situated between the rear gardens and the application site. There is an existing mature boundary treatment between the application site and these properties

29. The proposed physical alterations and structures are considered to be sited sufficiently far from the nearest residential properties for there not to be any significantly detrimental impacts on their amenity in

terms of overbearing or loss of light as a result of these changes. It is noted that the site already benefits from flood lighting which would not be altered by this proposal.

30. The existing playing surface and proposed facilities are aimed at a high level of organised use. There are currently no planning restrictions on the use of the site given that it is an established facility that has been in place for a large number of years. The proposal would enable greater use of the existing playing surface and facilities at the site, and therefore there is a potential for increased noise and disturbance to neighbouring properties.

31. Given the distance of these properties from the proposed development, the existing use of the site and the wider use of the existing park for sporting uses it is not considered that the proposal would result in any significantly detrimental harm in terms of noise and disturbance beyond that which can already be undertaken at the existing facility and park area.

32. The use of the clubhouse for events and functions currently takes place and it is not proposed that this will change as a result of the planning application. The applicant has, however, stated that they have their own controls in place in terms of the management of functions at the facility and the latest that any event runs is to midnight, and at any event with music this is turned off at least half an hour before final closing time. Additionally, the facility is only used by people that are associated with the club and is not let to the general public. It is noted that noise and disturbance may occur later at night in the car park with people coming and going, including the sound of car engines and doors closing. As this is an existing situation, it is not a recommendation that further conditions are imposed restricting this.

### **Transportation**

33. The application site is located within Silver Jubilee Park, on the eastern side of Townsend Lane (a local access road). On-street parking on the road is unrestricted, but it is too narrow to allow on-street parking along both sides. Nevertheless, it is not noted in Appendix TRN3 of the adopted UDP 2004 as not being heavily parked and this is reconfirmed by the most recent overnight parking surveys for the street from 2013. The site has low access to public transport (PTAL 1), with two 2 bus routes within 640 metres (8 minutes' walk), but no railway station nearby.

34. Car parking allowances for assembly and leisure uses are set out in standard PS10 of the adopted UDP 2004. This allows up to one car parking space per 60 patrons, based on the maximum capacity of the facility. These proposed ground improvements are intended to take the ground to level 3 of the National Football Ground Grading system, which requires a minimum capacity of 1,950 (incl. 250 seats and 250 covered standing spaces). On this basis, up to 32 car parking spaces would be permitted and the existing provision of about 90 spaces plus a coach space (albeit unmarked) exceeds this standard. Nevertheless, this is an existing situation and so the retention of the car park in its current status is acceptable.

35. The existing car park has a barrier at the entrance onto Townsend Lane therefore access is managed by those with a key. It is understood that access to the car park is principally managed by the football ground which has been confirmed by the Council's Public Realm Team. The gates are generally opened at times when the facility is in use, with access generally also provided to wider users of the park though this is not a formal arrangement. The applicant has stated that when the football club is expecting a reasonable attendance the car park is manned at two points (the barrier at the Townsend Lane entrance to control flow and another attendant parking cars to achieve maximum usage), and the car park staff communicate via mobile phones. Given the restrictions to the use of the existing car park, it is likely that wider users of the park and the allotments on the western side of Townsend Lane already park on the roads in the surrounding area. Aerial photographs confirm that the majority of properties have off-street park for at least one vehicle therefore the impact on nearby residential properties is limited.

36. With regard to access, the existing driveway to the ground varies in width, which effectively gives a single-width road with passing places. Importantly though, this includes a 25m long length of two-way driveway close to the junction with Townsend Lane, plus a further widened area halfway along the access road. With traffic tending to enter and leave in a tidal pattern before and after a match, this arrangement is considered to be acceptable. No separate footway is provided, but pedestrians arriving at the ground would be able to walk through the adjoining Silver Jubilee Park or West Hendon Playing Fields to access the site, or use the grass verge adjoining the driveway, to access the ground safely. The Council's Public Realm Team have stated that new granite sets are to be installed within the park to protect the natural environment and to prevent cars from parking on the grass verges in the park along the access road.

37. The additional data submitted with the application indicates that Hendon Town FCs average league attendance in 2014-15 was 216. One league game (Maidstone United) attracted an extremely high away



following, raising the attendance to 759. Maidstone United have now been promoted though and the next highest regular league attendance (376 for a crucial promotion chasing game in April against Dulwich Hamlet) would be more typical of the likely peak attendance in a regular season. However, Hendon Town FC did have a very successful season last year, reaching the promotion play-offs, with the final being a home game. This attracted their highest crowd of the season overall, of 1,228 supporters. As the team had a fairly successful season, the above is probably a fairly accurate representation of a worst case scenario at this level, whereby a steady 200-300 attendance is exceeded only at Christmas and for one or two exceptional games each season (such as a visiting club with a large following such as Maidstone, a promotion/play-off decider or a big cup tie).

38. Aside from success on the pitch, the relocation of the club to a ground much closer to Hendon may boost average support, although probably not to any great extent – their average league gate for their last season at their old Claremont Road ground in Cricklewood was actually lower at 206. The club nevertheless anticipates the average attendance rising to 250.

39. To try to gauge car use amongst supporters, a limited survey was undertaken. Of the 34 replies received, 11 (32%) stated they drove to matches, of which 8 brought a passenger. Ten (29%) travel by public transport. Applying this figure to the expected average attendance for a Hendon FC match, about 70 cars could be expected to be parked by spectators. In addition, the visiting team and officials would arrive in 5-10 further cars (although five teams arrived by coach last season, whilst two teams brought a supporters coach). To slightly offset these figures, there is also a good chance that more home supporters would walk or cycle to the ground with the club relocating closer to Hendon. The provision of bicycle parking should be secured by condition to make the latter feasible.

40. It is considered that car park should be able to cater for demand for crowds of up to about 280-300. Beyond this figure, parking would start to overflow onto surrounding streets. In general, Townsend Lane is lightly parked and can safely accommodate overflow parking from the site, although it is not wide enough to comfortably accommodate parking along both sides. Nevertheless, it should be able to accommodate 50-100 further vehicles, particularly if parked on the eastern side alongside the park.

41. Temporary waiting restriction cones and traffic management measures would be likely to be necessary and it is recommended that a condition be applied that requires traffic and parking arrangements for any matches with an anticipated attendance exceeding 500 to be discussed and agreed with Brent Council’s Transportation Unit and the Metropolitan Police. The applicant has also suggested the use of remote parking (possibly with park and ride) and promotion of car sharing and lifts from nearby stations when large crowds are anticipated. Any such measures that prove workable would be supported and should form part of a Travel Plan for the ground.

42. In conclusion, subject to conditions requiring the provision of bicycle parking, submission and approval of a Travel Plan and approval of traffic and parking management with Brent Council and the Metropolitan Police for matches with an anticipated attendance exceeding 500, there would be no objections on transportation grounds to this proposal.

**Summary**

43. Whilst the proposal would result in a likely increase in the number of people using and visiting the site, it is considered that the site and facilities can accommodate such increase. The proposed refurbishment and alterations are considered to relate acceptably to the subject site and locality and would not have a detrimental impact on the surrounding Metropolitan Open Land. The proposal is not considered to result in any significantly detrimental impacts on the amenity of nearby residents. The proposal is considered to be in accordance with the requirements of the relevant policies in the National Planning Policy Framework, London Plan and Brent’s UDP and the application is therefore recommended for approval.

**CIL DETAILS**

This application is liable to pay **£0.00\*** under the Community Infrastructure Levy (CIL).

We calculated this figure from the following information:

Total amount of eligible\*\* floorspace which on completion is to be demolished (E): sq. m.  
 Total amount of floorspace on completion (G): sq. m.

Use	Floorspace	Eligible*	Net area	Rate R:	Rate R:	Brent	Mayoral
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	on completion (Gr)	retained floorspace (Kr)	chargeable at rate R (A)	Brent multiplier used	Mayoral multiplier used	sub-total	sub-total
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BCIS figure for year in which the charging schedule took effect (Ic)		
BCIS figure for year in which the planning permission was granted (Ip)		
<b>Total chargeable amount</b>	£0.00	£0.00

\*All figures are calculated using the formula under Regulation 40(6) and all figures are subject to index linking as per Regulation 40(5). The index linking will be reviewed when a Demand Notice is issued.

\*\***Eligible** means the building contains a part that has been in lawful use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development.

**Please Note : CIL liability is calculated at the time at which planning permission first permits development. As such, the CIL liability specified within this report is based on current levels of indexation and is provided for indicative purposes only. It also does not take account of development that may benefit from relief, such as Affordable Housing.**

# DRAFT DECISION NOTICE



# Brent

## DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

### DECISION NOTICE – APPROVAL

Application No: 14/4365

To: Mr Paul Samson  
The Glasgow Stud  
Burnt Farm Ride  
Crews Hill  
EN2 9DY

I refer to your application dated 10/11/2014 proposing the following:  
Alterations and refurbishments of the existing sports ground and clubhouse to include the demolition of the front porch and erection of a single storey toilet extension, new turnstiles, gates and ticket booths, resurfacing of pathway, replacement pitch barriers, retractable covered walkway, players boxes and new covered seating and standing spectator areas around the ground  
and accompanied by plans or documents listed here:  
Please see condition 2.

at KINGSBURY TOWN F C, Townsend Lane, London, NW9 7NE

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:

Signature:

Head of Planning, Planning and Regeneration

#### 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:-

National Planning Policy Framework (2012)

Brent Core Strategy (2010)

Brent 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

Community Facilities: in terms of meeting the demand for community services

- 1 Details of the materials to be used for resurfacing of the hard landscaped areas shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development on the site. The works shall be completed in full accordance with the approved details.

Reason: To ensure a satisfactory standard of development in the interests of local visual amenity.

- 2 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.

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

Kingsbury Town Football Club Silver Jubilee Park Planning Application Document, 1816 – 01c, 1816 – 02c, 1816 – 03a, 1816 – 04d, 1816 – 05a, 1815 – 06a, 1815 – 07, 1815 – 08b, 1815 – 09c, 1815 – 10, 1815 – 11, 1815 – 13a, clovies canopies product information, Shelter4Less product information, Sports Rail product information

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

- 4 All new external work shall be carried out in materials that match, in colour, texture and design detail those of the existing building.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- 5 Details of the provision of a minimum of 6 secure cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on site. Thereafter the development shall not be occupied until the cycle parking spaces have been laid out in accordance with the details as approved and these facilities shall be retained.

Reason: To ensure satisfactory facilities for cyclists.

- 6 Prior to the additional spectator facilities approved in this permission being used, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority and adhered to thereafter.

The Travel Plan shall include:

- Initial travel data for the site based on travel survey data, or where there is no or insufficient existing data, on the trip rates and modal splits agreed in the transport assessment;
- Describe the key goals that the travel plan seeks to achieve (ie encourage sustainable movement of people to and from the site);
- Set measurable targets and means for achieving goals;
- Provide details of the traffic and parking management (liaising with Brent Council and the Metropolitan Police) for matches with an anticipated attendance exceeding 500.

The Travel Plan approved shall be reviewed at years 1, 3 and 5 from first use of the new spectator facilities, and the reviews shall be approved in writing by the Local Planning Authority as follows:

- a) A review of the Travel Plan measures over the first 12 months from first occupation shall be submitted to the Local Planning Authority within 15 months of the commencement of the use and the review shall be approved in writing within 18 months and associated measures implemented unless otherwise agreed in writing by the Local Planning Authority;
- b) A review of the Travel Plan measures over the first 3 years from first occupation shall be submitted to the Local Planning Authority within 39 months of the commencement of the use and the review shall be approved in writing within 42 months and associated measures implemented unless otherwise agreed in writing by the Local Planning Authority;
- c) A review of the Travel Plan measures over the first 5 years of operation shall be submitted to the Local Planning Authority within 63 months of the commencement of the use and the review shall be approved in writing within 66 months and associated measures implemented unless otherwise agreed in writing by the Local Planning Authority;

Reason: In order to promote sustainable transport measures and in the interest of the free and safe flow of traffic on the local road network.

## INFORMATIVES

- 1 The applicant is advised that any proposal to replace or upgrade the existing flood lighting will require planning permission. Further advice can be obtained from the North Area Planning Team on 020 8937 5220.

Any person wishing to inspect the above papers should contact Andrew Neidhardt, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 1902