

**Committee Report
Planning Committee on 15 December, 2010**

**Item No. 14
Case No. 10/2740**

RECEIVED: 22 October, 2010

WARD: Preston

PLANNING AREA: Wembley Consultative Forum

LOCATION: King Edward VII Park, Park Lane, Wembley, HA9 7RX

PROPOSAL: Erection of a Multi-Use Games Area to be located in the centre of the Park, with an approximately 3-metre-high surrounding fence and provision of 3 cycle stands

APPLICANT: Brent Parks Service

CONTACT: Brent Sports Service

PLAN NO'S:
(See Condition 2 for the approved plans)

RECOMMENDATION

Grant planning permission.

EXISTING

The application site is the King Edward VII Public Park, situated on Park Lane. It is designated as a public open space within Brent's Unitary Development Plan. The park is laid out for formal and informal recreation.

PROPOSAL

Erection of a Multi-Use Games Area (MUGA) to be located in the centre of the Park, with a 3-metre-high surrounding fence and provision of 3 cycle stands.

HISTORY

No recent development control history.

POLICY CONSIDERATIONS

National Policies

Planning Policy Guidance 17: Planning for open space, sport and recreation

Brent's Core Strategy (July 2010)

CP18 Protection of Open Space
CP23 Protection of Community Facilities

Brent's Unitary Development Plan 2004

BE2 Townscape: Local Context & Character
BE4 Access for Disabled People

PS16 Cycle Parking Standards
OS6 Public Open Space
OS8 Protection of Sports Ground

Considerations:

Impact on public open space
Existing sports provision/any impact?
Visual impact on surrounding area

SUSTAINABILITY ASSESSMENT

n/a

CONSULTATION

Consultation period 12/11/20 - 03/12/10
Further consultation with Sport England who were notified on 26/11/10

Residents

108 local residents were notified, including households on Castleton Avenue, Keswick Gardens, Kingsway, Park Lane and St Johns Road.

Three objections received which make the following grounds for objection;

- The proposal will be an eyesore in the park.*
- This will add to traffic congestion on Park Lane.*
- This will add to pollution and parking problems in the local area.*
- With the proposed coalition government spending cuts money could be better spent elsewhere rather than on a MUGA.*
- Erecting cycle stands may increase the level of crime in the area.*

Statutory consultees

Landscape

No objection but request further details of how paths will be constructed through root protection area's.

Ward Councillor's

No representations made

Sport England

No formal response has been received yet. Sport England has advised verbally that they are unlikely to raise any objection as the facility will meet policy exception test e5) of the *Sporting Future for Playing Fields in England Policy*.

Formal comments from Sport England will be reported in the Supplementary report.

REMARKS

Site Context and Surroundings

This application seeks planning permission for a Multi Use Games Area (MUGA) within the King Edward VII Park. The park can be accessed from Park Lane and St Johns Road with footpaths running through the park. The park currently has football pitches, tennis courts and a children's play area. There is also a pavilion and a band stand, both are located in the centre of the park but will remain unaffected by this proposal.

The surrounding uses are entirely residential to the north, east, south and west. Park Lane Primary School does border the park to the south side.

The MUGA will be located within the centre of the park in a location which is parallel to existing football pitches in an area which is used for informal recreation. Footpaths run to the north and south sides of the proposed MUGA.

Proposal and layout

This proposal entails a single court tarmaced area, with sports markings, measuring 30m x 20m. The MUGA will be surrounded by a 3m high perimeter fence, this is a mesh fence to be finished in a dark green powder coating. The fencing and overall scheme follows the approach already taken on other MUGA's across the Borough in Roe Green, Gladstone Park, Kingsbury, Sudbury Court and Tenterden Sports Ground (Preston Road).

Use of the proposed facilities

The addition of a MUGA at King Edward VII Park would increase and improve the recreational activity on offer to the local community and will also offer facilities to a wider age and user group to include those with disabilities. The MUGA will enhance the sports offer by increasing the facilities available. Markings and goal equipment will offer predominantly two sporting options; basketball and football. It will enable local people to participate in these activities as well tennis.

The applicants state that other similar MUGAs in the borough are popular with young people for informal sports. The need for such a facility was identified as part of the Borough's Planning for Sport and Active Recreation Strategy (2008-2021).

Landscaping

There are no landscaping proposals as part of this submission, neither will the installation of the MUGA result in the loss of any existing landscaping features or trees. The closest trees to the MUGA will be 22m away and will remain unaffected by its installation.

Two paths will be constructed to the MUGA, branching off from the main pedestrian footpath. As these new pathways would pass close to the mature trees along the path then Landscape Officer's wish to see further details of how these paths will be constructed through the Root Protection Area's (RPA) of the existing mature trees, so as to avoid any root damage. A condition is recommended requiring the submission of further details to satisfy this request for additional information.

Access

Access to the MUGA has been designed to accommodate both able bodied and disabled users, access to the MUGA wbe level from the footpath.

A 3m high perimeter fence, with gates will provide a safe, semi-enclosed environment for users.

Floodlighting

The applicant has stated that there is no proposal to floodlight the sports area. This is to minimise recreational noise during hours of darkness.

Transportation

Three cycle stands are proposed next to the entrance of the MUGA. Tubular cycle stands are proposed. Given the age groups that the MUGA is intended for, the majority of users of the MUGA are likely to visit the site by non car modes. Nevertheless, there is a public car park accessed off St Johns Road which can be used.

Impact upon residential amenity

The location of the MUGA has been carefully chosen to keep the impact to residential properties minimal. The closest residential properties are approximately 90m away. Given that no floodlighting is proposed it is not considered that the MUGA is likely to have any more of a noticeable impact than the existing playing pitches. The existing playing pitches will remain which are in fact located closer to residential properties on Castleton Avenue than the proposed MUGA would be.

The MUGA is going to be visible to people passing through the park and is close to existing footpaths. This will allow natural surveillance of this space from users of the park, and those passing through it.

Response to objections received

The MUGA will increase the number of park visitors consequently causing parking problems for residents and further congestion.

The MUGA will provide improved facilities for park users, but this is unlikely to lead to a marked increase in the number of visitors to the park in the first instance, or indeed the number coming by car. The users will be mostly children and teenagers who unless accompanied by an adult would not travel by car.

In any event there is a dedicated car park for park users, accessed from St Johns Road.

This will be an eyesore in the park.

The MUGA will not result in the loss of existing landscaping features or mature trees. It is not considered to represent a harmful addition, this is no different to a tennis court or children's play facility being sited within a park.

The MUGA will devalue property in the local area.

Officers do not see how this could be a consequence of the MUGA being installed, in any event this is not a material planning consideration.

Due to coalition Government funding cuts money would be better spent elsewhere.

This is not a material planning consideration. However the provision of a MUGA here would assist in meeting Brent's Planning for Sport and Active Recreation Facilities Strategy (2008-2021). This Borough wide strategy seeks to ensure the parts of the Borough with the greatest population density of young people are served by a MUGA, and identifies King Edward VII Park as lacking in such provision.

Erecting cycle stands may increase the level of crime in the area.

There is no firm evidence to suggest a direct link between cycle stands and an increase in crime. Furthermore the location of the stands means they will benefit from good natural surveillance both from users of the MUGA and the nearby footpath.

Summary

The proposal accords with policies in the UDP (2004) and Core Strategy, is an appropriate use of public open space, will not result in the loss of formal pitches, will not be harmful to the visual amenity of the area and will enhance the existing sports offer in this locality.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

Brent Unitary Development Plan 2004
Central Government Guidance

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
Open Space and Recreation: to protect and enhance the provision of sports, leisure and nature conservation

CONDITIONS/REASONS:

- (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):

Design and Access Statement (Appendix 1-6)

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

- (3) No security or floodlights shall be erected on the site without the submission of full details to, and written approval from the Local Planning Authority.

Reason: in the interest of safeguarding local amenity and the character of the Public Open Space.

- (4) Notwithstanding the plans hereby approved, further details (drawings as necessary) to demonstrate how the proposed footpaths will be constructed through the root protection area's of existing mature trees along the footpath without causing root damage, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any construction work on the site.

Such details shall also include:-

- (i) The tracking location of vehicles to avoid root protection area's.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure the viability and health of the existing trees, in the interests of the occupants and general public.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

London Borough of Brent, UDP 2004
Brent Core Strategy - July 2010

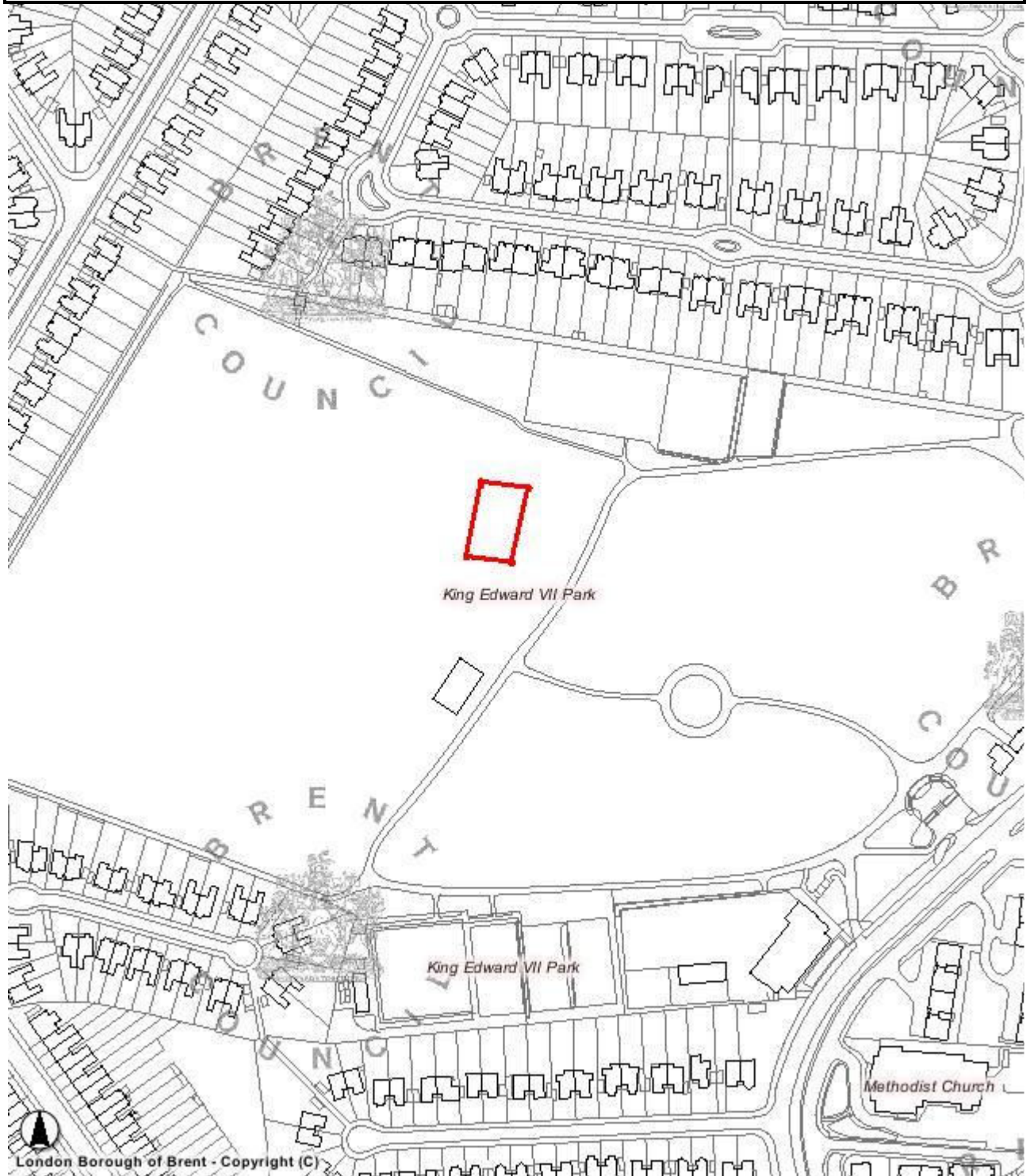
Any person wishing to inspect the above papers should contact Gary Murphy, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5227



Planning Committee Map

Site address: King Edward VII Park, Park Lane, Wembley, HA9 7RX

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