

REPORT FOR: Planning Committee.

Date of Meeting: 5 September 2012

Subject: **INFORMATION REPORT –
Urgent Non-Executive Decision:
Nower Hill High School, George
V Avenue, Harrow, HA5 5RP**

Responsible Officer: Hugh Peart – Director of Legal and
Governance Services

Exempt: No

Enclosures: Appendix 1 – Planning application
report

Section 1 – Summary

The Urgent Non-Executive Decision procedure, set out in Part 3 of the Council's Constitution, requires all decisions taken under the procedure to be reported to the appropriate Committee. The Committee is requested to note the action taken under the Urgent Non-Executive Decision procedure, as outlined in Section 2 below.

FOR INFORMATION

Section 2 – Report

The circumstances related to a planning application to provide an all-weather playing area for Nower Hill High School. The relevant policy context and assessment of the development against adopted policy context is set out within the appended report. The applicant indicated that a decision was required urgently on the application to ensure that works to the proposed playing field begun in the summer school holidays and therefore reduced the period of time when the playing field facilities would be unavailable.

Section 3 – Further Information

ACTION SOUGHT

- 1.1 Grant planning permission for the replacement of natural turf playing field with tiger turf grass playing field and related external alterations at Nower Hill High School, George V Avenue, Harrow, HA5 5RP in accordance with the submitted application reference P/1615/12.
- 1.2 It was considered that the proposal would provide a high quality sports area that would be suitable for use throughout the year and would provide significant health and education improvements to the pupils at Nower Hill High School and would have no significant impacts on the character and appearance of the area or on the residential amenities of neighbouring occupiers.
- 1.3 The decision to grant planning permission was taken having regard to national planning policy, the policies and proposals in the London Plan (2011) and the saved policies of the Harrow Unitary Development Plan (2004) set out below, and all relevant material considerations and as set out in appended report.

Date of Request for Action: 6 August 2012

Reason for urgency:

A decision was required to be made to enable the works to be completed before the commencement of the new academic year in September 2012. A delay in determining the application until the Planning Committee at Harrow Council on 5th September 2012 would have delayed the implementation of the works by twelve months and fail to deliver the benefits sought as outlined in the appended report.

Decision: Officer recommendation agreed.

Section 4 – Financial Implications

None

Section 5 – Corporate Priorities

The proposal would be in line with the corporate objective of United and involved communities: A Council that listens and leads.

Name: Kanta Hirani	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 16 August 2012		

Section 6 - Contact Details and Background Papers

Contact: Miriam Wearing, Senior Democratic Services Officer, 020 8424 1542

Background Papers: Individual Urgent Non-Executive Decision Form, as reported.

APPENDIX 1:

Address: Nower Hill High School George V Avenue Pinner HA5 5RP

Reference: P/1615/12

Description: Replacement Of Natural Turf Playing Field With Tiger Turf Grass Playing Field And Related External Alterations

Ward: Headstone North

Applicant: Mrs Jackie Giorgio

Agent: Agripower Ltd

Case Officer: GERARD LIVETT

Expiry Date: 23 August 2012

RECOMMENDATION

GRANT planning permission subject to conditions

REASON

The decision to grant planning permission has been taken having regard to national planning policy, the policies of The London Plan 2011, the Harrow Core Strategy 2012 and the saved policies of the Harrow Unitary Development Plan 2004, as well as to all relevant material considerations including any responses to consultation.

The proposal would provide a high quality sports area that would be suitable for use throughout the year and would provide significant health and education improvements to the pupils at Nower Hill High School and would have no significant impacts on the character and appearance of the area or on the residential amenities of neighbouring occupiers.

INFORMATION

As the development proposal involves the development of 0.7ha of land, it falls outside the scope of category 1(d) of the Scheme of Delegation and cannot therefore be determined under authority delegated to the Divisional Director of Planning. The construction of the proposed playing field will take a significant period of time to construct and in order to minimise the time for students when this facility would not be available, the applicants have requested that the application be determined under a non-execution action in order to begin construction in the summer holidays of the school year. In light of the identified policy benefits from the proposed development, and the negatives impacts arising from the unavailability of a playing field, it is considered that a decision under a Non-Executive Action is appropriate in this instance.

Statutory Return Type: Minor Development, all other

Council Interest: None

Site Area: 0.7ha

Net additional Floorspace: N/A

GLA Community Infrastructure Levy (CIL) Contribution (provisional): N/A

Site Description

- The application site comprises the playing field of Nower Hill High School.
- The playing field is to the north of the main school buildings. It is bounded on the south by a sports hall, a two-storey temporary classroom block and a single-storey temporary building set on a hard surfaced playground. To the east, the field is bounded by three temporary classrooms (which are near George V Avenue). To the north of the field is a fenced area containing six tennis courts, and to the west is Pinner Cemetery.
- The main school buildings are clustered at the south of the site between the main entrance on George V Avenue and the service entrance on Pinner Road.

Proposal Details

- The application proposes the replacement of the existing natural turf surface to the playing field with Tiger Turf.
- The synthetic area would be graded with a maximum 1% fall
- The proposal includes the repositioning of the existing long jump area
- Tiger Turf is a proprietary artificial turf designed to replicate the playing characteristics of natural turf while providing year-round resilience.

Relevant History

The school has an extensive planning history relating to permanent and temporary buildings on the wider site.

This planning history is omitted as it is not directly relevant to this application.

Pre-Application Discussion (Ref.)

- None relating to this application

Applicant Submission Documents

- None

Consultations

Sport England: Sport England is satisfied that the proposed artificial grass pitch accords with Sport England's playing field policy in that:

The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

This being the case, Sport England does not wish to raise an objection to this application.

Drainage Engineers: Proposed land drains should not to be connected to existing surface water system / attenuation tank. Proposed soakaway should be designed in line with BRE publication Digest 365. All layers below the synthetic grass should be permeable.

Advertisement

None

Notifications

Sent: 77

Replies: 1

Expiry: 20-07-2012

Addresses Consulted

Pinner Road: 583-627 (odd) 470-472 (even)

Fire Brigade Cottages: 1-18

George V Avenue: 2-22 (even)

Headstone Lane: 2-14 (even)

South Way: 30

Station Road: 36a

Summary of Responses

- Fitness of children and obesity becoming a concern and more playing facilities are required; outdoor space particularly limited for students of Nower Hill outside of the summer period
- Proposal will provide play space for more than just the summer term

APPRAISAL

The Government has adopted a National Planning Policy Framework [NPPF] on 27 March 2012 that consolidates national planning policy. This document now carries significant weight and has been considered in relation to this application.

The Harrow Core Strategy has been adopted following a meeting of the Full Council on 16th February 2012 and is now part of the Development Plan for the Borough.

MAIN CONSIDERATIONS

- 1) Principle of the Development
- 2) Character and Appearance of the Area
- 3) Residential Amenity
- 4) Development and Flood Risk
- 5) S17 Crime & Disorder Act
- 6) Consultation Responses

1) Principle of the Development

The principle of the development is considered acceptable as it would provide a high quality playing field that would be capable of year-round use, rather than being restricted to the current summer use.

This would enhance the education and recreation facilities provided at Nower Hill High School and is in accordance with policy 3.18C of The London Plan and saved policy C7 of the Harrow Unitary Development Plan regarding education facilities.

The proposal would also ensure the retention of this area as open space, in accordance with policy 7.18B of The London Plan, policy CS1.F of the Harrow Core Strategy and saved policy EP47 of the UDP.

The proposal would enable the field to be used all year round, which is supported by

general national, regional and local planning and other policies which seek to promote sport, health and recreation.

It is noted that one response in support of the application has been received to the consultation exercise. The broad thrust of this response reiterates the support of the development proposal outlined within development plan policies.

2) Character and Appearance of the Area

The proposal is considered to have no significant impact on the character and appearance of the area. As noted above, the proposal would ensure that the area is retained as open space. It is noted that some re-grading of the area is required to ensure a maximum slope of 1%. The difference between the highest and lowest parts of the site is currently 1.64m, which represents a 1.8% slope. Any changes in levels are considered to be minimal and would have no significant impact.

The proposal would replace the existing natural turf with an artificial turf. The specific colour of the artificial surface has not been stated on the application form or submitted drawings. In order to maintain a satisfactory appearance of the playing field and ensure that the colour of the playing field does not appear stark or out of context, a condition requiring a natural grass colour to be used is recommended.

3) Residential Amenity

The proposal would allow for the playing field to be used all year round and may also facilitate the use of the playing field into after school hours. This will result in some associated noise at times when such noise is not currently experienced. However, the nearest residential properties (at Fire Brigade Cottages) are more than 70m away. The site is shielded from residential properties on one side by buildings and on another by George V Avenue. It is considered that any increase in noise and disturbance would have no significant impact on the residential amenities of nearby occupiers.

Any further intensification of the playing field beyond the proposed levels would be likely to require further mechanical plant such as floodlights to facilitate this use. Floodlights would require planning permission and an assessment of the impact of any further intensification of the use beyond the proposed development could be considered within the remit of a further planning application.

4) Development and Flood Risk

The introduction of an artificial surface, albeit one which is permeable, presents an opportunity to enhance the drainage of the site. The prolonged period of rainfall in June and July has resulted in the existing pitch being out of commission as it was waterlogged.

However, suitable drainage should be provided, which should not discharge either into the mains surface water drains or the existing attenuation tanks on site which mitigate surface water run-off from buildings elsewhere on the site.

In order to ensure that surface water run-off is minimised, suitable conditions regarding surface water storage and attenuation and the permeability of the substrate to the artificial pitch are recommended, in accordance with policy 5.13 of The London Plan and saved policy EP12 of the UDP.

5) S17 Crime & Disorder Act

The proposal would have no impact with respect to this legislation.

6) Consultation Responses

N/A

CONCLUSION

The proposal would provide a high quality sports area that would be suitable for use throughout the year and would provide significant health and education improvements to the pupils at Nower Hill High School and would have no significant impacts on the character and appearance of the area or on the residential amenities of neighbouring occupiers.

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including responses to consultation, as set out above: This application is recommended for grant.

CONDITIONS

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions 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 plans:

NH/05/12/001; NH/05/12/002; NH/05/12/003; NH/05/12/004

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

3 The artificial turf hereby permitted shall be of a similar colour to natural grass.

REASON: To ensure a satisfactory form of development that is compatible with the open nature of the site, as required by policies 7.4 and 7.18 of The London Plan (2011) and saved policies D4 and EP47 of the Harrow Unitary Development Plan (2004).

4 The development hereby permitted shall not be used until details for the storage, attenuation and disposal of surface water have been submitted to, and approved in writing by, the Local Planning Authority.

The details should include details of the permeability of the artificial turf and its substrate.

The development shall be completed in accordance with the approved details and thereafter retained.

REASON: To ensure that adequate drainage facilities are provided and to prevent surface water run-off, as required by policy 5.13 of The London Plan (2011) and saved policy EP12 of the Harrow Unitary Development Plan (2004)

INFORMATIVES

1 REASON FOR GRANT OF PLANNING PERMISSION

The proposal would provide a high quality sports area that would be suitable for use throughout the year and would provide significant health and education improvements to the pupils at Nower Hill High School and would have no significant impacts on the

character and appearance of the area or on the residential amenities of neighbouring occupiers.

The decision to grant planning permission has been taken having regard to national planning policy, the policies of The London Plan 2011, the Harrow Core Strategy 2012 and the saved policies of the Harrow Unitary Development Plan 2004 (listed below), as well as to all relevant material considerations including any responses to consultation.

National Planning Policy Framework (2012)

The London Plan (2011)

3.18 – Education facilities

3.19 – Sport facilities

5.13 – Sustainable Drainage

7.3 – Designing out crime

7.4 – Local Character

7.18 – Protecting local open space and addressing local deficiency

Harrow Core Strategy (2012)

CS1.A/B/FG – Overarching Policy

Harrow Unitary Development Plan (2004)

D4 – The standard of design and layout

EP12 – The Control of surface water run-off

EP47 – Open Space

R4 – Outdoor sports facilities

R5 – Intensive use pitches

C7 – New education facilities

2 CONSIDERATE CONTRACTOR CODE OF PRACTICE

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

Plan Nos: NH/05/12/001; NH/05/12/002; NH/05/12/003; NH/05/12/004
