

Committee Report
Planning Committee on 16 March, 2011

Item No. 3
Case No. 10/3052

RECEIVED: 6 December, 2010

WARD: Harlesden

PLANNING AREA: Harlesden Consultative Forum

LOCATION: Newfield Primary School & Newfield Nursery School, Longstone Avenue & Mission Dine Club, Fry Road, London, NW10

PROPOSAL: Demolition of single storey building Mission Dine Community Centre and two temporary classrooms and the erection of a single and two storey extension to Newfield Primary school, creation of 2 external multi use games, 3 key stage play areas and associated hard and soft landscaping

APPLICANT: London Borough of Brent

CONTACT: Mott MacDonald Ltd

PLAN NO'S:
Please see condition 2

This application was deferred from the Planning Committee meeting held on 23 February 2011 in order to allow additional consultation to take place, specifically with the Mission Dine Community Centre who indicated that they were not aware of the planning application.

RECOMMENDATION

To:

(a) Resolve to Grant Planning Permission, subject to an appropriate form of Agreement in order to secure the measures set out in the Section 106 Details section of this report. (The Council is the applicant and land owner of the school site and in these circumstances the application cannot be subject to a full s106) or

(b) If within a reasonable period the applicant fails to enter into an appropriate agreement in order to meet the policies of the Unitary Development Plan, Core Strategy and Section 106 Planning Obligations Supplementary Planning Document, to delegate authority to the Head of Area Planning, or other duly authorised person, to refuse planning permission

SECTION 106 DETAILS

The Council is the applicant and land owner of the school site, and rather than a full s106 the application requires an Agreement in the form of a letter from the Head of Property and Asset Management and suitably worded conditions to secure the following benefits:

- a. Payment of the Councils legal and other professional costs in (i) preparing and completing the agreement and (ii) monitoring and enforcing its performance
- b. Prior to Occupation submit, gain approval for and adhere to a shared use management plan
- c. Sustainability - submission and compliance with the Sustainability check-list ensuring a minimum of 50% score is achieved and BREEAM Very Good with compensation should it not be delivered. In addition to adhering to the Demolition Protocol.

- d. Offset 20% of the site's carbon emissions through onsite renewable generation. If proven to the Council's satisfaction that it's unfeasible, provide it off site through an in-lieu payment to the council who will provide that level of offset renewable generation.
- e. Join and adhere to the Considerate Contractors scheme.

EXISTING

The site which is occupied by Newfield Primary School and a building in use as a social club for the elderly and disabled is located on Longstone Avenue, NW10. The site is accessed via Fry Road and Longstone Avenue. The application property is bound by an Open Space to its North, North West margin, a car park to the South and residential properties to the East.

PROPOSAL

Demolition of single storey building occupied by Mission Dine Community Centre and two temporary classrooms and the erection of a single and two storey extension to Newfield Primary school, creation of 2 external multi use games areas, 3 key stage play areas and associated hard and soft landscaping

The existing MUGA will be altered, retained and be available for public use. The proposed MUGA will occupy the existing Mission Dine site. The existing pedestrian entrance off Fry Road will be widened and made good. A new play area will replace the temporary classrooms. A new path leading off from the main pedestrian access leading to Longstone Avenue Open Space will be installed. The existing path between the Northern Elevation of the School and Longstone Avenue will be made good.

The current capacity of the school is 210 and the proposed will be 420. The accommodation will provide an additional form of entry provision offering 30 new places a year. The demolition of the temporary classrooms will create additional play space for Key Stage 1. The extension and expansion has provided the school with an opportunity to rationalise their layout, to split the children into younger (Key Stage 1 or KS1) and older (Key Stage 2 or KS2) age groups. The proposals including additional teaching space (546m²), hall (178m²), administration area (60m²), library space (12m²) specialist space (46m²), and services (78m²) will enable each of the two age groups to have their own dedicated accommodation.

HISTORY

The property has an extensive site history, however none of the entries are of particular relevance in the assessment of this application.

POLICY CONSIDERATIONS

Local

Brent Unitary Development Plan 2004

Built Environment

- BE2 on townscape: local context & character states that proposals should be designed with regard to their local context, making a positive contribution to the character of the area.
- BE3 relates to urban structure, space and movement and indicates that proposals should have regard for the existing urban grain, development patterns and density in the layout of development sites.
- BE4 states that developments shall include suitable access for people with disabilities.
- BE5 on urban clarity and safety stipulates that developments should be designed to be understandable to users, free from physical hazards and to reduce opportunities for crime.
- BE6 discusses landscape design in the public realm and draws particular attention to the need to create designs which will reflect the way in which the area will actually be used

and the character of the locality and surrounding buildings. Additionally, this policy highlights the importance of boundary treatments such as fencing and railings which complement the development and enhance the streetscene.

- BE7 Public Realm: Streetscene
BE9 seeks to ensure new buildings, alterations and extensions should embody a creative, high quality and appropriate design solution and should be designed to ensure that buildings are of a scale and design that respects the sunlighting, daylighting, privacy and outlook for existing and proposed residents.
BE12 states that proposals should embody sustainable design principles commensurate with the scale and type of development.

Transport

- TRN1 Planning applications will be assessed, as appropriate for their transport impact on all transport modes including walking and cycling.
TRN2 Development should benefit and not harm operation of public transport and should be located where access to public transport can service the scale and intensity of the proposed use
TRN3 Directs a refusal where an application would cause or worsen an unacceptable environmental impact from traffic, noise, pollution it generates or if it was not easily and safely accessible to cyclists and pedestrians.
TRN4 Measures to make transport impact acceptable, including management measures to reduce car usage to acceptable levels.
TRN22 Parking standards for non residential developments
TRN34 The provision of servicing facilities is required in all development covered by the plan's standards in Appendix TRN2.
PS12 Non-residential car parking standards
PS15 Parking standards for disabled people.
PS16 Cycle parking standards

Open Space, Sport & Recreation

- OS8 Protection of sports grounds

Community facilities

- CF2 Location of small scale facilities
CF10 Development within school grounds

Brent Core Strategy 2010

- CP 18 Protection and enhancement of open space, sports and biodiversity**
STR33, STR34, STR35, OS4, OS6, OS7, OS8, OS11, OS22
Protects all open space from inappropriate development. Promotes enhancements to open space, sports and biodiversity, particularly in areas of deficiency and where additional pressure on open space will be created
- CP 19 Brent strategic climate mitigation and adaptation measures**
none
Highlights the need for new development to embody or contribute to climate mitigation objectives, especially in growth areas

Supplementary Planning Guidance

Supplementary Planning Guidance No. 17 "Design Guide for New Development"

Regional

London Plan Consolidated with Alterations 2008

National

Planning Policy Guidance Note No. 17: Planning for Open space, Sport and Recreation

Open spaces, sport and recreation all underpin people's quality of life. Well designed and implemented planning policies for open space, sport and recreation are therefore fundamental to delivering broader Government objectives

Where a robust assessment of need in accordance with this guidance has not been undertaken, planning permission for such developments should not be allowed unless:

- (i) the proposed development is ancillary to the use of the site as a playing field (eg new changing rooms) and does not adversely affect the quantity or quality of pitches and their use;
- (ii) the proposed development only affects land which is incapable of forming a playing pitch (or part of one);
- (iii) the playing fields that would be lost as a result of the proposed development would be replaced by a playing field or fields of equivalent or better quantity and quality and in a suitable location - see paragraph 13 above; or
- (iv) the proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the loss of the playing field.

SUSTAINABILITY ASSESSMENT

As the proposal would involve the creation of more than 1000m² of floor space the application is classified as a 'Major Development'. Consequently regard needs to be had to advice contained in Supplementary Planning Guidance 19:- Sustainable Design, Construction & Pollution Control (SPG19). The applicant submitted a Sustainability Checklist indicates an overall score of 49. The Sustainability Officer considers that subject to the submission of further evidence that the development should comfortably exceed the Council's minimum requirement, achieving a score in excess of 50 thus achieving at least a 'very good' rating. It is recommended that the sustainability checklist score should can be secured by condition

The design of the proposed development would incorporate a number of sustainability measures which seek to reduce the impact of the development in terms of its energy efficiency. These include the provision of both energy efficient lighting, use of rooflights to enhance daylight alongside other passive measures which seek to reduce the developments overall CO² emissions. The applicant has submitted an energy report as part of the application which sets out that the above measures would achieve a 22% reduction in overall CO² emissions in comparison to the notional building which would bring it within 2010 Building Regulations.

The applicant has also stated that they intend for the development to achieve a BREEAM 'Very Good' which would comply with the targets set by policy CP19 of the Council's adopted Core Strategy. Again, in order to ensure that the development would realise the anticipated sustainability benefits it is recommended that compliance with these minimum targets are secured in a s106 agreement should planning permission be granted.

CONSULTATION

External

On 14 December 2010, neighbouring residents and Ward Councillors were consulted on the application. A site notice was posted outside the site on 21 December 2010 and a notice was posted in the local press on 16 December 2010. The Council has received 26 objections, 1 petition (signed by 17 objectors) and 1 comment.

The objections raised were:

- Consultation was flawed as a number of consultees including councillors and an MP were not consulted.
- Additional school places could be created elsewhere
- The school is not 'well performing'
- No support to provide alternative options which may be suitable for the purposes of the community centre
- The Council has breached confidentiality by revealing that the community centre is in arrears of ground rent

The one comment on the application stated no objection to the proposal.

As indicated in the "Header" section of this report the Mission Dine had previously claimed that they were not aware of this planning application. In order to remedy this situation, a number of consultation letters were sent out dated 22 February 2011. The Mission Dine building does not have a letter box, but Officers were able to hand a letter to an occupant of the building and, in addition, a consultation was delivered to the home address of the Chair of the organisation, as well as their planning consultant.

Internal

Transportation: The Head of Transportation raises no objection subject to conditions. Due to the relevance of these comments to the application, they are detailed in the Remarks section, below

Design officer: Raises no objection subject to further details, of materials

Landscape officer: No objections in principle. Further detail to be secured by condition

Sustainability officer: See Sustainability Assessment section, above

Statutory consultees

Sport England

No objection as the development benefits from exception E5 of Sport England's playing fields protection policy, subject to conditions as follows:

Prior to bringing into use of the proposed development a management and maintenance scheme for a period of 24 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 shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the site by the applicant.

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.

Prior to commencement of the use details of the design and layout of the MUGA, which shall comply with Sport England Design Guidance Notes and include consideration of 'Access for Disabled People 2002', shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The proposed facilities shall be constructed in accordance with the approved design and layout details and shall be suitable for disabled persons.

Reason: to ensure the development is fit for purpose, subject to high quality design standards and sustainable.

The temporary hard-standings for building and construction access on playing field must be removed in entirety within 2 months of completion of building works

Reason: to ensure the development is fit for purpose

(Proposed as condition 13 and 14)

REMARKS

Introduction

Changes in Brent's population has created increasing demand for school places. The number of four year olds on school rolls is expected to rise strongly over the next three to four years.

In 2009-10, Brent Council analysed the increased demand for places and added a further 68 reception places, at Anson Primary School (7) Park Lane (30) Brentfield (30) Avigdor Hirsch Torah Temimah (1), providing a total of 3428 reception places. Despite adding new places, there remains a shortfall of reception places in the Borough. As of 29 July 2010, there were 164 children of primary school age without a school place for the 2009/10 academic year. For the 2010-11 academic year beginning next September, temporary provision for 135 additional reception places has been created in the following schools; Brentfield (30) Wykeham (30) Braintcroft (30) Islamia (30) St Robert Southwell (15).

Applications for reception places 2010-11 are up on last year with 3817 applications compared to 3583 for 2009-10. Since the closing date for applications a further 295 have been received, making a total of 4112 applications. More applications will have come in since the start of the academic year.

As of 15 September 2010, after the additional 135 temporary places are taken into account, 208 Reception children are still unplaced, with 40 vacancies overall in schools; this leaves a net shortage of 168 Reception places in the current academic year. New arrivals to Brent continue to seek reception places. Furthermore many places at Brent's faith schools are taken up by children from outside the borough.

There is also a mismatch between where vacancies exist and where unplaced children live. Most parents seek a local school for primary aged children. During 2009-2010 in some cases the LA has had to offer places up to 5 kilometres away from where children live as this was the nearest offer that could be made.

The Local Authority consulted with primary schools in the borough to explore the possibility of increasing the number of school places. It has been evident that the demand for places would be greater than the number of available places. This assessment was based on the number of applications received by LA, the current forecast of student numbers and feedback from schools. Subsequently, the Local Authority reviewed capacity constraints at all primary schools and identified the maximum need for school places in local areas. Discussions have taken place with schools that were suitable and willing for expansion. This was followed by an initial feasibility assessment.

Newfield Primary School is a Community school using the admission arrangements set by the Local Authority. It offers non-denominational mixed gender places for students aged 3-11 years. The Local Authority in agreement with the governing body of Newfield Primary School has proposed to alter the school by adding an additional form of entry from September 2011. The current capacity of the school is 210 and the proposed capacity will be 420

Principle of Development

As evident above, an acute need for school places exists. Two principles of development require attention prior to the assessment of this proposal i.e. 'Is a MUGA on Open Space appropriate' and 'Whether the loss of one community use is suitably replaced by another.

a) MUGA on open space

Unitary Development Plan (UDP 2004) policy OS8 *Protection of Sports Grounds* now supported by

Core Strategy (CS 2010) policy CP18 *Protection and Enhancement of Open Space, Sports & Biodiversity*. This policy protects all open space from inappropriate development. It also promotes enhancements to open space, sports and biodiversity, particularly in areas of deficiency and where additional pressure on open space will be created.

As explained above the School expansion uses (572m²) ground from the open space. To compensate for the loss of open space the proposed development is judged to provide (a) a better quality play space in the form of a 'Multi Use Games Area' (MUGA), which will be for public use after school hours (b) a high quality civic building which will be a positive asset to meet the shortage of spaces in the borough; and (c) high quality landscaping, including screen planting to the North and South boundaries and improved paths to the school and open space. Sport England were consulted as part of this application and raise no objection, subject to conditions, on the basis of the above (see also *Consultation* section of this report).

This assessment is also in line with the exception process set out in Planning Policy Guidance Note No. 17: Planning for Open space, Sport and Recreation, which states that planning permission for such development on open space should not be allowed unless:

1. *The proposed development is ancillary to the use of the site as a playing field (eg new changing rooms) and does not adversely affect the quantity or quality of pitches and their use;*
2. *The proposed development only affects land which is incapable of forming a playing pitch (or part of one);*
3. *The playing fields that would be lost as a result of the proposed development would be replaced by a playing field or fields of equivalent or better quantity and quality and in a suitable location; or*
4. *The proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the loss of the playing field.*

Further details of public access to one of the MUGA's will be controlled via condition and hours of operation will be imposed to ensure its use does not cause undue harm to neighbouring residential amenity (*Proposed condition 15*). No floodlighting is proposed so its use will be naturally limited when daylight ends; condition 16 is proposed to ensure no floodlighting is erected without planning approval

b) Replacement of Community Use

The Mission Dine Club (MDC) serves the elderly and disabled community three times a week. The facility occupies a single storey building with an associated yard (994m²) adjacent to Fry Road. Land occupied by the Mission Dine is needed for the expansion of the school. The South West boundary will be straightened to accommodate these changes. Mission Dine's lease expires on 31 August 2011 and the Council has given appropriate notice of its proposals in accordance with statutory legislation. The Council's Property and Asset Management (PAM) Service are seeking to assist in relocation.

The principle of seeking possession of land for school expansion is supported by the Councils UDP policy CF8 and London Plan Policies 2a.9 and 3a.24. Further, policy CF10 states that development will only be permitted on school grounds if it complements the educational functions of the school. The uses associated with the Mission Dine do not provide such a contribution.

However, Policy CF3 seeks to protect community facilities or allow their loss to be balanced. Whilst it is acknowledged that the community provision provided in the application proposals will not provide a substitute for users of the Mission Dine, it has been noted that the nearby day centre (the Elders Voice Club, Mortimer Road) could accommodate users. Age Concern is prepared to hire out a hall at Fortunegate Road NW10 for use as a Social Club. Further, any demands for out of hours youth activities, can be satisfied by the school itself.

The Council recognises that the Mission Dine was set up in part to assist particular groups within the community. In order to consider the loss of the facility, the Council has undertaken an equalities assessment. The assessment concludes that the loss of the facility is acceptable in diversity terms and is, in any event, balanced by the provision of enlarged and enhanced school accommodation that would, in itself, be of benefit to all sections of the wider community.

Design

The proposed extensions are part single storey, part two storey and are situated at the Northern end of the existing school building, forming a new wing that runs East to West across the site. The Eastern part forms the extended hall, services and offices, and the Western section of both the ground and first floor creates an expanded Key Stage 2 wing. The extensions will be a mixture of brickwork, render and timber cladding. The extensions will respect the existing on-site buildings, whilst providing a modern interpretation to the school's future structure in compliance with policies BE9 and CF8. The altered entrance and roof of the offices is to have a part green part brown roof.

The larger buildings have been placed at a sufficient distance from the sites residential neighbours to have little impact on their garden settings. The elevation treatment has been well coordinated with the massing, materials and windows helping to create a "junior school" character of an appropriate scale to the site and surrounding residential properties. However the type and quality of the materials is critical and will be secured by condition.

Highway Concerns

The proposal includes the expansion of the existing primary school from 210 pupils to approximately 420 pupils. In addition, the number of staff members will increase from 35 to a full-time equivalent of 60 staff.

Parking standards require a maximum of 1 car space per 5 staff, which means an increase in the standard from 7 to 12 car spaces, a significant increase. Furthermore, visitor parking should be provided to a maximum of 20% of the staff parking, which will mean an increase from 1.4 to 2.4 spaces.

The intention is to retain the existing twelve car spaces in the car-park accessed from Longstone Avenue, which will provide the majority of the maximum standard. A single disabled parking bay has been included, which complies with guidance

The proposal includes details of 5 no covered cycle stands which provide 10 no. This exceeds the minimum of 6 cycle parking spaces. PS16 seeks 1 space per 10 staff at primary school level. This is therefore acceptable. It is not anticipated that primary age children will cycle to school.

A "Travel Plan Addendum" has been submitted with the application. The general breadths of measures proposed are suitable, and there are separate targets linked to the various measures, which are appropriate. Despite the expansion in pupil numbers it is envisaged that by 2016 the numbers travelling by car will be reduced to below present levels.

60% of existing pupils walk to the school, and a further 14% walk part of the way. Nonetheless, if 42 pupils are brought entirely by car presently, using the same percentages for modal split, 91 pupils will do so when the school is expanded. Meanwhile 40% of staff currently travel to work by car, which would mean 24 staff after expansion. The targets set are to halve the number of pupils brought to school by car, to a little under 1 in 10 (9%) and to halve the number of staff travelling by car to 1 in 5 (20%). As discussed above, this will mean little change in practice as the numbers of pupil and staff are set to double with the proposed expansion of the school.

The Travel Plan requires annual monitoring and recording, as well as a full review and re-survey every five years. A co-ordinator will work with the Head Teacher and school council to ensure progress is made.

The junctions between Longstone Avenue and the vehicular school access, and between Chadwick Road/Fry Road and the pedestrian school access have both been modelled with PICADY software, which shows that in no direction will flows come close to the 85% maximum acceptable capacity, and no queuing is likely to ensue on these roads therefore. Parking beat studies undertaken indicate that there is an issue with high levels of overnight car parking, but that during the AM and PM peaks for dropping off and picking up school children, sufficient on-street car parking is available. The presence of CPZs in close proximity to the school on all sides should assist in preserving residents' parking, albeit that during peak times short-term illegal parking (5 minutes) may be undertaken by parents.

The new pedestrian access corridor from Fry Road/Chadwick Road to the south-west of the site will provide a safe and welcoming route for pedestrians. At approximately 3.8m in width it is suitable for two or more people to walk along side-by-side.

A new service access has been created on the northern side of the site, accessed from the Longstone Avenue entrance to the site. This is kept well away from pedestrian routes, and turning will be possible within the existing car park in this area. The access is designed for use by refuse and recycling collection vehicles, and suitable bin storage is shown in this area. The access passageway is at least 3m in width, and so will be accessible by delivery and refuse collection vehicles. This has been tracked, and although tight, it is usable. Alterations to improve the ease of access would be welcomed, since there is some scope to do so.

Landscape and Play Space

At present the play space for the existing primary school is provided by way of a dedicated hard surfaced play area, The existing total provision of play space is 1632m². The play areas for the proposed Primary School would be provided by way of 2 MUGA's , one of which will be available to the public and two further play areas. Overall, the proposed provision of play areas would occupy an area of 1930m², As such, it is considered that in quantitative terms the proposed development would improve the overall provision of amenity and play areas. Officers are satisfied this space would be suitable to accommodate the increase in pupils

Planting to the Southern boundary adjacent to Fry Road has been proposed. Officers welcome the screen planting as this will help screen the MUGA. 12 Medium sized trees are proposed to the Northern boundary abutting the open space so to screen the mass of the proposed extensions. Officers find these arrangements to be acceptable. The Western boundary to gardens is a concrete fence, and will remain.

As explained above the School expansion claims (572m²) ground from the open space. To compensate for the loss of open space the proposed development is judged to provide (a) a better quality play space in the form of a 'Multi Use Games Area' (MUGA), which will be for public use after school hours (b) a high quality civic building which will be a positive asset to meet the shortage of spaces in the borough; and (c) high quality landscaping, including screen planting to the North and South boundaries, and improved paths to the school and open space. Discussion regarding the maintenance of the proposed improved paths to the school and open space to the South West of the school are ongoing, details of which will be secured by condition 8

Details, including plant specification and maintenance for the part brown, part green roof has been submitted. Officers are satisfied these arrangements are acceptable.

A detailed landscaping scheme for the proposed development has not been submitted as part of the application therefore these will be secured by proposed condition 8. There may be some scope to simplify the treatment of the proposed entrance area off Fry Road to facilitate maintenance in the future and Members will be updated at the meeting.

Impact on neighbouring properties

The mass of the building is located away from residential properties. As detailed above no significantly adverse highway implications are considered likely. The improved Open Space although reduced in sized will be more accessible by way of the new path to the local community and immediate residents.

The proposed development will be appropriately screened along the Southern and Northern boundaries so to prevent undue harm to neighbouring amenity and to promote an aesthetically pleasing development respectfully. The report accompanying the application does refer to floodlighting, however, Officers can confirm that this is not part of this planning application. Any floodlights will be subject to separate planning assessment and the neighbouring occupiers will be notified in due course if and when an application is submitted.

Given the location of the MUGA, the proximity of residential properties and the fact that this application is likely to result in additional, and more intense, hours of use, when compared to the existing usage, means that the issue of how the floodlights will impact on people living nearby is critical. For the avoidance of doubt, this application is for a MUGA without floodlights, and needs to be determined on this basis, without prejudicing future considerations of any floodlights at the appropriate time.

The submitted noise report makes a series of recommendations, ranging from specific materials for some areas to more general criteria for plant etc. where specific units have not yet been selected. A convincing argument is made that it will be possible both to create a reasonable noise environment for learning and protect local residents from plant noise etc. The report does, however, note that it is unlikely that the main hall will meet BB93 criteria when the moveable partition is in place to divide it into two halls and suggests that a derogation be given for this one area. Officers consider this arrangement to be acceptable. Further details will be secured by condition

Conclusion

The proposed extensions are required in order to meet a recognised need to provide education for primary school aged children within the Borough. The proposed extensions are considered acceptable. The applicants have demonstrated that subject to a legal agreement, the proposal will not harm the local highway network and will relate satisfactorily to local amenities. The loss of the Mission Dine building has been carefully considered both in planning terms, but also in terms of equalities impact, and the applicants have demonstrated that the proposal will comply with local and national planning policies. Accordingly approval is recommended.

RECOMMENDATION: Grant planning permission.

- (1) The proposed development is in general accordance with policies contained in the:-
 - Planning Policy Guidance 17 – Planning for open space, sport and recreation
 - Planning Policy Statement 5 – Planning for the Historic Environment
 - Planning Policy Statement 9 - Biodiversity and Geological Conservation
 - Planning Policy Statement 25 – Development & Flood Risk
 - Planning Policy Statement – A sporting future for the playing fields of England

London Plan 2004 as consolidated with amendments

Brent's Unitary Development Plan 2004

Brent's Core Strategy 2010

SPG17 - Design Guide for New Development

SPG12 – Access for disabled people, designing for accessibility

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

X(PA)005 P1
L(PA) 005 P2
L(PA) 006 P1
E(PA) 002 P2
L(PA) 002 P4
L(PA) 003 P3
XE(PA)001 P2
L(PA) 004 P3
X(PA)003 P3
E(PA) 001 P2

Energy Statement for Planning
Section 11 Land Use and Ecology
Environmental Audit
Travel Plan Addendum
Transport Assessment

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

- (3) Within 6 months of the date of this decision the applicants shall submit details of materials for all external work, including samples of the proposed hardwood cladding system, frame, render, brickwork, doors, roof and fenestration including window light shelves. 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.

- (4) No development shall commence unless details of a Construction Method Statement incorporating:
- a) details of the proposed site compound
 - b) methodologies that ensure air quality on site is safeguarded during construction
 - c) an Environmental Management Plan
 - d) a Site Waste Management Plan
 - e) evidence of compliance with ICE Demolition Protocol
 - f) evidence of membership of the Considerate Contractors scheme
 - g) methodology of protecting trees related to construction (BS:5837 2005) during construction works
 - h) details of wheel washing, to prevent harm to the local highway network

is submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works and thereafter the details and methodologies approved shall be complied with

Reason: In order to safeguard local residential amenities, sustainability measures and air quality

- (5) Within 12 months of occupation the applicants shall submit a review by a BRE approved independent body which verifies that the development has met or exceeded a BREEAM 'very good' rating is submitted to and approved in writing by the Local Planning Authority. If the review specifies that the development has failed to meet the above levels, compensatory measure shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the extension.

Reason: To ensure a satisfactory development which incorporates sustainability measures that are commensurate to the scale of development proposed.

- (6) Within 12 months of occupation the applicants submit to the Local Planning Authority evidence that 20% of the CO2 produced on-site is off-set with a renewable technology as defined within the London Plan 2004 as consolidated with amendments, through the installation of PV panels or an equivalent technology on site. If the review specifies that the development has failed to meet the above levels, compensatory measures off-site shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the extensions.

Reason: To ensure a satisfactory development which incorporates sustainability measures that are commensurate to the scale of development proposed.

- (7) Within 3 months of the date of this decision, the applicant shall submit details of a) a Community Access Management Plan to cover community access to the on-site Sporting Facilities. The plan will include rates of hire (base upon those charged at other public facilities), hours of operation (after-school, not less than 20 hours in term time) and can be reviewed on a yearly basis.

The approved details shall be implemented in accordance with the approved details

Reason: To ensure a satisfactory development which incorporates community access

- (8) All areas shown on the plan(s) and such other areas as may be shown on the approved plan(s) shall be suitably landscaped and a scheme is to be submitted to and approved in writing by the Local Planning Authority within 3 months of this decision notice. Such landscape works shall be completed within 12 months of commencement of the development hereby approved.

Such details shall include:-

- (i) Existing contours and levels and any alteration of the ground levels.
- (ii) Hard surfaces details including locations, materials and finishes.
- (iii) The location of, details of materials and finishes of, all proposed street furniture, storage facilities, signage and lighting.
- (iv) Proposed boundary treatments including screening, walls and fencing, indicating materials and dimensions.
- (v) All planting including location, species, size, density and number.
- (vi) A detailed (min 5 year) landscape management plan showing requirements for the ongoing maintenance of hard and soft landscape.

(vii) 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.

- (9)
- a. Within 3 months of the date of this decision details of any plant/ extraction equipment to be installed together with any associated ducting and the expected noise levels to be generated, shall be submitted to and agreed in writing by the Local Planning Authority prior to installation and thereafter shall be installed in accordance with the approved details. Ducts should outlet at least 1m above eaves unless otherwise agreed in writing.
 - b. The noise level from any plant (e.g. refrigeration, air-conditioning, ventilation system, kitchen extraction equipment), together with any associated ducting, shall be maintained at a level 10 dB (A) or greater below the measured background-noise level at the nearest noise-sensitive premises. The method of assessment should be carried out in accordance with BS4142:1997 "Rating industrial noise affecting mixed residential and industrial areas".
 - c. Should the predicted noise levels exceed those specified in this condition, a scheme of insulation works to mitigate the noise shall be submitted to and approved in writing by the Local Planning Authority and shall then be fully implemented.

Reason: In order to ensure adequate insulation and noise mitigation measures to safeguard the amenities of adjoining occupiers

- (10) Prior to occupation of the proposed development the applicants shall submit evidence that the development achieves BB93 for internal noise levels and sound insulation. This shall be submitted to and approved in writing by the LPA and thereafter the development shall be completed in accordance with the details so approved

Reason: To ensure a suitable, learning environment and protect the amenities of future children occupants

- (11) The applicants will comply strictly in accordance with the measures set out within the submitted School Travel Plan, unless otherwise agreed in writing by the Local Planning Authority. The Travel Plan shall be monitored on an annual basis and the results of the ITrace-compliant monitoring incorporated into the submission requirements below:
- a. Within 3 months of occupation, the Travel Plan shall be audited, with a site and staff ITrace- compliant survey and these details shall be submitted to the Local Planning Authority and approved in writing within 6 months and associated measures implemented unless otherwise agreed in writing by the Local Planning Authority.
 - b. A review of the Travel Plan measures over the first 12 months of operation shall be submitted to the Local Planning Authority within 15 months of the commencement of the use and the review shall be approved in writing within 18 months and associated measures implemented unless otherwise agreed in writing by the Local Planning Authority.
 - c. A review of the Travel Plan measures over the first 3 years months of operation shall be submitted to the Local Planning Authority within 36 months of the

commencement of the use and the review shall be approved in writing within 39 months and associated measures implemented unless otherwise agreed in writing by the Local Planning Authority.

- d. A review of the Travel Plan measures over the first 5 years of operation shall be submitted to the Local Planning Authority within 60 months of the commencement of the use and the review shall be approved in writing within 63 months and associated measures implemented unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to promote sustainable transport measures where on-street parking and manoeuvring may cause highway safety problems.

- (12) Prior to bringing into use of the proposed development a management and maintenance scheme for a period of 24 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 shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the site by the applicant.

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.

- (13) Prior to commencement of the use details of the design and layout of the MUGA, which shall comply with Sport England Design Guidance Notes and include consideration of 'Access for Disabled People 2002', shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The proposed facilities shall be constructed in accordance with the approved design and layout details and shall be suitable for disabled persons.

Reason: to ensure the development is fit for purpose, subject to high quality design standards and sustainable.

- (14) The temporary hard-standings for building and construction access on playing field/MUGA must be removed in entirety within 2 months of completion of building works

Reason: to ensure the development is fit for purpose

- (15) Activities within the building shall only be permitted between 0800-2100 hours Mondays to Saturdays and 1000-1700 hours Sundays and Bank Holidays, with the premises cleared within 30 minutes after these times.

Use of Multi Use Games Areas shall only be permitted between 0800-2000 hours Mondays to Fridays and 0900-1800 hours Saturdays and 1000-1700 Sundays and Bank Holidays.

Reason: To ensure that the proposed use does not prejudice the enjoyment by neighbouring occupiers of their properties

(16) No floodlighting will be provided to the MUGA without prior approval of the Local Planning Authority.

Reason: In the interests of nearby residential amenity and to ensure local residents can be consulted on any proposals

INFORMATIVES:

None Specified

Any person wishing to inspect the above papers should contact Tanusha Naidoo, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5245



Planning Committee Map

Site address: Newfield Primary School & Newfield Nursery School, Longstone Avenue & Mission Dine Club, Fry Road, London, NW10

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