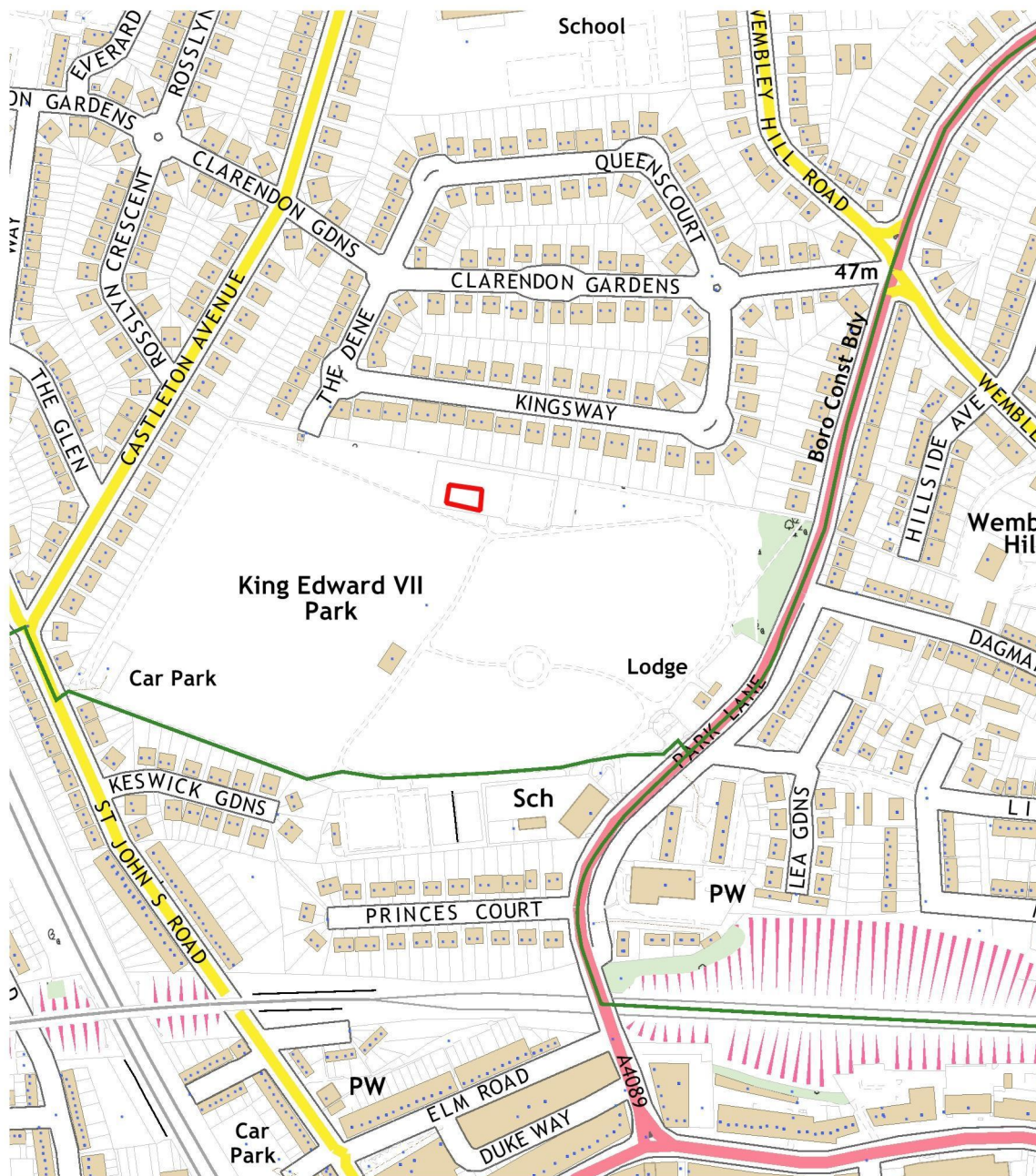




Planning Committee Map

Site address: King Edward VII Park, Park Lane, Wembley, HA9 7RX

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This map is indicative only.

RECEIVED: 11 July, 2012

WARD: Preston

PLANNING AREA: Wembley Consultative Forum

LOCATION: King Edward VII Park, Park Lane, Wembley, HA9 7RX

PROPOSAL: Installation of an outdoor gym area measuring 12 metres by 8 metres, into an existing area of parkland, west of the existing tennis courts.

APPLICANT: Sports and Parks Service

CONTACT:

PLAN NO'S:
(See Condition 2 for the approved plans)

RECOMMENDATION

Grant Consent

EXISTING

The application site is the King Edward VII Public Park, situated on Park Lane. It is designated as a public open space within Brent's Unitary Development Plan. The park is approximately 10.5 hectares in total and laid out for formal and informal recreation.

PROPOSAL

Installation of an outdoor gym area, measuring 12 metres by 8 metres, into an existing area of parkland, west of the existing tennis courts.

HISTORY

10/2740 – Approved at Committee

Erection of a Multi-Use Games Area to be located in the centre of the Park, with an approximately 3-metre-high surrounding fence and provision of 3 cycle stands

POLICY CONSIDERATIONS

National Planning Policy Framework 2012

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
PS16 Cycle Parking Standards
OS8 Protection of Sports Ground

Main Considerations;

Impact on use of open space
Impact on existing sports provision
Visual impact on surrounding area
Impact on amenity of neighbouring occupiers

CONSULTATION

Twenty nine properties, all on Kingsway were notified of the proposal by letter on 7 August 2012.

A letter of objection has been received from 49 Kingsway, signed by nine other properties, all residents of Kingsway.

The main grounds for objection are as follows:-

1. The proposal will increase noise pollution to houses on Kingsway, adding to the problems already caused by tennis courts and people playing football close by.
2. The outdoor gym will result in loss of privacy, peace and quietness to the area.
3. Will lead to anti-social behaviour increase the levels of crime.
4. No security measures are proposed, this poses serious security issues.
5. There are health and safety issues to consider as people will be using the equipment without supervision.
6. The Borough already has an adequate number of gyms and such facilities to cater for the public demand.
7. The gym equipment would be better positioned centrally in the park, so it would reduce the potential for noise affecting residents.

A second letter of objection mistakenly thinks that the proposal would result in the loss of existing tennis courts. This is not the case, the outdoor gym will be sited alongside the courts and there will be no reduction in court provision.

Landscape Design:- No objection raised.

REMARKS

Site Context and Surroundings

This application seeks planning permission for an outdoor gym area within the King Edward VII Park. The park can be accessed from Park Lane and St Johns Road with footpaths running through the park. The park currently has football pitches, tennis courts, a children's play area and a multi use games area (MUGA) was approved recently. There is also a pavilion and a band stand, both are located in the centre of the park and all these mentioned facilities will remain unaffected by this proposal.

The surrounding uses are entirely residential to the north, east, south and west. Park Lane Primary School does border the park to the south side.

The proposed outdoor gym area will be located towards the northern edge of the park, and immediately to the west of the existing tennis courts. Footpaths run to the south side of the proposed equipment area. This location has been specifically chosen as it close to existing formal sports and play equipment.

The proposed installation is one of a number of similar proposals by Sports and Parks Service across the Borough. Similar installations are being considered at Gladstone Park, Roe Green Park and Aylestone Avenue Open Space. If these prove to be popular then the intention is to roll these out across other sites in the Borough.

Proposal and layout

This proposal entails laying of 'safer surfacing' a type of artificial surface used commonly in children's playgrounds. This will cover an area measuring 12m by 8m. In total 14 pieces of individual equipment are proposed to be installed. The equipment to be provided is similar to what you would find in traditional indoor gym, with a mixture of cardio-respiratory fitness machines and resistance machines.

No fencing or floodlighting is proposed around the equipment area.

Use of the proposed facilities

The addition of an outdoor gym at King Edward VII Park 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. This will enhance the sports offer by increasing the facilities available to residents, free of charge.

Landscaping

There are no landscaping proposals as part of this submission, neither will the installation of the equipment result in the loss of any existing landscaping features, other than a relatively small area of grass. No trees will be affected.

Access

Access to the outdoor gym will be level from the adjacent footpath, and will be accessible to all.

Floodlighting

The applicant has stated that there is no proposal to floodlight the area. This is to minimise recreational noise during hours of darkness.

Transportation

It is not anticipated that the provision of this equipment will have any material impact on levels of parking or traffic visiting the park.

Impact upon residential amenity

The location of the outdoor gym maintains a distance of 26m from the back edge of gardens, to the closest properties on Kingsway. It is also worth noting that this location is further away from gardens than the existing tennis courts. Given that no floodlighting is proposed, and the generous distance from the boundary it is not considered that the outdoor gym is likely to have any more of a noticeable impact on adjoining residents than the existing tennis courts and children's play equipment, both located at this end of the park.

The absence of floodlighting will ensure that the outdoor gym equipment will not get used during the hours of darkness, thus avoiding late night use.

The outdoor gym is to be visible to people passing through the park and close to existing footpaths. This will allow natural surveillance of this space from users of the park, and those passing through it.

Response to objections received

1. The proposal will increase noise pollution to houses on Kingsway, adding to the problems already caused by tennis courts and people playing football close by.

As discussed above this equipment will be sited 26m away from the back edge of gardens and approximately 48m away from the closest property on Kingsway. With such generous separation distances it is not considered that the equipment is proposed in a location that will cause noise pollution and disturbance for nearby residents. In the absence of floodlighting then it follows that the equipment would only have the potential to be used during hours of daylight, thus avoiding any potential late night use.

2. The outdoor gym will result in loss of privacy, peace and quietness to the area.

The installation of the equipment will not result in overlooking of properties and Officers do not share concerns that it will result in a loss of privacy. There may be noise associated with its use, such as people talking and raised voices but this is no different to what you would expect to experience from other park facilities. This is all part and parcel of people enjoying their visit to the park, and is not expected to be of a degree that it will harm the amenity of nearby residents.

3. Will lead to anti-social behaviour increase the levels of crime.

There is no evidence to suggest this will lead to an increase in crime in the area.

4. No security measures are proposed, this poses serious security issues.

This is not something one would normally expect to see associated. Other park facilities such as tennis courts, children's play equipment and MUGA's are un-supervised and this equipment would not be treated any differently. Park Wardens would be on patrol at various times and would be responsible for opening and closing the park, but essentially this does not require supervision.

5. There are health and safety issues to consider as people will be using the equipment without supervision.

See comments above. Furthermore as stated in the D&A it is expected that the Sport Development Team in the Council's Sports and Parks Service will be able to provide structured sessions as part of physical activity programmes.

6. The Borough already has an adequate number of gyms and such facilities to cater for the public demand.

Many of these are members only gyms that require monthly subscription. This facility is offering Brent residents something different and free of charge. Indeed it is something Brent Sports and Parks Service are rolling out across a number of Brent Parks. Four sites have been chosen initially, and if these prove to be popular the intention is to roll this out across more sites.

7. The gym equipment would be better positioned centrally in the park, so it would reduce the potential for noise affecting residents.

For the reasons discussed above Officers are comfortable that the chosen location is far enough away from

the closest gardens, and from the closest property so as not to cause noise disturbance. It is a logical position close to the other park facilities and equipment.

Summary

The proposal accords with policies in the UDP (2004) and Core Strategy, is an appropriate use of public open space, will not result in the loss of formal sports pitches, will not be harmful to the visual amenity of the area, will enhance the existing sports offer in this locality. and is far enough away so as not to have an unacceptable impact on the amenity of nearby residents.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

Brent Unitary Development Plan 2004

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

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):

Location existing
Location proposed
Gold Gym equipment sheet
Design & Access Statement

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

- (3) No security or floodlights shall be erected around the equipment area 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.

INFORMATIVES:

None Specified

Any person wishing to inspect the above papers should contact Gary Murphy, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5227