

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1329

Ward: Fortis Green

Date received: 03/08/2009

Last amended date:

Drawing number of plans: 0841/LP/301, 0841/LP/302, 0841/LL/105, 0841/LL/106, 0841/LL/107 & P-145-1249A.

Address: Muswell Hill Sports Ground, Coppetts Road, N10

Proposal: Construction of new playing facilities on part of Muswell Hill Playing Fields site, comprising of multi-use games area, natural play area, skate park with two new access points

Existing Use: Recreation / MOL

Proposed Use: Recreation / MOL

Applicant: Mr Martin Hall Haringey Council

Ownership: Haringey Council

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer Contact: Matthew Gunning

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site relates to Muswell Hill Playing Fields, situated in the north west of the borough, close to the A406 North Circular Road and off Coppetts Road. The site is nearly 10 hectares in size and has 6 usable grass soccer pitches, plus a further pitch, which is subject to flooding and one separate space that is historically a cricket pitch. The pitches are used by Crouch End Vampires who also have a club house next to the entrance from Coppetts Road. St. Pancras and Islington Cemetery bounds these playing fields along the western boundary while Coldfall Wood, an ancient wood which covers an area of approximately 14 hectares, is located to the south of the playing fields. Residential properties adjoin the site along the eastern boundary, while a new residential development of flats and houses (Gilson Place) adjoins the site along

the northern boundary. The application site falls within land designated as Metropolitan Open Land (MOL) and is also a site of local importance for nature conservation. The site does not fall within a Conservation Area.

PLANNING HISTORY

HGY/1992/0094 - Erection of three buildings on eastern side of playing fields comprising 1 x changing room and 2 x storage buildings for parks, together with associated car parking – Approved 09/03/1992

DETAILS OF PROPOSAL

The proposal is for the construction of new playing facilities to provide new sports and play facilities for children and young people in a small section of this playing fields site connected by new paths. The part of the site in question is 0.61ha in size and is located to the rear of No 97 to 187 Osier Crescent. The facilities proposed will comprise of a multi-use games area, a toddler play area, a junior and youth zone, a natural play area as well as a skate park and a graffiti wall. The works will also involve the creation of two new access points from adjoining residential estates.

CONSULTATION

Ward Councillors
Transportation Officer
Trees Officer
Muswell Hill CAAC
189- 205, 71-187, 243-289, 84-122, 56-64 Osier Crescent
No's 8 – 23 (c) Gilson Place N10 1AF
No's 107-117 (c), 118 & 119 Gibson Place. N10 1BF
No's 79 – 98 (c) Gibson Place. N10 1BF
135, 137, 139, 141 Coppetts Road, N10 1JP
Crouch End Vampires Football Club
Greenfields Special School
34 – 52 (c) Marriot Road
19 – 119 (o) Barrenger Road
Friends of Coldfall Wood

PRE-APPLICATION CONSULTATION

Extensive pre-application consultation was undertaken by Parks/ Recreation Services prior to the submission of this application. These consultation exercises, included:

- delivering questionnaires (1200) to all Haringey households living within 400m of the playing field;
- a presentation at the Muswell Hill Fortis Green Area Assembly in September 08;
- and, consultation with students at Fortismere school.

RESPONSES

Letters of objection have been received from the residents of the following properties: No's 137 Coppetts Road, 65, 73, 81, 91 & 103 Barrenger Road; 117 Osier Crescent, and are summarised as follows:

- Not appropriate to have a skate park and graffiti wall on the fields as the fields adjoin Coldfall Woods, an award winning woodland space;
- The noise and sight of a skate park and graffiti wall are entirely inappropriate for the area;
- The graffiti wall will be entirely out of keeping;
- Anti-social behaviour;
- Halliwick Play area provides many off these facilities on the other side of Coppetts Road, barely 200metres from site of proposed development;
- Increased car parking/ traffic congestion;
- Play area for 11-16 year olds is inappropriate in an area that closely adjoins medium density residential development;
- Insufficient management - any further development of the sports field would require greater supervision by council and local Police;
- Given that the site abuts a Site of Special Scientific Interest (Coldfall Wood) and a cemetery the provision of a graffiti wall should not be considered;
- In adequate consultation;
- Problems with Motorcyclist and anti social problem needs to be addressed fist;

Some residents acknowledged that the playgrounds and features are a great idea.

St. Pancras and Islington Cemetery – Have indicated that they have no objection

RELEVANT PLANNING POLICY

National Planning Policy

PPG2 Green Belt

PPG17 Planning for Open Space Sport and Recreation' (2002):

PPG 24 'Planning and Noise'

London Plan

3D.10 Metropolitan Open Land

3D.14 Biodiversity and nature conservation

Unitary Development Plan 2006

G9 Community Well Being
UD3 General Principles
UD4 Quality Design
ENV2 Surface Water Runoff
ENV6 Noise Pollution
ENV7 Air, Water and Light Pollution
CLT1 Provision of New Facilities
OS2 Metropolitan Open Land (MOL)
OS5 Development adjacent to Open Space
OS6 Ecologically Valuable Sites and their Corridors
OS11 Biodiversity
OS13 Playing Fields
OS17 Tree Protection, Tree Masses and Spines
M6 Road Hierarchy
M10 Parking for Development

Supplementary Planning Guidance

SPG8d Biodiversity, Landscape & Trees
SPG8e Light Pollution

Other

Sport England 'A guide to the Design, Specification and Construction of Multi Use Games Areas (MUGAs)

ANALYSIS/ASSESSMENT OF THE APPLICATION

In terms of this application the principal issues are considered to be: (1) the principle of the development and its impact on MOL; (2) the design and layout of the proposed facilities; (3) impact on the residential amenity of nearby residents and (4) impact on trees/ ecology.

Principle of development/ Impact on MOL.

As pointed out above the site is located within Metropolitan Open Land (MOL) and this designation therefore severely limits the use of the site and the opportunities for development. Section 3.248 of the London Plan states that land designated as MOL is the same as 'Green Belt' in terms of protection from development, and therefore the principles of control over 'Green Belt', set out in PPG2, also applies to MOL. Policy OS2 of adopted Local Plan states that "the character and quality of MOL will be safeguarded" and that "limited development" serving the needs of the visiting public may be permitted if clearly ancillary to the identified purposes of MOL. The policy also states that "essential facilities for outdoor sports or recreation" will be acceptable where they do not have an adverse impact on the openness of the MOL. The facilities as described below are common to parks across London and are deemed to be ancillary to the identified purposes of MOL.

In this case some of the works proposed would not require planning permission as Class A, Part 12 (Development by Local Authorities) of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995 provides for the following works which can be undertaken by a local authority without the need to obtain permission:

“(a) any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers”;

There is however a restriction which required any ancillary building, works or equipment not to exceed 4 metres in height or 200 cubic metres in capacity. Many of the pieces of play equipment as described below would therefore technically not require permission.

Design & Layout

The new facilities will be created on the what is know as the former cricket pitch and will occupy an area 0.61ha in size. This part of the site is very uneven due to subsidence.

The floodlit multi-use games area (MUGA) will be located near the western boundary of the site ((17m away). The MUGA will occupy an area 30m in width by 42m in length and will be lit by 8 no 8m high columns (4 along on each side). This space will be masked out for tennis and netball, but its principal use is expected to be 5 a side football. The proposed MUGA will be bounded by 4 metre high green mesh fence.

The MUGA will be surrounded by an arc of play equipment curving round the MUGA down to the base of the slope on the northern edge of the main football terrace. A fenced toddler play with two access points will be located at the northern edge of the play crescent. This zone will include a timber play house, toddler swings, a saw. Next to this will be a junior play area which will include swings and a climbing net. Opposite the junior zone will be a youth zone which will provide an aerial runway along with other equipment. The tallest piece of play equipment will be a climbing net in junior zone, which will have a maximum height of 5.8m. The last zone proposed will be a natural play area, which will act as a buffer between the housing on Osier Crescent and the more formal play area and MUGA.

The skate park will be placed in the southern part of the new play area, beyond the MUGA and will include a range of ramps, slopes and grinding rails. This facility will be partly constructed in the existing slope so as to minimise its visual impact. A curved 1.5 high wall is proposed on the western side of the skate park which may be used as a graffiti wall.

The proposed play area will also include planting, which will provide area of ornamental planting and native tree species and shrub planting together with area of wildflower planting.

A path system, surfaced in tarmac will provide access to these new play areas. These paths will be lit. Two new access points to the playing fields will be created from the adjoining residential estate; one from Osier Crescent and the other from Marriott Close, which will formalise an existing cut through.

Impact on Residential Amenity

The layout and siting of the various play zones has taken due consideration of the proximity with neighbouring residential properties. There will be distance of over 100m between the MUGA and the nearest residential properties on Osier Crescent. The distances between the MUGA and the nearest properties are well in excess of Sport England's guidance, which recommends a distance of 30 metres between a residential property (actual dwelling) and a MUGA. It is therefore considered that the proposal should not result in adverse impact from the noise generated or light spillage/ glare. As outlined above the proposed play area will also include planting which will help soften and integrate the development into its setting.

Impact on Trees / Ecology

Because the playing fields are laid out as football pitches there are no trees in the central part of the site other than 5 small/ insignificant trees located on the slope along the southern part of the site in question. The proposal will not affect the tree coverage along the boundaries of the site.

As noted above the site is of local importance for nature conservation. The proposal will lead to further hardsurfacing of part of the site. Bearing in mind the very open nature of this part of site, which is mown regularly, and bearing in mind that a significant amount of planting will be provided around the play zones; biodiversity will be enhanced on site. The proposed play areas will be approximately 400m away from Coldfall Wood and as such will not impact its flora and fauna and its designation as a site of special scientific interest.

SUMMARY AND CONCLUSION

The proposed multi use games area and play areas are considered acceptable in terms of scale layout and design and compatible with the established use of this site. The proposal will not adversely affect the residential amenities of the nearby residents by reason of noise or disturbance or the ecological value of the site. The proposed development will provide important outdoor recreation facilities for children and young people in this part of Muswell Hill. As such the proposal is considered to be in accordance with policies G9 'Community Well Being', UD3 'General Principles', UD4 'Quality Design', ENV6 'Noise Pollution', OS2 'Metropolitan Open Land (MOL)', OS11 'Biodiversity', OS13 'Playing Fields', OS6 'Ecologically Valuable Sites and their Corridors', OS11 'Biodiversity', and OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan (2006) and is therefore recommended for APPROVAL.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2009/1329

Applicant's drawing No.(s) 0841/LP/301, 0841/LP/302, 0841/LL/105, 0841/LL/106, 0841/LL/107 & P-145-1249A.

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

REASONS FOR APPROVAL

The proposed multi use games area and play areas are considered acceptable in terms of scale layout and design and compatible with the established use of this site. The proposal will not adversely affect the residential amenities of the nearby residents by reason of noise or disturbance or the ecological value of the site.

The proposed development will provide important outdoor recreation facilities for children and young people in this part of Muswell Hill. As such the proposal is considered to be in accordance with Policies G9 'Community Well Being', UD3 'General Principles', UD4 'Quality Design', ENV6 'Noise Pollution', OS2 'Metropolitan Open Land (MOL)', OS11 'Biodiversity', OS13 'Playing Fields', OS6 'Ecologically Valuable Sites and their Corridors', OS11 'Biodiversity', and OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan (2006).