

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

**Reference No:** HGY/2008/0314      **Ward:** Northumberland Park

**Date received:** 04/02/2008      **Last amended date:**

**Drawing number of plans** 1204 105 P1, 106 P1

**Address:** Middlesex University, White Hart Lane N17 8HR

**Proposal:** Variation of condition E4 attached to planning permission HGY/2005/1439 (creation of Haringey 6th Form Centre) to allow opening between 0600 - 2300hrs every day, including the sports centre and theatre and restaurant facilities.

**Existing Use:** Education      **Proposed Use:** Education

**Applicant:** Haringey 6th Form Centre

**Ownership:** Council

### **PLANNING DESIGNATIONS**

Road Network: C Road

**Officer Contact:** Stuart Cooke

### **RECOMMENDATION**

APPROVE VARIATION OF CONDITION E4 ATTACHED TO PLANNING PERMISSION HGY2005/1439 RELATING TO EXTENDED OPERATING HOURS

### **SITE AND SURROUNDINGS**

The application site comprises the new sixth form centre in White Hart Lane which opened in 2006.

### **PLANNING HISTORY**

Planning permission was granted for the sixth form centre in October 2005, (HGY2005/1439) as part of a wider scheme including new housing and a new care home. The residential element is also now complete and occupied called Academia Way.

## **DETAILS OF PROPOSAL**

This application seeks the extension of the opening hours of the sixth form centre from those allowed in the original planning permission. Condition E4 attached to that permission allowed the centre to open between 0700 and 2200 hours Monday – Friday, 0800 and 1800 hours on Saturdays and not at all on Sundays and Bank Holidays.

It is now proposed to open the centre from 0700 to 2300 on every day.

## **CONSULTATION**

Ward Councillors

Transportation

LB Enfield

1-113 Academia Way  
3-29, 1-15 Queen Street  
Trafalgar Cottages, Queen Street  
74-186 White Hart Lane  
1-6 White Hart Terrace, White Hart Lane  
4, 6, 1-113 Creighton Road  
1-308 Somerset Gardens  
1-81 Somerset Hall, Somerset Gardens  
The Irish Centre, Pretoria Road  
1-99 Durban Road  
35-45 Pretoria Road  
1-8 College Road  
1-4 College Park Road

## **RESPONSES**

Cllr Santry – supports the proposal.

*“The reason for the application for extended hours is to allow for community use of the excellent premises, in particular the fitness suite and sports facilities and theatre and in due course the restaurant. The Governments Building Schools for the Future programme, under which the sixth form centre was built, requires us to develop extended services and encourage community use. I understand that Leisure Services has advised that to meet demand and secure maximum community use of the facilities the centre needs to be open for the hours proposed. I wish therefore to support the application.”*

Ten responses have been received from local residents, mostly from Somerset Gardens opposite the site. A number of issues are raised by these responses, some relating to the impact of the proposed extended hours and some relating to the existing facility. The main issues raised in relation to the proposal are:-

- Increase in traffic, noise and disturbance
- Additional parking pressures
- Increase in litter and other rubbish
- Loss of peace and quiet on a Sunday

Many of the other issues raised by local residents relate to the activities of the students currently and the effect of the sixth form centre on the surrounding area. Whilst these issues may be very real, these must be regarded as management issues relating to the day to day running of the centre and should be addressed accordingly by the centre in consultation with local residents.

## **RELEVANT PLANNING POLICY**

The Councils Unitary Development Plan was adopted by the Council in July 2006 following its Public Inquiry and modifications procedures. It complies with relevant national policy guidance and the London Plan. The principal policies which are relevant to this case are set out below.

### **POLICY G9 COMMUNITY WELL BEING**

To increase the overall stock of good quality community and health facilities in Haringey, especially in areas of shortage, and to improve existing facilities.

#### **CW1 COMMUNITY WELLBEING**

Good community facilities are essential to the fabric of a successful, healthy and inclusive society. Community facilities include schools, higher education facilities, health centres, childcare providers, places of worship and community halls. Every resident in Haringey that needs a school place, a childcare place, or medical assistance, should have access to these services preferably within walking distance of where they live.

### **POLICY UD3: GENERAL PRINCIPLES**

New development in the borough should complement the existing pattern of development in that part of Haringey. The policy aims to ensure that future development in the borough will not worsen the quality of life for those living and working in Haringey.

## **ANALYSIS/ASSESSMENT OF THE APPLICATION**

Policies G3 and CW1 of the Unitary Development Plan 2006 seek to ensure that the borough has good quality community and health facilities and these should be widely available to those who need them. The Building Schools for the Future programme encourages local authorities to develop and extend services and encourage community use. This proposal is intended to encourage increased community use and make the facilities more accessible to local people in line with the advice from central government and policies G3 and CW1 of the Unitary Development Plan 2006.

In support of the proposal the centre has submitted the following statement:

*“The Sixth Form Centre is a purpose built education and community facility designed for use as both a centre for 16-19 year old students and for use by the community. It represents an investment of £28 million in the east of the borough, and it would be a wasted opportunity if it were to be unused out of school term times, in the evening and at week-ends.*

*“The current planning consent permits opening of the building from 07:00 – 22:00 Monday to Friday, 08:00 – 18:00 on Saturdays and no opening at all on Sundays and Bank Holidays.*

*“The purpose of the application to extend the opening hours to 07:00 – 23:00 on all days is so that the facilities can be used by local people. It is not intended that the extended opening will be for increased access for Sixth Form Centre Students.*

*“The application for extended hours opening will enable the Sixth form Centre to contribute to the Council’s position on extended schools as articulated in Bright Futures, Haringey’s strategy for Young People 11-19:*

***“ ...our vision is for all schools to be extended schools operating at the heart of their communities. The LA proposes that all schools will provide a range of extended learning, leisure and social opportunities for young people, their families and other members of the community to include sport, leisure, cultural/arts activities, lettings and social events. This will include lifelong learning opportunities, accredited courses, ESOL classes, vocational training, arts programmes and parental involvement programmes - all recognising the needs, skills and knowledge of different communities”***

*“It would seem to be a wasted opportunity to exclude the Sixth Form Centre from this vision. Many Haringey’s secondary schools, (Northumberland Park Community School, Gladesmore to identify just 2 from the east of the borough) have extended opening so that their resources can be offered to local people.*

*“The reason for the application for extended hours is to allow for community use of the excellent premises, in particular we believe that these facilities will be of interest:*

- *the fitness suite*
- *sports facilities (indoor basketball, badminton, netball etc)*
- *external multi use games area – 5-a-side pitch*
- *theatre, drama studio and dance studio*
- *music recording and mixing facilities*
- *computing facilities including Apple Mac facilities.*
- *the Restaurant and Bistro Cafe.*

*“The Government’s Building Schools for the Future programme, under which the 6<sup>th</sup> form centre was built, requires us to develop extended services and encourage community use.*

*“The Sports and Fitness facilities will be managed outside of normal Sixth Form Centre hours by Haringey Leisure Services who have advised that to meet*

*demand and secure maximum community use of the facilities the centre needs to be open for the hours proposed.*

*“The management of the sports and fitness facilities from a number of small local bases is follows directly from the priority identified in the Strategic Partnership for the Borough. A key priority for the Haringey Strategic Partnership is:*

*‘To increase adult Sports and Physical Activity Participation ‘ and is reflected in the Local Area Agreement targets – to get 7K more adults more active by 2010. This is amplified through the objectives of the Councils Sports and Physical Activity Strategy ( 2005 – 2010 ), which clearly sets out an ambition to develop local area based leisure provision, with a particular emphasis around the role and potential of secondary school sites, both in terms of their existing facilities and planned improvements through the Building Schools for the Future Programme. Developing, managing and extending community access and use of school facilities is central to this agenda, and clearly opening up evening and weekend use of the Sixth Form Centre will make a significant contribution to improved provision and leisure participation ‘.*

*“The advantage to Haringey communities of having the sports and fitness facilities run by Haringey Leisure Services (Active) is that members are able to access any of the local authority’s fitness suites and benefit from the same fitness programmes and similar machines – this is achieved through the IT infrastructure.*

*“In response to some of the specific points raised in the objections to the application:*

*“There is an 80 space on site car park so that community use of the fitness suite, for example, will not involve users having to park on White Hart Lane or College Rd.*

*“We have arranged for a litter bin to be provided at the entrance to the Centre.*

*“The Sixth Form Centre has hosted a meeting with local residents and the Safer Neighbourhood Police.*

*“The Sixth Form Centre has hosted a meeting of the Neighbourhood Forum, and in the summer of 2007, the Councillor Santry and Vice Principal addressed a meeting of the Forum.*

*“Whilst the Sixth Form Centre recognises that the behaviour of a minority of Centre students can be disconcerting, we do not believe that a number of the allegations made in the objections are rightfully attributed to Centre students.”*

Policy UD3 seeks to ensure that development does not result in a loss of amenity to surrounding residents. A number of objections have been received from local residents which raise a number of issues regarding the impact and effect of the centre on the surrounding area. These issues are recognised and being addressed by the sixth form centre. The sixth form centre recognises its role within the community and wishes to be a valuable part of the community. To this end, it is keen to ensure that the range of facilities available in the centre is made available to its maximum potential for the benefit of the local area. It is aware of the difficulties which may occur when introducing a new use of this

scale into an established area, and is actively working towards engaging with the community to ensure that the facility works to the benefit of the local area and the people living in it.

It is considered that, as any issues associated with the running of the sixth form centre are included as part of an ongoing programme of initiatives by the sixth form centre to ensure good relations with the local community, that the issues raised by local residents will be addressed and the facilities within the sixth form centre will be seen to provide a valuable resource for local people in line with policy UD3 of the Unitary Development Plan 2006.

## **SUMMARY AND CONCLUSION**

The application site comprises the new sixth form centre in White Hart Lane which opened in 2006. Planning permission was granted for the sixth form centre in October 2005, (HGY2005/1439) as part of a wider scheme including new housing and a new care home. This application seeks the extension of the opening hours of the sixth form centre from those allowed in the original planning permission to 0700 to 2300 on every day.

This proposal is intended to encourage increased community use and make the facilities more accessible to local people in line with the advice from central government and policies G3 and CW1 of the Unitary Development Plan 2006. It is considered that, as any issues associated with the running of the sixth form centre are included as part of an ongoing programme of initiatives by the sixth form centre to ensure good relations with the local community, that the issues raised by local residents will be addressed and the facilities within the sixth form centre will be seen to provide a valuable resource for local people in line with policy UD3 of the Unitary Development Plan 2006.

## **RECOMMENDATION**

That the details pursuant to condition E4 (hours of operation) attached to planning permission HGY2005/1435 to vary the hours of opening to 0700 to 2300 hours every day be approved.