

RECEIVED: 24 August, 2009

WARD: Kenton

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: Tenterden Sports Ground, Preston Road, Harrow

PROPOSAL: Details pursuant to Conditions 2 (Details of colours and finishes), 3 (Positioning of MUGA), 4 (Landscaping), 5 (Cycle stands) and 7 (Drainage) of Deemed (Reg3 Council's own Development) reference 08/2537 dated 15 January 2009, for proposed Multi-Use Games Area and 5 cycle stands

APPLICANT: Brent Parks Service

CONTACT:

PLAN NO'S: Unnumbered "Position of cycle stands and MUGA"; Unnumbered "Site Plan showing the location of the existing and proposed tree are the MUGA"; and Unnumbered "aerial photograph showing the location of the MUGA"

MEMBERS CALL-IN

PROCEDURE

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

Name of Councillor

Robert Dunwell

Date and Reason for Request

2nd September 2009

Important 'clarification' of previous situations and additional information of 'material' issues resulting in:-

- (a) great renewed local and national concern
- (b) other materially pertinent information, some not previously addressed coming to light

Details of any representations received

Local residents and Tenterden Local Action

Name of Councillor

Atiq Malik

Date and Reason for Request

2nd September 2009

Important "clarification" of previous situations and additional information of material issues resulting in:-

- (a) great renewed local and national concern
- (b) other materially pertinent information, 'coming to light'

Details of any representations received

QARA Group representing local interests in this instance

RECOMMENDATION

Approval

EXISTING

The application site is part of the Tenterden Sports Ground located off Preston Road. The sports ground is designated as a public open space within Brent's Unitary Development Plan.

PROPOSAL

Details pursuant to conditions 2 (colours and finishes of MUGA structure), 3 (accurate location of the MUGA), 4 (native tree/shrub planting around the MUGA), 5 (number, type, finish and location of secure cycle stands) and 7 (details of drainage from MUGA) of full planning permission ref: 08/2537 granted on 15/01/2009 for "proposed Multi-Use Games Area and 5 cycle stands".

HISTORY

08/2537: Full Planning Permission granted for proposed Multi-Use Games Area and 5 cycle stands - 15/01/2009.

POLICY CONSIDERATIONS

Brent UDP 2004 - adopted on 14th January 2004

BE6 - Public Realm: Landscape Design - A high standard of landscape design is required as an integral element of development schemes. This includes new planting of an appropriate specification.

BE9 - Architectural Quality - Proposals should employ materials of high quality and durability, that are compatible or complementary colour and texture, to the surrounding area.

PS16 - Cycle Parking Standards - Cycle parking should be situated in a convenient, secure and, where appropriate, sheltered location.

EP12 - Flood Prevention - Development should not pose an increased risk of flooding by increasing the rate of run-off into local watercourses

SUSTAINABILITY ASSESSMENT

N/A

CONSULTATION

Application No: 08/2537 was reported to the Planning Committee meeting on 14th January 2009 as it received two objections.

As the development has been approved in principle, public consultation is not normally carried out

on applications for the discharge of conditions. However, there has been a request by members to call in the application for the following reason:

Important 'clarification' of previous situations and additional information of 'material' issues resulting in:-

- (a) great renewed local and national concern
- (b) other materially pertinent information, some not previously addressed coming to light

A joint petition has been prepared by Tenterden Local Action (TLA) and QARA Group of Associations with 186 signatures. The objections raised within the petition are set out below:

1. Sports England raising no objections at the time of the full planning application but were not aware at the time that the playing field was used by Forest United FC.

The following quote is provided from Sports England. This comment was provided after the full planning application as approved:

"...the club (Forest United) doesn't have any security of tenure at the site and they can't therefore access some of the new funding rounds Sports England might issue in future ..

...Sport England were consulted on the MUGA application submitted in October '08 at the Tenterden site and they raised no objection; and in fact supported it strongly. This is not surprising given the shortage of quality MUGAs across London and given that the site already is a sports ground accommodating a mix of sporting uses. At the time Sports England was not aware that the space used for the purposes of the development is quite heavily used by Forest United. Sport England know the club did not have a problem with this proposal saying that they could in fact use the new MUGA, but Sport England don't actually feel the MUGA site is now in the best interests of the club, in fact Sport England feel it could be damaging. The older children need to be playing 7-a-side football and obviously a MUGA is no use for this. Sport England are not saying that they have changed their mind against a MUGA at the sports ground..."

Your officers in Parks Services have confirmed that there is only one mini pitch marked out on the flat area at Tenterden which is used by Forest United. The MUGA will still allow room for this mini pitch. Forest United use other pitches at John Billam. The full sized pitch to the east of the MUGA is booked out to Brent National Association of Local Government Officers (NALGO) and not Forest United FC. The proposed MUGA will therefore not adversely impact upon the pitch used by Forest United FC so that it is clear from the comments of Sport England that they misunderstood the nature and extend of the proposal.

2. Loss of playing field used by Forest Unit FC

The MUGA site that has been referred to by the objectors known as the "football clinic" is a grassed area that is not marked out as a sporting pitch. As mentioned above, the area to the north of the proposed MUGA is marked out as a mini pitch. The MUGA will not prevent this area being used as a mini pitch. The full sized football pitch to the east of the MUGA will remain and will not be affected by the proposal. Grassed areas around the MUGA will remain to accommodate the "football clinic".

3. Lack of consultation and incomplete/misleading information about the MUGA

The previous application for full planning permission was subject to the normal consultation procedures set out in SPG2. Article 8 of the Town and Country Planning (General Development Procedure) Order 1995 requires applications to be publicised by either a site display in at least one place or near the land to which the application relates for not less than 21 days or by serving the notice on any adjoining owner or occupier. During the course of the full planning application neighbouring properties in Silverholme Close, Woodcock Court, 254 and 256 Woodcock Hill were

consulted. The nearest properties in Silverholme Close are approx. 90m away from the MUGA. In addition, the local residents' association, Preston Amenities Protection Association (PAPA), were consulted. The properties in Preston Waye were not consulted as your officers considered that the MUGA would not have an impact upon them. The properties in Preston Waye are separated from the MUGA by the Tenterden car park, the allotments and a row of trees. There is a distance of over 100m from the properties in Preston Waye to the proposed MUGA.

The objectors query why Forest United FC were not consulted on the full planning application. The Council's records do not extend to specific users of the site. In this case, Forest United FC do not lease the land but hire the pitches.

The current application addresses the details pursuant to the previous approval and as such has not been subject to public consultation as the submission does not represent a planning application in the normal sense. Hence details of materials have been dealt with in house as have details of cycle parking, drainage and landscaping. There have been occasions in the past when committee members have requested consultation on certain detailed matters but this is very much been the exception rather than the rule.

4. Safety issues - Anti social behaviour, criminal and robbery with violent incidents in the area

Your officers are aware that there have been problems with anti-social behaviour within the Tenterden Car Park. It is officers understanding that the car park is now locked at night to minimise anti social behaviour.

Your officers are not aware of any specific anti social behaviour associated with MUGAs. With regards to the MUGA at Roe Green, the Safer Neighbourhood Team have advised that they have not heard of any problems with the MUGA at Roe Green. When complaints have been received by members of the public these have not been substantiated. The Safer Neighbourhood Team has advised that they generally welcome MUGAs as there are no youth facilities within the north of the Borough and they are proving to be popular with the youths who do use them and provide them with somewhere to go to occupy themselves without causing any problems or issues.

Given the situation at Roe Green the evidence does not suggest that the MUGA at Tenterden will increase or worsen crime in the area. Tenterden is an existing public open space which can be accessed by the public at all hours. There is an existing playing pitch within the site close to Silverholme Close which to officers knowledge has not caused any specific anti social problems. The position of the MUGA, 15m away from the public footpath will disencourage its use after daylight hours. There are no proposals for separate lighting. However, if members do still have concerns a management plan could be set up to lock the MUGA after daylight hours.

5. Cycling issues including the provision of cycle stands but cycling is prohibited in the park

Technically, cycling in Brent parks and open spaces is allowed only on designated routes. There is currently not a designated route at Tenterden Sports Ground. That said, the Parks Services practice is to apply the bye-laws reasonably by encouraging responsible cycling due to benefits to health and in reducing urban road congestion, pollution and energy use. The Parks Service are unlikely to enforce the bye-laws in cases where cycling is with due regard to other park users and is not damaging the ground.

New bye-laws are currently in preparation, and in common with some other local authorities, cycling will be specifically allowed by children under 10 years of age. Designated cycle routes for the borough are co-ordinated by Brent Transportation in consultation with other organisations. There are proposals for a route through Tenterden which will link to the west and north with John Billam Sports Ground and Woodcock Hill; and to the south-east with Preston Road and Preston

Road Station.

REMARKS

Introduction

The principle of the Multi Use Games Area (MUGA) has been approved. The application was reported to the Planning Committee meeting of 14th January 2009 (LPA Ref: 08/2537). This application is concerned with the approval of details reserved by condition. The following conditions are required to be approved by the Council prior to any works commencing on site:

Condition 2

Details of the colours and finishes for the coated steelwork enclosure and the rest of the associated MUGA structure.

The finishes of the MUGA will either be treated with zinc metal thermal spray or galvanised, which extends the life of the paintwork and helps to reduce maintenance costs. A lead and cadmium -free polyester powder paint is applied electrostatically, creating a corrosion resistant finish. The colour of the MUGA will be dark green (RAL 6005). It will be of the same finish and colour that was approved for the MUGA at Sudbury Court Pavilion on East Lane. This finish and colour is considered acceptable.

Condition 3

Details indicating the accurate positioning of the proposed MUGA, located 10 to 15 metres away from the footpath running north to south.

Members may recall that the siting of the MUGA was required to be located 10 to 15 metres away from the footpath running north to south (from Silverholme Close to the allotments) This was because the MUGA was initially closer to the footpath which was lit by street lamps. Whilst no floodlighting was proposed for the MUGA, there were concerns that the proximity of the MUGA to the footpath would encourage the congregating of users of the MUGA at unsociable hours.

A revised site plan has been provided indicating that the MUGA will be located 15m away from the footpath running north to south and 15m away from the footpath running east to west.

The location of the MUGA is considered acceptable.

Condition 4

Details of native tree/shrub planting around the proposed MUGA

Your officers in the landscape team have advised on suitable species for the trees around the MUGA. The species and location of the trees will assist in screening the MUGA but will also retain sight lines for security reasons not result in vegetation debris which could result in a slip hazard on the courts.

The landscape details are considered acceptable.

Condition 5

Details of number of, type, finish and location of secure cycle stands

Five cycle stands are proposed which are to be located to the east of the MUGA. The design of the cycle stands are the tubular stands which allows the bike's frame to be secured by the users own

lock.

The cycle facilities are considered acceptable.

Condition 7

Details of drainage from the MUGA

MUGAs do not usually provide any additional drainage as the tarmac surfacing is porous and water will drain through the top layer of tarmac through the base layer of tarmac and into the ground.

This is considered acceptable.

Conclusion

In conclusion, the details submitted as part of conditions 2, 3, 4, 5 and 7 of full planning permission ref: 08/2537 are considered satisfactory. Approval is accordingly recommended.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

CONDITIONS/REASONS:

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Brent's UDP 2004

Letter of objection and accompanying petition

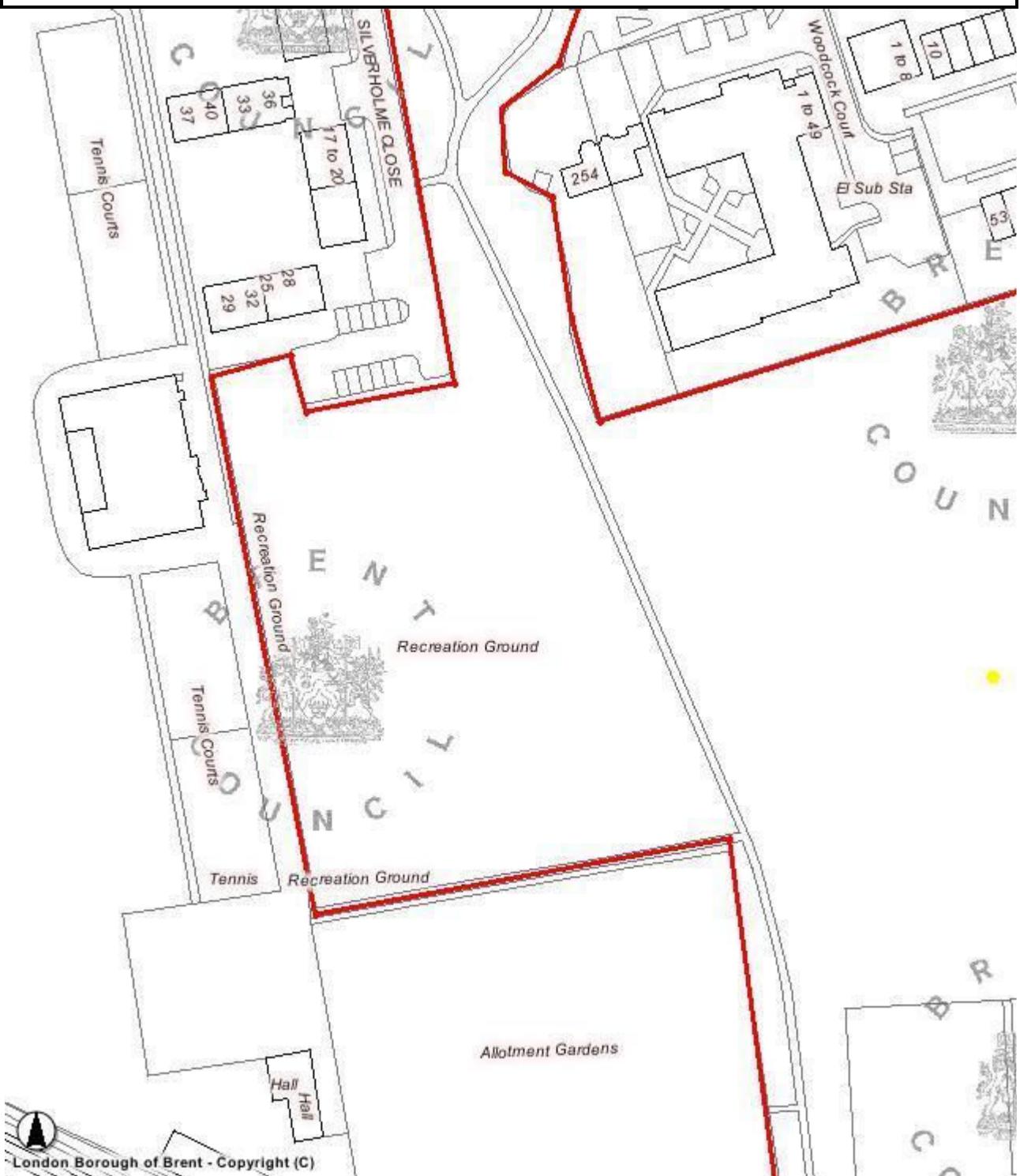
Any person wishing to inspect the above papers should contact Victoria McDonagh, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5337



Planning Committee Map

Site address: Tenterden Sports Ground, Preston Road, Harrow

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