

## Agenda Item 08

### Supplementary Information Planning Committee on 9 May, 2016

Case No. 16/0077

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Location	The Stonebridge School Site & Adventure Playground, Shakespeare Avenue, Stonebridge Estate Open Space, Hillside and Open Space, Milton Avenue, NW10
Description	Hybrid planning application comprising: Full planning permission for the demolition of the Former Adventure Playground; the construction of a two-storey building providing new nursery, assembly hall, reception and teaching facilities with first floor walkway connecting to the main school building; reconfiguration of Stonebridge Primary School's playground including the provision of two Multi-Use Games Areas and the erection of new perimeter fencing and the creation of 1.2ha of public open space with associated ancillary works ("Phase 1").

AND

Outline planning permission for the erection of an apartment block up to 6-storey's comprising up to 51 residential units (16x 1bed, 25x 2bed and 10x 3bed flats) and 246sqm of commercial floorspace (Use class A3) and car parking at ground floor at Stonebridge Open Space, Hillside, the reconfiguration of Shakespeare Avenue, access to the residential units and up to 22x 3-storey houses (use class C3) at Open Space, Milton Avenue with all matters reserved. ("Phase 2").

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Planning Committee members visited the site on 7 May 2016. They have sought further clarification on some matters, and had a number of questions about the proposal which are addressed below.

#### Building set back along Hillside -

As this element is submitted on outline only, with all matters reserved then the plans submitted are indicative only. Should Members consider that a greater set back from Hillside is preferable this can be secured through condition, requiring the submission and approval in writing of the building layout, which shall incorporate an appropriate level of set back.

#### Height of proposed building on Hillside -

Scale is one of the reserved matters, but for indication purposes the plans submitted show a building stepping up to 6-storeys, which translates to 16.6m at the eastern end, stepping up to 22m at the western end towards Wesley Road.

The condition below in the 'additional conditions' section is recommended to be added, this will ensure that at reserved matters stage the scale of building proposed cannot exceed the approved parameter plans.

#### Which parts of Stonebridge School are listed?

Stonebridge School main building is Grade II Listed, the listing also applies to other ancillary buildings, boundary walls, gates and railings within the curtilage.

#### Where will each of the play areas be located?

This is demonstrated by Drg (90)LP003 revB.

#### Further clarity sought on the play space offer -

Two separate play areas are proposed to cater for different age groups. The play area for children between 0 - 6 years is the northern one, located closer to the proposed school extension. The play space catering for children between 6 - 14 years is located to the south, closer to Milton Avenue.

The type of play equipment envisaged has been shown in the landscape concept report. It is envisaged that for the 0 - 6 age range equipment will include climbing, swinging, sliding and imaginative play. For the 6 - 14 age range a range of timber and metal equipment is envisaged, which is likely to comprise of climbing structures, balancing poles, jumping discs, wheelchair accessible carousel, slides and sculptural objects.

The final detailed specification of play equipment is to be secured through planning condition.

*Document Imaged*

### **Further details of the MUGA -**

Floodlighting has not been proposed, and any future lighting is controlled by condition 12. This does require further details of any floodlights or other form of lighting to the MUGA to be approved in writing.

The MUGA surface will be a polymeric sports surface with line markings for different sports. Boundary treatment will be fencing to a maximum height of 3m at either end. Further details of this fencing will need to be secured by condition (see below).

### **Will the school MUGA's be open for community use?**

No there are no plans for this. The School has set out its position in respect of this. They have advised that existing hardsurfaced play areas are well used both during the school day and before and after school by school clubs. Re-provision of these areas as modern MUGA's will increase the opportunity for the school to use them, meaning opportunities for community use will be limited.

The design and configuration of the existing and proposed school also mean that it will not be practicable for the MUGA's to be served by segregated access and supervision out of hours.

Provision of a MUGA within the adjacent open space is not considered practicable. The open space has been designed to include new bespoke play space / equipment for children of all age groups, and this would be compromised and space lost if a MUGA was added.

An important point to note is that there is an excellent, and well used facility very nearby. Stonebridge Pavillion to the west provides a number of all weather pitches for play and sport. This serves Stonebridge well and is used by the local community.

### **What facilities are provided within Hillside Hub and are these used by Stonebridge School?**

This comprises of a community hall, community rooms for hire and use and PCT clinic. This facility is not used by the school.

### **Confirm the boundary treatment between the houses proposed on Milton Avenue and the school site.**

As this element is submitted in outline with all matters reserved detailed landscaping has not been provided. This will come forward at reserved matters stage, and will be secured through conditions.

### **Clarify the number of parking spaces on Stonebridge School site.**

Please refer to paragraph's 31 - 34 within the main report.

### **Will the additional vehicle movements to the Stonebridge School site have an acceptable impact?**

A full Transport Assessment has been submitted in support of the application. The closure of the Twybridge Way annexe building and the expansion of Stonebridge School main site will allow consolidation onto one site, which is generally welcomed in terms of minimising car travel between the two sites. In terms of the assessment vehicular trips to the soon to be redundant Twybridge Way site have been reassigned on the highway network to the main school site, based upon existing modal splits. Junction capacities have then been tested, and this shows that there will be plenty of spare capacity at junctions after this development has been completed. This is considered acceptable by Transportation officers.

Other matters discussed below have also been raised by the Committee.

**Open space** - The width of the open space along the canal feeder is 56m at the southern end, the width of the space increases to 59m in part and reduces down to 33m in part due to the layout of Johnson Road.

**Tree replacement** - Further details of replacement trees are secured through conditions. The replacement planting strategy has been set out in the landscape concept report. This provides detail on the location and specifications of proposed trees.

In total 60 trees are proposed for removal. The replacement strategy proposes 132 newly planted trees, 85 replanted in the open space and 47 replanted within the Stonebridge School site.

### **Why is the school development being cross-subsidised?**

Further update is to be provided on this at the meeting.

**Affordable Housing -**

Please refer to paragraphs 117 - 122 within the main report for a breakdown.

**s106 contributions -**

As London Borough of Brent is the applicant then there is not a S106 Legal Agreement. The Council cannot enter into a Legal Agreement with itself. Planning conditions are recommended to capture matters relating to affordable housing, sustainability / energy and highway works that would have otherwise been secured through the s106 agreement.

**Additional conditions and amendments to existing -**

Notwithstanding that all matters are reserved in the outline parts of the application it is considered necessary to add a condition that will control the scale of development at reserved matters stage. The following condition is recommended:

*The details of Phase Two submitted in relation to Condition 1 shall be in accordance with the limitations set by the approved parameter plans specified in Condition 3, unless otherwise agreed in writing by the Local Planning Authority.*

*Reason: In order to ensure development proceeds on the basis of the scale of development shown on the submitted parameter plans.*

A condition is recommended to require the submission and approval of fencing / boundary treatments to the MUGA pitches.

A condition is recommended requiring details demonstrating that the developer or constructor has joined the Considerate Constructors Scheme , as per application 16/0073.

There is also an error in the drafting of Condition 9, as this should cross reference to Condition 1.

**Recommendation: Remains approval subject to amendments to conditions**

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