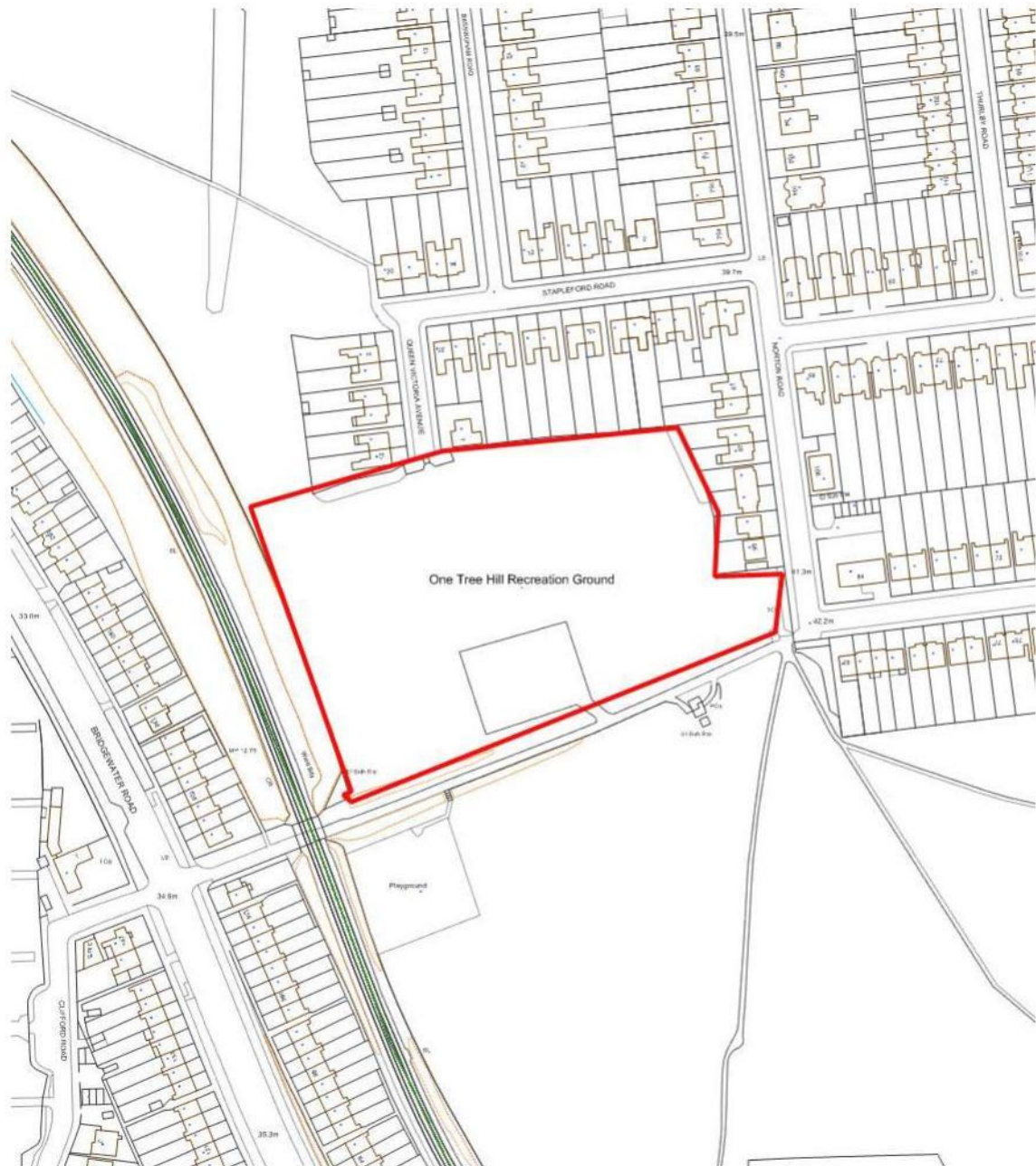




Planning Committee Map

Site address: One Tree Hill Recreation Ground, Norton Road, Wembley, HA0

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This map is indicative only.

RECEIVED: 2 June, 2011

WARD: Wembley Central

PLANNING AREA: Wembley Consultative Forum

LOCATION: One Tree Hill Recreation Ground, Norton Road, Wembley, HA0

PROPOSAL: Installation of a multi use games area (MUGA) surrounded by a 3m high fence and extension of existing playground in One Tree Hill Recreation Ground including an extension to the existing pathway network and installation of three bicycle stands, as revised

APPLICANT: Sports & Parks Service

CONTACT:

PLAN NO'S:
Please refer to condition 2

RECOMMENDATION

Grant consent

EXISTING

One Tree Hill Park is a large 10 hectare public open space located in the Wembley Central ward but bordering Alperton.

This application relates to the area of the park just to the north of the pathway running between the Norton Road/Bowrons Avenue entrance and the Bridgewater Road entrance. It lies adjacent to an elevated section of the Piccadilly Line which runs up the western side of the park. The nearest residential properties to the site are in Queen Victoria Avenue, Stapleford Road, Norton Road and Bowron's Avenue.

PROPOSAL

Installation of a multi use games area (MUGA) surrounded by a 3m high fence and extension of existing playground in One Tree Hill Recreation Ground including an extension to the existing pathway network and installation of three bicycle stands, as revised.

HISTORY

No recent 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
BE5	Urban Clarity and Design
BE6	Public Realm: Landscape Design
TRN14	Cycle Parking Standards
OS6	Public Open Space
OS8	Protection of Sports Ground

Considerations:

- Impact on public open space
- Impact on existing sports provision
- Visual impact on surrounding area
- Impacts on park use/ crime

SUSTAINABILITY ASSESSMENT

n/a

CONSULTATION

Consultation letters sent 21/06/11

Residents

44 local properties were notified, including households on Queen Victoria Avenue, Stapleford Road, Bowrons Avenue, Norton Road, Braemar Avenue,

One objection letter received with a 65 name petition attached (the petition was against the Alperton Masterplan.) The letter makes the following grounds for objection:

- the submitted drawings are not to scale (This is now rectified.)
- the D&A Statement is poor and does not mention existing residents problems
- the proposal fails to address anti-social elements in the park
- the D&A does not factually detail existing facilities shortfalls
- the D&A does not address managing the park to provide safety/ security and restrictions to avoid night-time use
- It is noted that the MUGA will not be lit, but this should be supplemented by locking the facility between 11pm and 6am. Currently antisocial behaviour occurs whilst people are sleeping, including vandalism of the play equipment
- Drugs and alcohol are consumed in the existing play area, methods to deter this in the new facility would be welcome
- It would help if the park were gated and locked between the hours of 11pm to 5am, which will make the facility safer and prevent vandalism
- The regeneration of Alperton through the Masterplan will generate s106 monies which could make the park safer, and could be used to fund a warden
- Currently locals live in fear of the anti-social elements using the park
- The park is currently being used by motorcyclists, it should just be pedestrians
- During Diwali and Guy Fawkes nights fireworks are lit in the park beyond midnight endangering properties
- Residents have already raised objections to the Alperton Masterplan that will intensify use of the park by 1600 high density residential units
- The Wembley Central Safer Neighbours and Met Police are aware of gangs that operate in this area
- The existing park leads to adults playing ball games close to local properties, making life difficult for local residents especially in summer months. The MUGA will worsen this nuisance. This should be designed out.
- Planners should encourage safer environments
- The principle of the proposal is not objected however, its location is an issue

- It transpires or appears that as this is a National Sports Body related project and even it may be funded by them does not mean that such schemes are implemented without proper thought or feasibility studies?
- Such parks inevitably end up unsupervised and lead to further deterioration of the problems in society if not properly managed and monitored. The programme for property maintenance is only one aspect there is another major concern of people management and control.
- Traffic impact of the development as most football players do not cycle they drive to this park and the MUGA will make this worse
- The chaos this creates is something to bear in mind if it can be controlled by the sublet traffic management team via Brent Management?

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 objection.

Wembley Central Safer Neighbourhoods Police Team – No formal representation but did confirm the following points in conversation with the case officer:

- There has been a dispersal order relating to gang gatherings in the park, but these particular groups have tended to leave the park by 8.30pm
- Burglaries are no worse in this part of Wembley than elsewhere in the ward.
- The MUGA may well reduce Farm Avenue problems by providing youths with a diversion activity.

The fact that the MUGA is not lit means that it is unlikely to cause people to hang out after dark and therefore will not create a new policing problem

REMARKS

Site Context and Surroundings

This application seeks planning permission for a Multi Use Games Area (MUGA) and playground extension within the One Tree Hill Park. Multi use games area (MUGA) is the generic name for purpose built outdoor facilities for multiple sports. The park can be accessed from many roads including: Queen Victoria Avenue, Stapleford Road, Bowrons Avenue, Norton Road, Braemar Avenue, St James Gardens, Ealing road, Farm Avenue, Holland Road, Bridgehill Close, and Bridgewater road. There are also footpaths and cycle paths running through the park. The surrounding uses are largely residential to the north, east, and west. There is the railway line along the western edge of the park and Alperton Community School to the south. The park currently has an existing children's play area.

The proposed MUGA will be located within the centre of the park in a location which is used for informal recreation parallel to the railway line. The MUGA is to be sited north of a main footpath that runs east-west across the park linking Norton Road/ Bowrons Avenue with Bridgewater Road. A new footpath will link the MUGA to the main footpath to the south, where new cycle stands will also be sited. The location and exiting of the MUGA has been chosen in order to prevent harm to the existing trees on site and it is in an area with the flattest natural topography. The proposal will not result in the loss of any grass playing field.

The application proposes a playground extension to the south of the existing playground, (which is also north of the main Norton Road footpath.) The playground extension projects across part of an existing tarmaced area but this is not currently demarcated as a court, is old and provides an uneven surface and therefore is not considered worthy of retention. The remaining areas of this

concrete area outside of the enlarged playground will be removed and returned to grass.

Proposal and layout

MUGA

This proposal entails a 18m by 30m MUGA that is to be enclosed by 3m high mesh fencing finished in a dark green powder coating on all sides with gated access provided to the south and east. The court is to be tarmaced with sports markings primarily for basketball, which requires a 28m long court. The court could be used for football as goal space is provided at either end.

The proposal follows the approach already taken on other MUGA's across the Borough in King Edward VII, Roe Green, Gladstone Park, Kingsbury, Sudbury Court and Tenterden Sports Ground (Preston Road).

Playground

The application proposes to extend the existing 600sqm playground 16m to the south, to create a 1,000sqm playground overall. The existing flat-top fence is 1.2 metres in height and is made from galvanised steel and the proposed extension to the playground perimeter fence will match this. The enlarged playground includes two gates (1.1 metres wide x 1.2 metres high), one each on the north perimeter and south perimeter fences. The proposed play equipment for the enlarged playground is as follows:

- a. ReActions Quasar: 6.47 metres wide x 6.64 metres long
- b. Bobbin' Swing: 3.48 metres wide
- c. Pendulum Swing 4.14 metres long x 2.99 metres wide
- d. High Double Arch Swing with cradle seat: 2.75 metres wide x 1.85 metres high
- e. Little Miss Muffet: 2.59 metres wide x 2.42 metres long
- f. Longboard: 1.3 metres wide x 2.5 metres long
- i. Horse Spring Mobile (re-instate in new position)

Each piece of equipment will be surrounded by safety grass/matting. Safety grass/matting virtually disappears as the turf grows through its cells and it is wheelchair and pushchair friendly.

Use of the proposed facilities

The need for such a facility was identified as part of the Borough's Planning for Sport and Active Recreation Strategy (2008-2021) created by Brent Council's Sports and Parks Service in conjunction with Sport England and officers from other Council departments. This included an outdoor facilities audit using a modified version of Sport England's Visual Quality Assessment (VQA). The existing MUGA area in One Tree Hill Open Space scored 29.7%. This is classified as a poor facility. The existing macadam surface is not level, is breaking up and has tree root damage across the southern half of the facility. There is no fence around the macadam which allows balls to exit the area and interfere with other activities occurring in the park at the time. Also, the games being played on the surface can be interfered with by outside factors such as young children and dogs running onto the macadam. The Sports Strategy identified One Tree Hill as an area that required a MUGA to serve young people (5 – 19 year olds) in the surrounding area. The addition of a MUGA and playground extension at One Tree Hill 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.

The playground is intended for use by children and will vastly enhance the play experience currently on offer.

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 approximately 19m 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 Officers 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 be 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.

Transportation

Three cycle stands are proposed next to the entrance of the MUGA. Tubular cycle stands are proposed in a "Harrowgate" design finished in dark green. 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.

Impact upon residential amenity

The location of the MUGA and playground extension has been carefully chosen to keep the impact to residential properties minimal. The closest residential properties are approximately 54m away to the north and east and separated by the railway line to the west. 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. There are playing fields where sport informally occurs closer to residential properties 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.

The extension will not take the playground any closer to residential properties than is currently the case. The rear garden of the nearest property to the existing playground is approximately 35 metres away.

Response to objections received

- *The submitted drawings are not to scale.* - This is now rectified with revised drawings.
- *The D&A Statement is poor and does not mention existing residents problems including anti-social use of the park* – In a meeting with the objector the applicants acknowledged their concerns, but the management of the park is a separate matter to this application, which only considers park facilities. The Council has a monthly maintenance program but no-longer has the resources to have dedicated Park Wardens patrolling and locking up sites on a nightly basis.
- *The D&A does not factually detail existing facilities shortfalls* - subsequent further details have substantiate the need for facility enhancements including a MUGA for One Tree Hill being identified within the Borough's Planning for Sport and Active Recreation Strategy (2008-2021)
- *Drugs and alcohol are consumed in the existing play area, methods to deter this in the new facility would be welcome* - This is a matter for park management
- *The regeneration of Alperton through the Masterplan will generate s106 monies which*

could make the park safer, and could be used to fund a warden – s106 monies must be functionally linked to the development that they arise from. The standard charge arising from new development contributes to all types of infrastructure including improvements to parks/ open space but the provision of a warden is a matter for Park management.

- *Currently locals live in fear of the anti-social elements using the park. Such parks inevitably end up unsupervised and lead to further deterioration of the problems in society if not property managed and monitored. The programme for property maintenance is only one aspect there is another major concern of people management and control. – This is understood however there is no evidence that the proposal including a MUGA will worsen anti-social behaviour. New MUGAs elsewhere (that were initially objected to by residents on these grounds,) have not been found to cause anti-social problems and in some instances have helped to reduce existing problems by providing an activity for people.*
- *The park is currently being used by motorcyclists, it should just be pedestrians – this is not an issue that is linked to the proposal, but the Parks department is aware of the problem and may seek to address this as a separate management matter. Bicycle use within the park is encouraged as it includes part of the route of the designated London Cycle Network.*
- *During Diwali and Guy Fawkes nights fireworks are lit in the park beyond midnight endangering properties - this is not an issue that is linked to the proposed development.*
- *Residents have already raised objections to the Alperton Masterplan that will intensify use of the park by 1600 high density residential units - The proposed facilities meet current demand for sports facilities by existing residents. If and when any future development occurs, further sporting facilities may be required and will be assessed at that time.*
- *The Wembley Central Safer Neighbours and Met Police are aware of gangs that operate in this area – the Police have not raised objections to the proposal*
- *The existing park leads to adults playing ball games close to local properties, making life difficult for local residents especially in summer months. The principle of the proposal is not objected however, its location is an issue. The MUGA will worsen this nuisance. This should be designed out. - The location of the MUGA 54m away from the nearest residential property to the north and east and separated by a railway line to the west. The park is designated as a public open space and therefore its use for sporting facilities is inevitable. Areas of the existing tarmac surface (adjoining the playground,) that will be no-longer required will be returned to grass, providing a new grassed surface at a further distance to homes.*
- *Planners should encourage safer environments - Officers have fully considered the implications of policy BE5, and consider that natural surveillance opportunities have been maximised in consultation with the Police.*
- *It transpires or appears that as this is a National Sports Body related project and even it may be funded by them does not mean that such schemes are implemented without proper thought or feasibility studies? – The proposal has been carefully designed. Funding for the project is not a planning consideration but the applicants have confirmed the project finance is from the Council's Capital funding in support of the sporting need identified in the Borough's Planning for Sport and Active Recreation Strategy (2008-2021.)*
- *Traffic impact of the development as most football players do not cycle they drive to this park and the MUGA will make this worse- 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. 3 secure cycle stands are proposed.*
- *The Alperton Masterplan objections may be viewed on the planning file and are not considered relevant to the proposed development currently being considered.*

Summary

The proposal accords with planning policies, 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, accordingly the application is recommended for approval.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

- (1) The proposed development is in general accordance with policies contained in the:-
Planning Policy Guidance 17: Planning for open space, sport and recreation
London Borough of Brent UDP 2004
Brent Core Strategy 2010

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):

Revised Appendix two- Location Plan
Watts MUGA plan and elevations
One Tree Hill Wicksteed playscapes playground plan
One Tree Hill Wicksteed playscapes playground artists impression
One Tree Hill playground equipment list
Planning for Sport and Active Recreitaion Facilities Strategy: requirement for One Tree Hill
Appendix three - D&A statement
Appendix five - One tree hill maintenance programme
Appendix six - safety matta
Appendix 7 - cycle stands
Email from Neil Martin dated 07/07/11

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) Within 3 months of the installation of the MUGA three Harrowgate Cycle Stand BXMW/ GHO secure cycle stands finished in dark green shall be installed in the position shown on the approved drawings and thereafter the approve details shall be maintained unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure sustainable transport measures are encouraged in accordanc
eiwht policy TRN11

- (5) Notwithstanding the plans hereby approved, further details (including drawings as

necessary) to demonstrate how the proposed footpaths will be constructed through the root protection areas of existing mature poplar 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 and the construction of the footpaths shall be carried out in accordance with the approved details.

Such details shall also include:-

- (i) The tracking location of vehicles to avoid root protection areas
- (ii) The storage of materials outside of the RPAs
- (iii) A methodology that ensures that the path construction complies with Recommendations from Trees In Relation to Construction BS5837:2005

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure the viability and health of the existing trees that contribute to local visual amenity

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Planning Policy Guidance 17: Planning for open space, sport and recreation
London Borough of Brent UDP 2004
Brent Core Strategy 2010

Any person wishing to inspect the above papers should contact Amy Wright, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5222