

Agenda Item 03

Supplementary Information Planning Committee on 10 October, 2018

Case No. 18/2335

Location	Byron Court Primary School, Spencer Road, Wembley, HA0 3SF
Description	Installation of 3G sports pitch on the south side in place of the grassed sports field of Byron Court Primary School

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Since the committee report was written, four additional objections have been received in relation to the development proposal. These objections were received between the 20th September and the 3rd October. Three of the comments have been made by properties whose occupiers submitted previous comments earlier in the application period. One of the additional objections has been received from a property whose occupiers did not previously submit comments. As a result, the total number of objections received has increased from 1 Councillor and 29 occupiers to 1 Councillor and 30 occupiers. The comments received do not change your officers recommendation to grant consent.

The additional comments raised the following concerns:

Concerns previously raised and addressed within the committee report

- Loss of privacy for surrounding houses
- Inadequacy of parking capacity for community use of the pitch
- General traffic generation
- Noise and disturbance resulting from use
- Loss of property value
- Why was the application not made at the time of the school expansion application?
- Work appears to have already commenced
- The site is overdeveloped
- The grassed area is necessary for drainage and as a soft area for child play.

New concerns raised

- The ecology report fails to appreciate the real value of open urban areas and attempts to apply rural ecology expectations to an urban area and includes inaccuracies with regards to the discussion of bat species.
- The ecology report appears to have been written with the developer's interests in mind rather than that of the site's ecology.

Officers would respond to the new concern raised as follows:

- the ecology report was produced by suitably qualified persons and carried out in line with an appropriate and recognised methodology. Having considered the information provided within the report, it is considered that the loss of ecological value (identified as being negligible) on site would not outweigh the benefit of the 3G pitch in terms of enabling play and providing additional community facilities.
- Your officers would highlight that the proposed wildlife area within the school and the substantial hedgerows along the edges of the school site are to be retained and that the ecology consultants did identify these areas as higher value areas for local significant wildlife species

Recommendation: Continue to grant subject to the conditions set out in the committee report

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