

Committee Report
Planning Committee on 12 May, 2011

Item No. 10
Case No. 11/0992

RECEIVED: 18 April, 2011

WARD: Fryent

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: Kingsbury High School Annexe, Bacon Lane, London, NW9 9AT

PROPOSAL: Discharge of condition 13 (MUGA Management and Maintenance Plan) and condition 24 (Surface Water Drainage Strategy) of full planning permission 10/2994 dated 04/02/11 for permission for phased development comprising Phase 1: erection of two-storey temporary school building with associated internal access road, car park, hardstanding play area, landscaping and new means of vehicular egress onto Bacon Lane (south) (3-year permission); and Phase 2: erection of single-storey permanent school building with associated hardstanding for sport and recreation, associated ancillary development and retention of means of vehicular egress onto Bacon Lane (south).

APPLICANT: London Borough of Brent

CONTACT: NTR Planning

PLAN NO'S:

Multi-Use Games Area (MUGA) Works Management and Maintenance Plan; Surface Water Drainage Strategy

RECOMMENDATION

Approval

EXISTING

This site is located in the south-eastern corner of the Kingsbury High School Annexe campus, which is primarily accessed via Bacon Lane (north) (a local residential access road); Bacon Lane forms the western boundary of the Roe Green Village Conservation Area. A further lightly used access is available directly onto Stag Lane (a local distributor road).

The decant site is located between the existing school building and the rear of residential units on Stubbs Close and currently forms part of the playing fields for the school. The land is currently grassed and flat, marked with sports pitches in the summer. Some trees are present on and around the site near the boundaries. Due to the open nature of the south-western boundary, this part of the playing fields contribute to the open nature of Roe Green Park itself, which lies beyond that boundary.

At present, parking provision is limited to about 43 spaces (mainly unmarked) to the front and south-eastern sides of the main Kingsbury High School building, with further informal parking tending to occur on grass verges around the site. A further 80 or so spaces are located at the Princes Avenue campus

On-street parking in the surrounding area is generally unrestricted and tends to be lightly parked, although the narrowness of roads to the north means parking space in those streets is limited

Public transport access to the site is moderate (PTAL 2), with six bus services within 640 metres (8 minutes' walk).

PROPOSAL

Discharge of condition 13 (MUGA Management and Maintenance Plan) and condition 24 (Surface Water Drainage Strategy) of full planning permission 10/2994 dated 04/02/11

HISTORY

Members considered planning application 10/2994 on 04/02/11 and granted planning permission for:

Permission for phased development comprising Phase 1: erection of two-storey temporary school building with associated internal access road, car park, hardstanding play area, landscaping and new means of vehicular egress onto Bacon Lane (south) (3-year permission); and Phase 2: erection of single-storey permanent school building with associated hardstanding for sport and recreation, associated ancillary development and retention of means of vehicular egress onto Bacon Lane (south).

A number of conditions, including pre-commencement conditions, were attached to the application.

POLICY CONSIDERATIONS

Brent Unitary Development Plan 2004

Within the 2004 UDP the following chapters are considered to be the most pertinent to the application.

Built Environment

Environmental Protection

Transport

Community Facilities

CONSULTATION

Sport England and the Environment Agency were consulted on 20/04/10.

No comments have been received. The consultation period will expire on 11/05/10 and members will be updated in a supplementary report.

No local residents were formally consulted, as per statutory requirements and standard practice for details pursuant applications.

Nonetheless, one local resident has objected, on the following grounds:

- Traffic along Bacon Lane
- Impact on Roe Green Conservation Village
- Impact on wildlife

This details pursuant application concerns the management and maintenance of the MUGA in legacy mode and the surface water drainage strategy and as such there would no material impact on those items mentioned by the objector.

REMARKS

Introduction

Whilst it is unusual to put details pursuant applications to the committee, if two or more objections are received then the Brent Council constitution requires it. Since there is no statutory requirement to consult local residents on details pursuant applications and, as in this case, they often relate to technical matters which do not materially change the scheme, it is rare that they are put to Members for their consideration. It is also not normal practice to complete the committee report without the consultation period having ended.

In this case your officers are of the opinion that there are special extenuating circumstances which mean such a course of action is necessary.

In order for the project to redevelop the former Grove Park and Hay Lane schools to commence works in the summer holidays, the temporary decant accommodation will need to be completed in time to allow the pupils to use the buildings in the new academic year. The timetable is such that there is a pressing need to satisfy these conditions before the end of May, to allow works to start on site at Kingsbury High School.

If local objections are received before this case can be determined by officers, it would require the case to be sent to the later committee on 7 June. This would prevent works commencing on site and would have a corresponding impact on the programme of the development of the main school. As such, the decision has been taken to include this application on the current committee agenda in case a further objection is received prior to determination.

If the start date is delayed by even a matter of days then this will have an impact on the completion date. If the decant building is not ready for the start of term then 150 of the borough's most vulnerable children will not have a school to go to; the impact of this is significant and officers of the Regeneration and Major Projects department are currently exploring the available options and have concluded that home schooling, using alternative premises or extending the holiday further all have unacceptable consequences for the children and their parents. In addition there would be significant costs for the Council (for example home schooling 150 children has been estimated at £30,000.00 per week for tuition fees alone).

Your officers have balanced the admittedly low risk of a further objection with the very detrimental impact any delay would have on the development programme and judged the correct course of action is to present this case to Members for their consideration, even though it will rely on the contents of a supplementary report. As this case is a details pursuant application, the content of the supplementary report will be brief, indicating whether or not Sport England and the Environment Agency confirm support of the submitted information.

Conditions

Condition 13 - MUGA Maintenance Plan

Prior to the use of the 'Phase 2' works, a Management and Maintenance Plan shall be submitted to and approved in writing by the local planning authority in consultation with Sport England, which shall include details of a scheme for a period of 20 years to include measures to ensure the replacement of all artificial surfaces within the next 10 years and management responsibilities, a maintenance schedule and a mechanism for review. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of the use of the 'Phase 2' works.

Reason: to ensure that new facilities are capable of being managed and

maintained to an acceptable standard which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport (PPG17 Para 14).

Sport England were consulted on 20/04/11 and their comments will be reported in a supplementary report.

The Management and Maintenance strategy and contains information to address the requirements of the condition.

Condition 24 - Surface water drainage strategy

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include details of how:

- (i) greenfield run off rates will be achieved on site*
- (ii) the scheme shall be maintained and managed after completion*

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

The Environment Agency were consulted on 20/04/11 and their comments will be reported in a supplementary report.

The Surface Water Drainage Strategy outlines the ground conditions as scoped by a ground investigation and confirms the geology comprises made ground over London clay. The use of living roofs, basins & ponds, permeable surfaces & filter drains are ruled out due to the ground conditions and as such a tanked system is proposed, to provide attenuation of

The minutes of the committee meeting on 2 February, where the main scheme was considered, members agreed that an additional condition relating to sustainable drainage to require exploration of re-use of water from drainage tanks should be included. This is covered in condition 23 and details will be supplied separately.

Conclusion

Subject to confirmation from Sport England and the Environment Agency, the details are recommended for approval.

REASONS FOR CONDITIONS

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 PPG17, PPS25

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
Transport: in terms of sustainability, safety and servicing needs
Community Facilities: in terms of meeting the demand for community services

CONDITIONS/REASONS:

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Any person wishing to inspect the above papers should contact Angus Saunders, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5017



Planning Committee Map

Site address: Kingsbury High School Annexe, Bacon Lane, London, NW9 9AT

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