

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2014/1994	<b>Ward:</b> Northumberland Park
<p><b>Address:</b> Lancasterian Primary School Kings Road N17 8NN</p> <p><b>Proposal:</b> Installation of multi use games area in Key Stage 2 playground adjacent to Church Street and Kings Road with 4 x 6.7 meters high floodlighting coloums to the multi use games area and installation of 3m high fencing.</p> <p><b>Applicant:</b> Mr. Eoin Robertson Education</p> <p><b>Ownership:</b> Council</p> <p><b>Case Officer Contact:</b> Sarah Madondo</p> <p><b>Site Visit Date:</b> 03/09/2014</p>	
<p><b>Date received:</b> 15/07/2014</p> <p><b>Drawing number of plans:</b> 8840-2 &amp; 8840-3</p>	
<p><b>1.1</b> This application is coming to committee because it is the Council’s own proposal</p>	
<p><b>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</b></p> <p>The design, layout and operational use of the floodlights is acceptable; The principle of the development is acceptable ; The impact of the development on residential amenity is acceptable.</p>	

## **2. RECOMMENDATION**

That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives:

### Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Hours of Use
- 4) Details of floodlights
- 5) Maximum light levels

### Informatives

- 1) Hours of construction

In the event that members choose to make a decision contrary to officers' recommendation, members will need to state their reasons.

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## **3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS**

### **3.1 Proposed development**

**3.1.1** Permission is sought for the installation of a multi use games area in the Key Stage 2 playground adjacent to Church Street and Kings Road with 4 x 6.7 m high floodlighting columns to the multi use games area and installation of 3m high fencing. It is proposed that the facility would be used by after school clubs and community groups. The applicant has proposed it to be used between 06.00 and 18.30 Monday to Friday and 0800 and 1830 on weekends.

### **3.2 Site and Surroundings**

**3.2.1** Lancasterian Infant and Junior schools are situated between Church Road and Kings Road and the site is adjacent to Bruce Castle Park. The infants school is mainly single storey and the junior school mainly on 2 floors, both have has been extensively adapted over the years. The schools were built in 1890. The site is not located in a Conservation Area.

### **3.4 Relevant Planning and Enforcement history**

There have been a number of planning applications on the site. None are considered to be particularly relevant to this proposal.

## **4. CONSULTATION RESPONSE**

4.1 The following were consulted regarding the application:

Internal:

1) LBH Noise & Pollution

No objections given the restricted hours of operation.

2) Transport

No transport impact or objection.

3) Education

Welcomes any benefits to pupils that may accrue from the development but has no comments to make in respect of the application from an admissions/place planning perspective

External:

4) Sports for England

No comments

## 5) Network Rail

After reviewing the information provided in relation to the above planning application, Network Rail has no further observations to make.

### 5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

Ward Councillors  
LBH Transportation Team  
Neighbouring properties

117 Letters were sent out

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

#### Objection from the following:

Cllr John Bevan  
76 Church Road, N17  
85 Birkbeck Road, N17  
84 Bruce Castle Road, N17  
96 Broadwater Road, N17

#### Support from the following:

Alison Maynard  
T Salih  
Christiaan Maree  
50 Cecile Road, N10  
143 Poynton Road, N17  
8 Church Road, N17  
96 Broadwater Road, N17

5.3 The following Councillor made representations:

- Cllr John Bevan

5.4 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Noise and disturbance
- Light spill
- Location of the floodlights

## 6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are: (1) the design, layout and operational use of the proposed floodlights (2) impact on the residential amenity of nearby residents (3) impact on visual amenity and on the character and appearance of the area.

1. Principle of the development
2. The design, layout and operation use of the floodlights
3. The impact on the amenity of adjoining occupiers

## **6.2 Principle of the development**

6.2.1 The principle of improving existing sports facilities is supported by Local Plan Policies SP15 – ‘Culture and Leisure’ which encourages the enhancement of sporting and leisure facilities and SP16 ‘Community Facilities’ which seeks to ensure that appropriate improvement and enhancements, and where possible, protection of community facilities and services are provided for Haringey’s communities.

6.2.2 The area is currently used as the school’s outdoor learning space for physical education and also during pupil’s recreational times. It is a shared space not only for Lancasterian primary students but also students from the Vale Resource Base, a day special school catering for children with physical disabilities and associated special educational needs, which is also based within the site.

6.2.3 The main users of the facility would be for the pupils aged 3-10 for afterschool clubs to enable pupils to participate in various activities such as football, basketball, netball, tennis and cricket.

6.2.4 On weekends the facilities will be opened for use to local community groups for coaching. For example Tottenham Hotspur is a local partner which offers various sessions for able and disabled users. Other users would be local basketball teams, football teams, boy scouts, girl guides and church groups.

6.2.5 As stated in Policy SP15 of the Local Plan the Council seeks to foster recreational and sporting facilities in Haringey through the enhancement of existing facilities and the dual use of such assets. Involvement in sports can have a positive impact on the well being of residents and this facility can help play a part in that, provided that neighbouring amenity is not unduly affected.

6.2.6 The Principle of the development is therefore in line with Planning Policy subject to acceptable design and appearance and impact on amenity.

## **6.3 Design and Appearance**

6.3.1. Policies 7.4 and 7.6 of the London Plan 2011 and Saved Policy UD3 of the Haringey UDP 2006 require development proposals be of high design quality, complement the character of the locality and are of a nature and scale that is sensitive to the surrounding area.

6.3.2 The proposed floodlights would consist of 4 x 6.7 meters high floodlighting columns and installation of 3m high fencing. The poles would be galvanised steel

columns with a roof mounted base of hinged tubular steel. The four poles would be located around the playground. The MUGA comprises the pitch, basketball/nets and goals.

6.3.3 It is considered that the proposed additions would not have a significant or detrimental impact visually. The development is set within the grounds of the school behind high palisade fencing. The floodlights are also not substantial structures. Despite being tall they are of slim design and will have no significantly negative impact in this context.

#### **6.4 The impact on the amenity of adjoining occupiers**

6.4.1 London Policy 7.6 says that new development should not to cause unacceptable harm to the amenity of surrounding land and buildings, especially where these are in residential use. This is also reflected in Saved UDP Policy UD3.

6.4.2 The proposed floodlighting would be 20.8 metres from the nearest residential windows at its nearest point. This distance, the nature of the floodlights proposed and the limited hours of use, means that the impact on neighbouring residential property will not be so significant as to detrimentally impact on neighbouring amenity. The applicant has submitted a light survey indicating potential impacts and the Council's Environmental Services team has reviewed the information and no objections are raised. Further detail on the method of the siting, shielding and direction of light has been sought via planning conditions and light levels will be conditioned not to exceed the 200 lux proposed.

6.4.3 In terms of other aspects of noise and disturbance nuisance, for a large part of the time the impact will not be significant given that the space is already in use by children during school days. That said, the additional hours give rise to some additional impact not only in terms of the noise generated by those using the facility but from the comings and goings associated with the additional use. The size of the facility is limited so it is not considered that the transport associated impacts will be severe, however, it is felt that the use of the facility for potentially 365 days a year gives no respite for residents and could undermine their quality of life. Consequently Officers recommend that the hours of use be restricted to weekdays, up to 16:30 on Saturdays and not at all on Sundays.

6.4.4 Overall, subject to conditions it is considered that the proposal would not have a significant impact on the amenity of neighbouring residential properties in accordance Saved UDP Policy UD3.

#### **6.5 Conclusion**

6.5.1 The proposal for the installation of a multi use games area with 4 x 6.7 meters high floodlighting columns to the multi use games area and installation of 3m high fencing is considered acceptable. Therefore overall the proposal is considered to comply with the Local Development Plan and National Planning Guidance and subject to the imposition of appropriate conditions the planning application is recommended for approval.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

## **7.0 RECOMMENDATIONS**

### **GRANT PERMISSION SUBJECTION TO CONDITIONS**

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 accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to avoid doubt and in the interests of good planning.

3. The facility hereby permitted shall not be operated before 08:00 hours or after 18:30 hours Monday to Friday, before 08:00 hours or after 16:30 hours Saturdays and not at all on Sundays and Bank Holidays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006

4. Notwithstanding the details submitted, prior to the commencement of development full details of the siting, shielding and direction of light proposed shall be submitted to and approved by the Local Planning Authority and thereafter permanently retained.

Reason: To safeguard the amenities of neighbouring residents.

5. The light levels from the floodlights should at no time exceed 200 lux.

Reason: To safeguard the amenities of neighbouring residents.

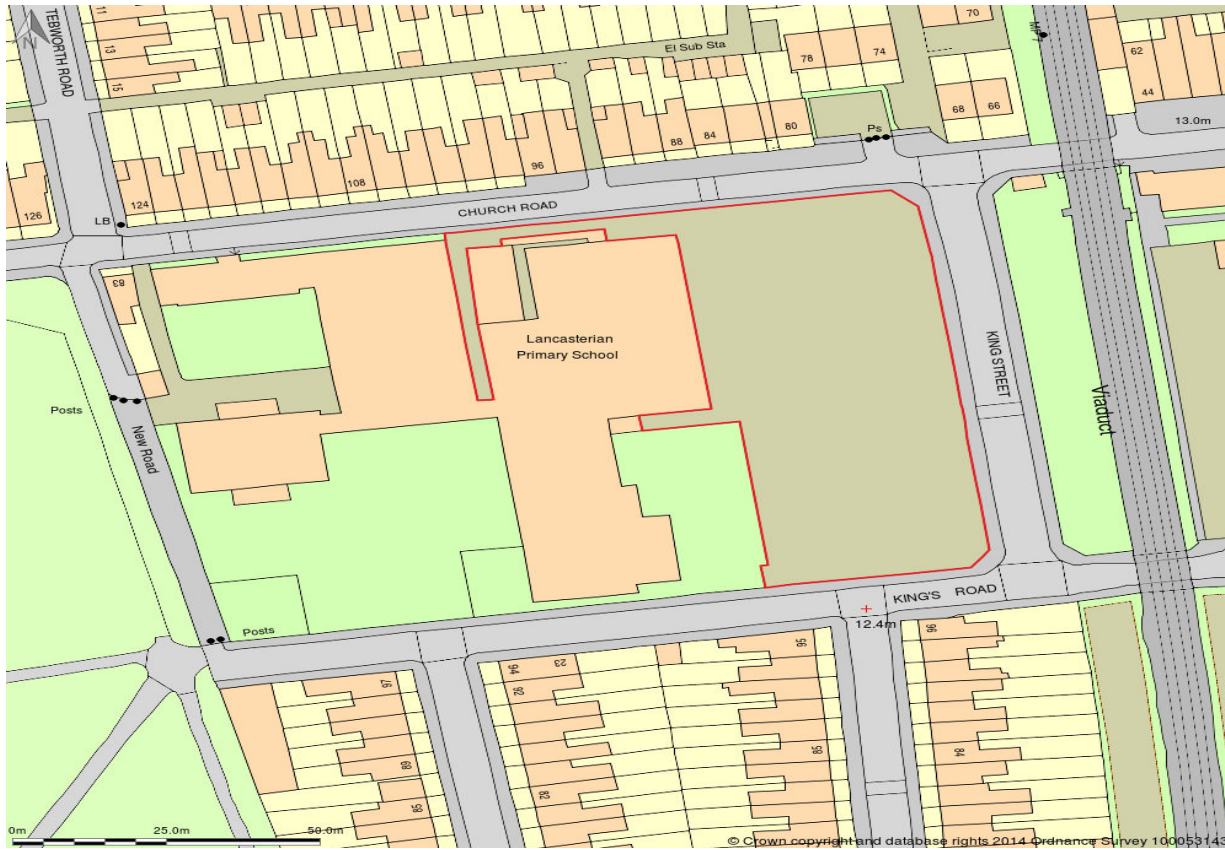


## Appendix 1: Comments on objections

No	Stakeholder	Comments	Response
1	Sports England	No objection	Noted
2	LBH Education	No objection	Noted
3	LBH Environmental Heath	No objection	Noted and imposed a condition
4	LBH Transportation Team	No objection	Noted
5	Network Rail	No objection	Noted
6	Cllr Bevan	Noise & Disturbance  Lightspill  Location	Noted and imposed condition 3  Noted and imposed condition 5 and the proposed equipment would be programmed to switch off at particular times.  The floodlight would be 20.8 metres away therefore considered acceptable
7	Local Residents	Young people congregating  Location	Noted  Noted as above

	Local Residents in support	<p>Usage</p> <p>Light &amp; Noise pollution</p> <p>Anti social behaviour</p> <p>Fence</p> <p>Improve sports facilities for children</p> <p>Community group can use the MUGA at weekends</p> <p>Location is acceptable as there area muture trees to the eastern side</p> <p>Cost of moving the MUGA to the eastern side would be £55.400</p>	<p>Condition 3 imposed</p> <p>Condition 5 imposed</p> <p>Condition 3 imposed</p>
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**APPENDIX 2 : Plans & Images**



**Site location**



The Lancasterian Primary School

PPL REF 8540	ORD REF 8540-2	DATE 26/05/14	DRAWN BY C.V.	SCALE N.T.S.
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WORKING HARD FOR CHILDRENS PLAY

**EQUIPMENT-**

Heavy duty Multi-use games area :  
24m x 14m, 3m high.

- 2x Open football & basketball goals.
- 2x Integrated cricket wickets.
- 1x Lockable vehicle access gate.
- 2x Chicane entrance.
- Integrated floodlights
- non-slip spray coating.

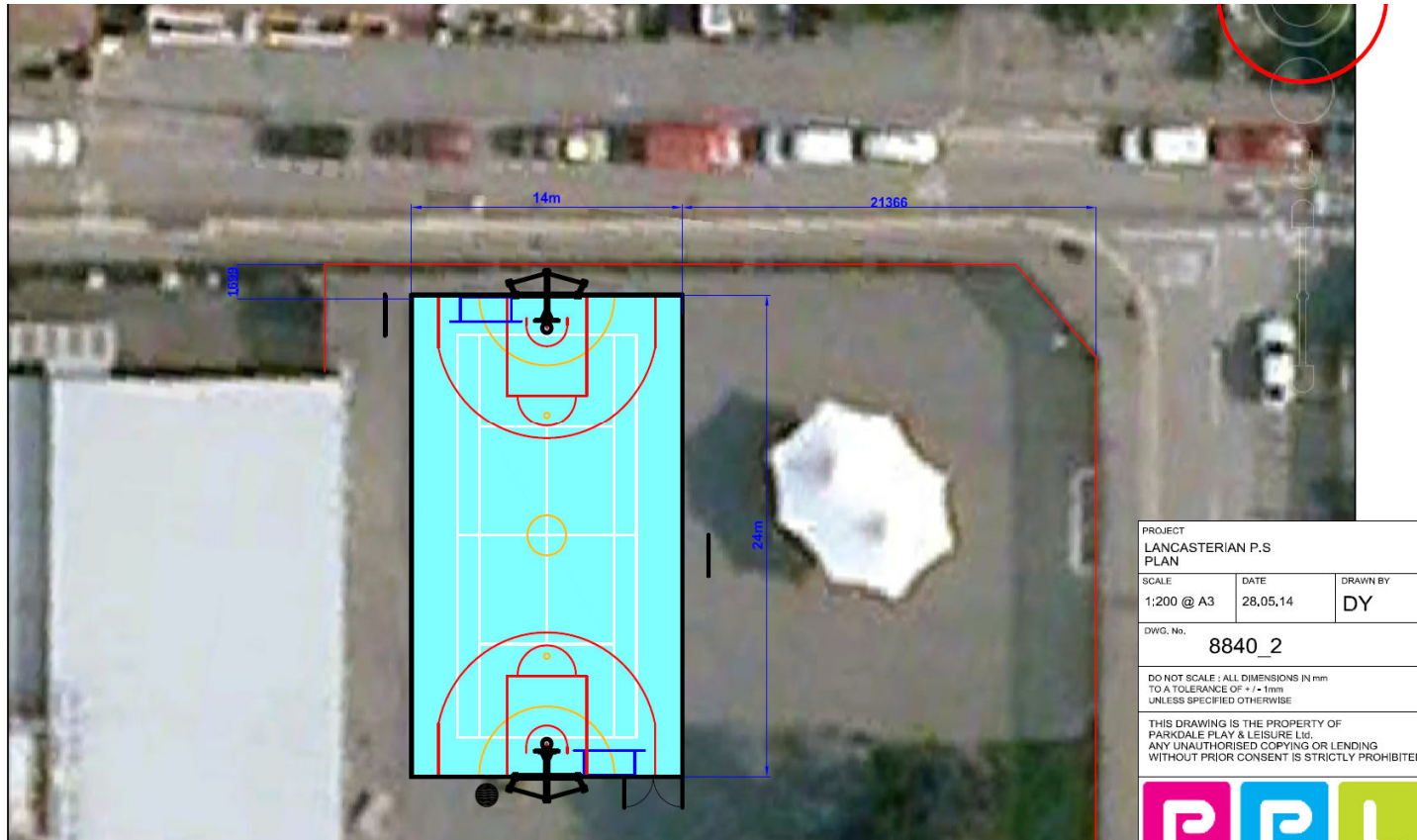
**Court line markings-**

- Football
- Basketball
- Cricket

\*Option of socketed tennis posts with  
+markings



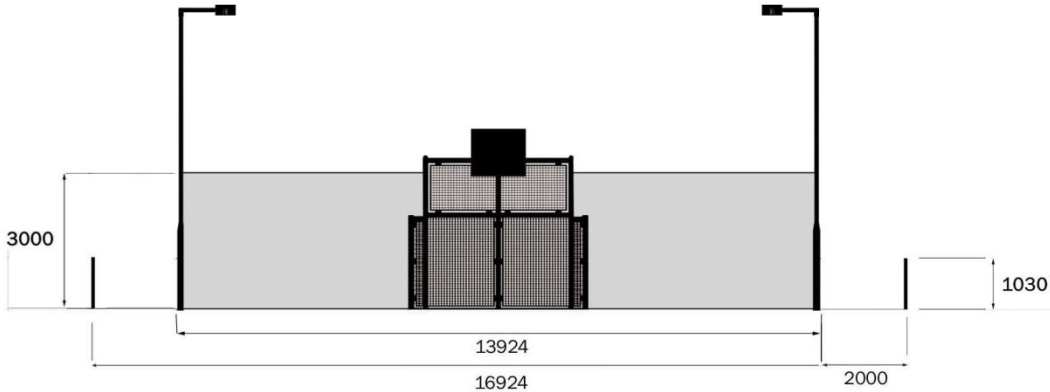
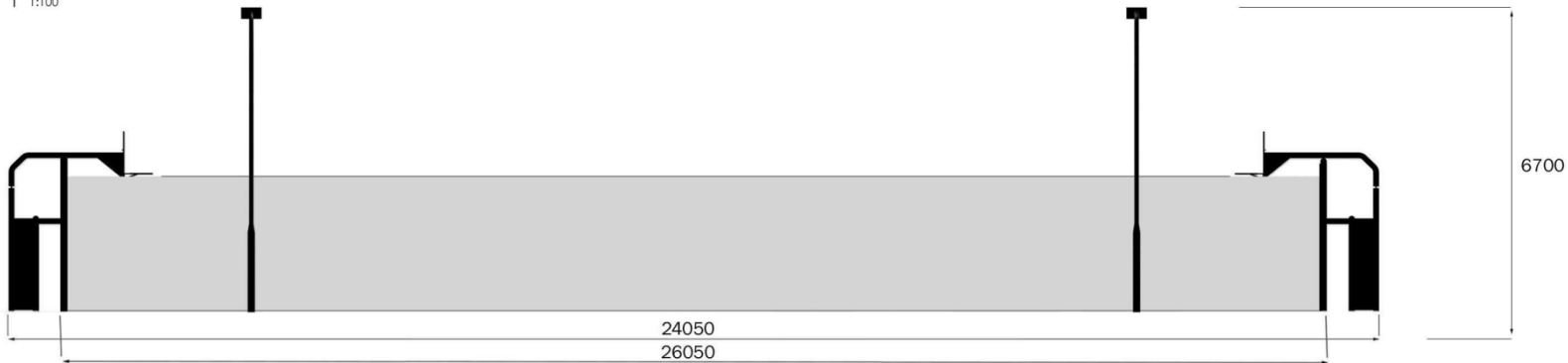
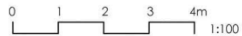
### Location of Multi Games Area



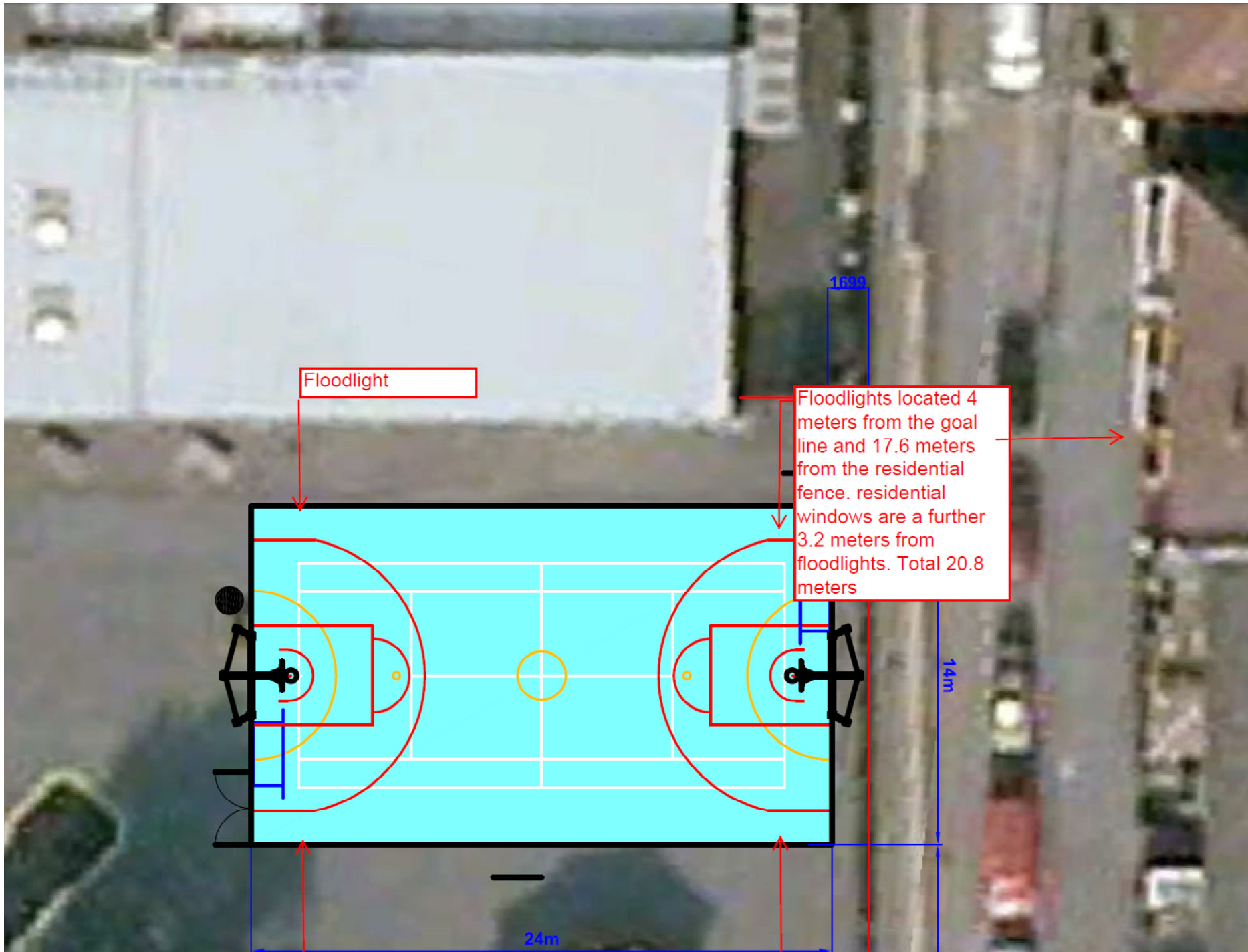
Bird's eyeview of the tennis court

# Floodlight Specifications -

- 4 x Columns at 6.7m
- 4m in from corner posts
- Integrated into side fencing
- Each light containing 400 watt asymmetric sports floodlight
- Provides excess of 160 lux levels over court



PROJECT			Lancasterian PS		
SCALE	DATE	DRAWN BY			
1:100 @ A3	04.06.14	DA			
DWG. No.			8840_3		
DO NOT SCALE - ALL DIMENSIONS IN mm TO A TOLERANCE OF +/- 1mm UNLESS SPECIFIED OTHERWISE					
THIS DRAWING IS THE PROPERTY OF PARTRIDGE PLAY & LEISURE LTD. ANY UNAUTHORISED COPYING OR LENDING WITHOUT PRIOR CONSENT IS STRICTLY PROHIBITED					
WORKING HARD FOR CHILDRENS PLAY					



Floodlight

Floodlights located 4 meters from the goal line and 17.6 meters from the residential fence. residential windows are a further 3.2 meters from floodlights. Total 20.8 meters

1680

14m

24m



**Tennis Court**

For Sub Committee

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Officers Report





For Sub Committee

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Officers Report

