



Planning Committee Map

Site address: Bowling Club and Collins Lodge, King Edward VII Park, Park Lane, Wembley

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This map is indicative only.

RECEIVED: 29 October, 2014

WARD: Wembley Central

PLANNING AREA: Wembley Consultative Forum

LOCATION: Bowling Club and Collins Lodge, King Edward VII Park, Park Lane, Wembley

PROPOSAL: Change of use of the bowling pavillion and adjoining land (Use class D2) into a primary school (Use class D1) also including the erection of a single storey classroom block, and part change of use of the land adjoining Collins Lodge (Use class C3) into parkland (Use class D2)

APPLICANT: London Welsh School

CONTACT: Mr Gwyn Richards

PLAN NO'S:
Refer to Condition 2

RECOMMENDATION

Grant Consent subject to conditions as set out after paragraph 38 of this committee report.

CIL DETAILS

Brent's CIL came into force on 1 July 2013. A charging schedule has been produced that sets out the differential rates of CIL to be determined by the land use of a proposed development. This application relates to an education use (use class D1) and has zero charge (£0).

The Mayor's CIL came into force on 1 April 2012. It also has a charging schedule of £35 per sqm for applicable floorspace in Brent. Once again as the application relates to an education use (use class D1) it has a zero charge (£0).

CIL Liable?

Yes/No: No

EXISTING

The application relates to two parcels of land located within King Edward VII Park. These are outlined in red on the site plan submitted with the application. The first of these parcels of land is the Bowling Pavilion located on the southern side of the park, adjacent to residential rear gardens on Princes Court and Keswick Gardens. The second parcel of land is land within the curtilage of Collins Lodge. The Lodge is located at the south eastern end of the park, close to the entrance from Park Lane.

DEVELOPMENT SCHEDULE

The table(s) below indicate the existing and proposed uses at the site and their respective floorspace and a breakdown of any dwellings proposed at the site.

Floorspace Breakdown

Primary Use	Existing	Retained	Lost	New	Net Gain
assembly and leisure	77	0	77	0	0
non-residential institutions	0	77	-77	58	135

TOTALS in sqm

Totals	Existing	Retained	Lost	New	Net gain
	77	77	0	58	135

PROPOSAL

Change of use of the bowling pavillion and adjoining land (Use class D2) into a primary school (Use class D1) also including the erection of a single storey classroom block, and part change of use of the land adjoining Collins Lodge (Use class C3) into parkland (Use class D2)

HISTORY

09/1684: Full Planning Permission sought for demolition of existing shed and toilet block and erection of new toilet block towards the west boundary of the site - Granted, 25/08/2009.

POLICY CONSIDERATIONS

National Planning Policy Framework 2012 (NPPF)

Paragraph 72 of the NPPF attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities, and requires Local Planning Authorities to take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.

Paragraph 74 of the NPPF

The London Plan 2011

Policy 3.18: Education Facilities

Policy 7.18: Protecting Local Open Space and Addressing Local Deficiency

Policy 7.21: Trees and Woodlands

Brent's Core Strategy 2010

CP18 Protection and enhancement of Open Space, Sports & Biodiversity

Brent's UDP 2004

BE9: Architectural Quality

CF7 New Schools

TRN22 Parking Standards - Non Residential Developments

Supplementary Planning Guidance

SPG17 "Design Guide for New Development"

CONSULTATION

Consultation Period: 04/11/2014 - 25/11/2014

Site Notice: 14/11/2014 - 05/12/2014

21 neighbours consulted - three objections received on the following grounds:

- Increase in noise levels especially when pupils play outside, which is against the Human Rights Act and NPPF
- Adversely impact on tranquil character of Kings Edward VII Park
- Parking problems already exist with parents for nearby primary school parking in Princes Close. The new school will make parking congestion even worse.
- Loss of trees and greenery
- Loss of light to and outlook from neighbouring properties and rear gardens on Princes Close.
- Loss of open space and fails to comply with paragraph 74 of the NPPF and Brent's Core Strategy 2010
- Alternative sites should have been considered for the relocation of the school

Wembley Central Ward Councillors - no comments received.

Preston Ward Councillors - no comments received.

Tokynton Ward Councillors - no comments received.

Internal Consultations

Transportation - no objections raised subject to a condition being secured for a School Travel Plan to be provided achieving a PASS rating.

Environmental Health - no objections raised. Due to the small scale size of the school no additional information or environmental health related planning conditions are required.

Landscape - no objections raised subject to tree protection measures being secured and a landscape buffer along the boundary with Princes Court with appropriate species - see remarks section below.

Parks Services - no objections raised. Further details are discussed in remarks section below.

REMARKS

Introduction

1. This application relates to the change of use of the bowling pavilion and adjoining land (Use class D2) into a primary school (Use class D1) together with the erection of a single storey classroom block. The application also includes a land swap with part change of use of the land adjoining Collins Lodge (Use class C3) into parkland (Use class D2), to re-provide accessible public open space. The land swap area is 555sqm which is of the same area as the bowling pavilion and adjoining land.

Relocation of the London Welsh School

2. The London Welsh School (Ysgol Gymraeg Llundain) is a primary school which offers Welsh language based education for children aged 4 to 11. It accommodates 20 to 40 pupils, and currently has 30 pupils. The school has been based in Brent since 1958 where it was first established in Willesden. The school has since relocated to buildings in the grounds of Stonebridge Primary School over 10 years ago, where it is currently operating from. However, to facilitate the proposed expansion of Stonebridge Primary School, the school is required to vacate its current site by summer 2015. The London Welsh School is therefore seeking new accommodation in Brent to meet the needs of its pupils.

3. Following on from the London Welsh School being informed that they are required to vacate their current premises in September 2014, the school has looked at a number of possible relocation options. As part of the supporting information for this application, a list of alternative sites for consideration has been provided. Over 100 alternative sites and buildings have been considered by the School's Charity Board and a "Plan B Working Group" of parents. There were four educational based criteria to assist in narrowing down the search which are set out below:

- 140 sq m of internal space
- Flexible space to enable two or three spaces to facilitate two class teaching
- 400sqm of external play area
- D1 use (or if Planning advice suggests such a use is feasible)
- In North West, North or West London

4. All of the sites listed in the background information (almost all within the same D1 Use Class as a School Use) were dismissed as un-viable, un-realistic or un-affordable after a comprehensive assessment either based on a visit to the site, advice from agents, vendors or planning authorities. The main reasons for these properties being unsuitable were :

- unaffordable for the school which is a Registered Charity with very limited funds ;
- unsuitability of the buildings to being converted to a two class primary school to comply with basic educational requirements ;
- no external play area, again to comply with basic educational requirements ;
- Being too far from the school families and the geographical focus of the Welsh speaking community in terms of daily travelling and a sustainable future for the School
- Restrictive use, tenancy, planning or listed building issues
- Inappropriate location for a School, for example in an industrial park, traffic gyratory etc.
- Premises already rented for periods which makes block booking for school hours unfeasible

5. The bowling pavilion at King Edward VII Park was considered a good location of the relocation of the school as the accommodation can be readily converted, and is within short distance of pupils who live in Brent or Ealing.

Education Need for re-providing the London Welsh School

6. The Welsh language was once widely spoken as a majority language in Wales. However in the nineteenth century the language experienced a steep decline. By 1911 Census it had become the minority language in Wales and the rapid decline in the number of speakers continued through the Twentieth century. Today, only 16% of the population of Wales are fluent in Welsh (around 320,000 people). The census of 2011 showed a continued decline.

7. The long term future of the Welsh language is under significant threat, with UNESCO classifying Welsh as "Vulnerable" in its list of Endangered World languages. The decline in such minority languages is of concern to the European Union and the Council of Europe's Charter for Regional or Minority Languages if aimed at protection of regional and minority languages.

8. The London Welsh School is the only Welsh speaking school outside of Wales apart from Ysgol yr Hendre in Trelew in Patagonia, Argentina. The re-provision of the school at the bowling pavilion site will allow the continued long term future of the London Welsh School, meeting the needs of the Welsh speaking community in Brent.

Loss of the bowling pavilion

9. The bowls clubs that used the pavilion and bowling green disbanded at the end of the summer 2013 as they had less than 8 members, all ageing, and it was not possible for them to continue. Bowls generally is not attracting the numbers that it used to, being a game predominantly attracting older people. Most bowls clubs in London have declining memberships. There has been no interest in use of the bowling pavilion by other groups as the sports teams that use the pitches have access to the changing rooms located in the centre of the park. The Sports and Parks Service would not want to have a building in the park that becomes derelict through lack of use.

10. The Sports and Parks Service have advised that there is no reason for the Council to maintain the bowling green given that it is not attracting a user group. It is the intention to maintain the former bowling green as a grassed area of public open space but not for any formal sports as the area is not large enough. It is noted that the park already has football pitches, tennis courts and a MUGA. However, as is the case with existing the pitches and courts, the Council is considering whether this area, or part of the area, could be booked by local groups such as Park Lane Primary School, nursery groups, the Welsh School. This would provide an additional external play area for the Welsh School to that as shown within the application site, possibly for around 1.5 to 2 hours a day. The feasibility of undertaking works to better incorporate the former bowling green with the existing public open space is being considered by the Head of Sports and Parks and it is anticipated that works would be funded in whole or in part from existing S106 reserves allocated for improving public open space, subject to feasibility and Member approval, in the next financial year. Such works are proposed to take place next financial year.

11. In light of the lack of demand for the bowling pavilion as described above, it is considered that the relocation of the London Welsh School to the site is an appropriate use that will ensure the continued use of the pavilion building.

Replacement public open space at Collins Lodge

12. Policy CP18 of Brent's Core Strategy 2010 seeks to protect public open space. This is also reinforced in policy 7.18 of the London Plan 2011 and paragraph 74 of the NPPF. The change of use of the pavilion building and the adjacent land from parkland to a school, will result in the loss of public open space. The area to be lost is 555sqm. This application proposes a land swap with 555sqm of land within the curtilage of Collins Lodge to be opened up as public open space within the park. A lodge house is defined as a dwellinghouse (use class C3) and the new parkland falls within use class D2. The land swap ensures that the loss of public open space is reprovided elsewhere within the park so that there is not a net loss. This would need the objectives of policy CP18.

13. In terms of the future of The Lodge, it has become vacant and the Council will look to market the site for a use appropriate for its park location, possibly as a park café. This would be subject to a separate planning application in the future. Sports and Parks will look to remove the fence along the paths that separates the

lodge from the rest of the park which will open up the area and bring this area back into the public open space.

Conversion of the pavilion together with the design and siting of new classroom block

14. The existing pavilion will be used for one of the classrooms for the London Welsh School. The pavilion building was built around 2000 as a result of the former pavilion being fire damaged (there is a building control record ref: BR/00/1230/1). No external alterations are proposed to the existing pavilion building.

15. The second classroom is proposed to be accommodated within a new classroom block which will be sited at the southern end of the site, along the boundary with Princes Court. The building will be a portakabin which measures around 14.5m wide by 3.9m deep. It will have a flat roof that is just over 3m high. The building is proposed to be clad in vertical timber cladding so that it is more in keeping with the park setting. Further details of external materials both for the walls and roof are recommended to be conditioned to any forthcoming consent.

16. Revised plans were submitted during the course of the application to relocate the new classroom block 4m away from the boundary with the residential rear gardens on Princes Court. This was required to reduce the impact upon the amenities of the residents on Princes Close, and allowing trees within the site to be retained together with a significant landscape buffer to be provided to screen the new classroom building from the residential rear gardens of properties on Princes Close. Further discussions on residential amenity and trees/landscaping is set out below.

17. Behind the pavilion building is an existing area of hard surfacing that will be used as a play area for the school.

Neighbouring amenity

18. As discussed above, the new classroom building has been resited further away from the boundary with the rear gardens of Princes Court to reduce the visual impact of the classroom building and allow a landscape buffer to be provided.

19. In terms of noise and disturbance, as the school is of a small scale (maximum 40 pupils), no objections have been raised by officers in Environmental Health nor have they recommended any environmental health related planning conditions. It is recommended that a condition is secured to restrict the maximum number of pupils attending the school to 40 pupils.

20. The new classroom block proposes small windows on the rear and side elevations. To ensure that there is not a loss of privacy or noise and disturbance from the new classroom building, it is recommended that a condition is secured for these windows to be obscured glazed and non opening. The existing pavilion has high level windows and a single door on the rear elevation. The play area will also be provided within the hard surfaced area to the rear of the existing pavilion. Taking into account the existing landscape screen along the Keswick Gardens boundary, the small scale use of the school and restriction hours of use as discussed above, the use of the pavilion as a school classroom together with play area to the rear is not considered to adversely impact on the amenities of nearby residential occupiers on Keswick Gardens or Princes Close. Given that the small scale of the building and the restricting in the hours of use, scale of the school use is comparable with the use of the building as a pavilion.

21. The school is proposed to be open Mondays to Fridays 0800 to 1600 during school term times. Given the proximity of nearby residential gardens, it is recommended that a condition is secured to restrict the opening hours to that as set out above.

Trees and landscaping

22. A tree survey has been provided. The Council's tree officer has visited the site and advised that the retention and removal of the trees/shrubs identified in the tree survey is acceptable. Trees to be retained include the Norway Maple, Holly and privet hedge along the boundary with Princes Court. They have requested for a tree protection plan to be conditioned to any forthcoming consent, that protects the roof of T1 and the existing hedge throughout the duration of the construction.

23. The new classroom building will be set in 4m from the boundary with residential gardens on Princes Court. To allow the new classroom building to be screened, a landscape buffer is proposed. A basis statement has been provided setting out the main principles and an indicative list of species. This includes a

mixture of native hedging to include Hawthorn, Holly, Viburnum lantana (Wayfaring tree), Viburnum opulus (Guelder Rose) and Prunus spinosa (Blackthorn). These are to be planted as a double row of 90/120cm bare rooted plants approximately 5 per linear metre. If planting is to be carried out outside traditional planting time (October-March), container grown stock is required. The hedge is to be interspersed with a few native trees, perhaps every 4 metres but none beneath the overhang of the retained Norway Maple (T1). The native trees include Mountain Ash (Sorbus aucuparia) and Crab Apple (Malus domestica), planted as 10-12cm girth heavy standards. The indicative landscape scheme is considered acceptable as it will involve native species that will enhance the biodiversity of the site and provide an appropriate setting with the adjoining parkland.

24. A landscape management plan is also required to be provided with regards to the establishment and future maintenance of the hedgerow. This will include the mixed hedge as being maintained at a height of approximately 3 metres and that the hedge and trees are regularly watered throughout the growing season for the first two years following planting.

25. Full details of landscaping and a landscape management plan are recommended to be conditioned to any forthcoming consent.

Transportation considerations

Car parking - school use

26. The parking allowance for the proposed D1 use, for the school, is given in standard PS12 of the UDP. The allowance for the school is 1 space per 5 workers and the maximum additional visitor student parking should be 20% of the employee parking with a minimum provision of 1 space. The proposed school will have 6 employees and therefore a total allowance of 2 spaces, including the visitor parking, is permitted.

27. The application proposes no off-street parking and the nearest surrounding streets do have on-street restrictions. However, there are nearby pay and display car parks and the site also has good access to public transport.

28. Consideration needs to be given to the impact of overspill parking, but with parking spaces unavailable along Park Lane and with the surrounding streets being located within a CPZ, there is little scope for vehicles to park on-street in the area. As such, it is considered that parents are likely to travel by public transport. The design and access statement states that most parents' car share with 10 vehicular journeys are made for drop off, at the current school in Stonebridge. It is noted that the site is accessible by public transport being PTAL 4 at the access to the park from St John's Road and PTAL 5 at the access to the park from Park Lane; the current Stonebridge Primary School is PTAL 2.

29. The application is not accompanied by a school travel plan however, the applicant has advised in their Design and Access Statement that they are willing to commit to a school travel plan. A Travel Plan would help to mitigate any impact this school may have on the local area, and it is thus recommended that a full Travel Plan be conditioned to any forthcoming consent.

30. In conclusion, the proposed school is relatively small and it is not envisaged that drop off and pick up times will be detrimental to highway and pedestrian safety due to the site being located away from the public highway, with no vehicular access into the park. Officers in Transportation have advised that In fact, this is likely to encourage parents to travel by public transport or park the car and walk their child into school.

Cycle parking

31. 2 cycle parking spaces are proposed, which does comply with Policy PS16.

Refuse facilities

32. The school will have two 120 Litre lockable wheelie bins located concealed to the north of the Bowling pavilion. One for normal refuse and one for recyclables.

33. The applicant has advised that the refuse is placed in black bin bags within the school and placed for storage in the wheelie bins. At present, the parents have a rota system of removing the bin bags as however there may be scope to incorporate the refuse collection with the existing collection arrangement within the Park or with the nearby Park Lane Primary School. It is therefore recommended that further details of the management of refuse collection for the school is conditioned to any forthcoming consent.

Change of use of part of Collins Lodge to Parkland

34. Officers in Transportation have advised that as this area of land will remain ancillary to the park use and of a small scale, this is not of concern in transportation terms.

Response to objections raised

35. A summary of the objections raised and responses to these objections is set out in the table below:

Objection raised	Response
Increase in noise levels especially when pupils play outside, which is against the Human Rights Act and NPPF	The impact on neighbouring amenity in terms of noise and disturbance is discussed in paragraphs 18 to 21 above
Adversely impact on tranquil character of Kings Edward VII Park	The school will allow the continued use of the former bowling pavilion so that it does not remain vacant and fall into disrepair. The setting of the parkland will be retained and enhanced with new boundary landscaping
Parking problems already exist with parents for nearby primary school parking in Princes Close. The new school will make parking congestion even worse	Parking considerations are discussed in paragraphs 26 to 30 above
Loss of trees and greenery	This is discussed in paragraphs 22 to 25 above
Loss of light to and outlook from neighbouring properties and rear gardens on Princes Close.	The impact on neighbouring amenity in terms of the new classroom block is discussed in paragraphs 15 and 16 above
Loss of open space and fails to comply with paragraph 74 of the NPPF and Brent's Core Strategy 2010	This matter is discussed in paragraphs 12 and 13 above
Alternative sites should have been considered for the relocation of the school	The report makes reference to alternative sites being considered. This is discussed in paragraphs 2 to 5 above

Conclusions

36. In conclusion, it is considered that the change of use of the former bowling pavilion into the London Welsh School will ensure that this building does not become derelict, and is an appropriate use within the park. To ensure that there is no net loss of public open space, part of the curtilage of Collins Lodge will be opened up for public open space.

37. The school will have a maximum of 40 pupils. As such, due to the small scale operation of the school, it is not considered to adversely impact on the amenities of neighbouring occupiers or the local highway network. Suitably worded conditions will be secured to any forthcoming consent. The new classroom block has been resited to minimise the impact on neighbouring occupiers, with a landscape scheme to be conditioned to ensure that the parkland setting is maintained and enhanced.

38. Approval is accordingly recommended subject to the conditions as set out below.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

National Planning Policy Framework
London Plan 2011
Brent Unitary Development Plan 2004
Brent Core Strategy 2010
Council's Supplementary Planning Guidance 17 "Design Guide for New Development"

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
Community Facilities: in terms of meeting the demand for community services

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):

Existing Floor plan of Bowling Club Pavilion
Existing Elevation of Bowling Club Pavilion
Location Plan for Bowling Club
Location Plan for land adjoining Collins Lodge
EX1
PR1 Rev A
PR2
L1

Landscaping Scheme Overview
Statement on Alternative Sites
Supporting Statement

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

- (3) The windows on the rear and side elevations of the new classroom block shall be constructed with obscure glazing and non-opening and shall be permanently returned and maintained in that condition thereafter unless the prior written consent of the Local Planning Authority is obtained.

Reason: To minimise interference with the privacy of the adjoining occupiers.

- (4) The total number of pupils on site shall not exceed 40 unless an application is firstly submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of nearby residential occupiers and in the interests of the local highway network.

- (5) The primary school shall only operate between the hours of 0800 to 1600 Mondays to Fridays.

Reason: In the interests of the amenities of nearby residential occupiers.

- (6) The cycle stands as shown on plan ref: PR1 Rev A shall be installed prior to first occupation of the primary school hereby approved, and thereafter permanently retained throughout the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of providing adequate cycle parking facilities.

- (7) Details of materials for all external work for the new classroom block (including details of cladding to elevations, roofing material, window and doors materials) together with samples where appropriate, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- (8) Prior to commencement of any works on site, a Tree Protection Plan showing the method of protecting the retained trees shown on plan L1 throughout the construction period shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be carried out in full accordance with the approved tree protection measures throughout the construction period.

Reason: In the interests of protecting trees of amenity value.

- (9) Prior to commencement of works on site, full details of landscaping within the site shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- (a) full details of soft landscaping (including species, location, numbers and densities)
- (b) details of areas of hardstanding and pathways including hardstanding to be retained and any new or replacement hardstanding
- (c) details of any play equipment or external seating
- (c) details of any external lighting within the school site including any external lighting to be attached to the pavilion or new classroom block

Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

- (10) Further details of the location/design of the refuse store and management of refuse collection from the school site shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works on site, and thereafter fully implemented in accordance with the approved details.

Reason: In the interests of providing adequate refuse collection facilities.

- (11) Prior to the first occupation of the primary school hereby approved, a School Travel Plan of sufficient quality to score a PASS rating using TfL's ATTrBuTE programme, to incorporate targets for minimising car use, monitoring of those targets and associated measures to meet those targets, shall be submitted to and approved in writing by the Local Planning Authority and shall be fully implemented as approved and adhered to thereafter.

Reason: In the interests of reducing reliance on private motor vehicles.

- (12) Prior to occupation of the primary school the existing fence enclosing the park around the Collins Lodge shall be removed.

Reason: To ensure that there is no loss of accessible park to the public.

INFORMATIVES:

None Specified

Any person wishing to inspect the above papers should contact Victoria McDonagh, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5337