



Meeting:	Development Control Committee
Date:	27th July 2005
Subject:	RAF Stanmore Park, Play Area adjacent to Chambers Walk
Responsible Officer:	Group Manager Planning and Development
Contact Officer:	Ed McAlister
Portfolio Holder:	Planning Development and Housing
Key Decision:	No
Status:	Part 1 (Public)

Section 1 : Summary

Decision Required

To decide whether the Play Area should be removed and the equipment relocated.

Reason for Report

To seek the Committees views given the circumstances of the situation.

Benefits

As contained in the report.

Cost of Proposals

None. There are no cost implications for Harrow Council.

Risks

As discussed in the report.

Section 2 : Report

2.1. Brief History

Planning application EAST/1058/99/FUL for the redevelopment for housing and public open space of RAF Stanmore Park was granted in principle by the Planning Committee on 14th September 2000, subject to the completion of a S.106 legal agreement.

The permission was issued on 26th April 2001. Condition 33 was added by the Committee as follows:-

“In addition to the main Play Area, the applicant shall provide toddler’s play equipment in other areas within the site. Details to be submitted to and approved by the Local Planning Authority.

REASON: To ensure satisfactory provision of childrens play facilities.”

Minute 182 of the meeting records the Committee’s decision. (At Appendix A).

The approved layout plan showed a play area on the open space flood area south of Goodhall Close. (Plan at Appendix B).

It proved very difficult to identify obvious locations for other areas, and in 2003 Laings proposed a small play area within the eastern area of public open space between Chambers Walk and Wolstenholme. (Plan at Appendix C).

In accordance with approved delegated procedures and in the absence of an instruction from Committee that residents should be consulted, the proposals were accepted by letter dated 5th January 2004 following consultation with the Council’s Parks Department. The play area was installed towards the end of 2004 and consists of a ‘Toni Turtle’ Sit-in Spring Mobile, a ‘Freddie Frog’ Sit-in Spring Mobile and a Woodland ‘Leprechaun’ Multi-Play System. Verbal expressions of concern were subsequently made to the Case Officer by a nearby resident who complained that he was not made aware of the facility, and by Councillors Mrs. Bath and Mrs. Ashton.

Laings were made aware of the concern and have fenced off the facility. They confirm that the area could be removed and the equipment re-used in the approved play area in the flood plain. They point out however that the development partners have sold and occupied their dwellings to customers on the basis that play areas were being installed on the site as an amenity for them to use. They would like to receive a justification for removal from the Council to pass on to residents.

In the light of these considerations the Committee is requested to decide whether the Play Area should be removed and the equipment relocated.

2.2 Options Considered

It is considered that there are no other suitable locations for the facility.

2.3 Consultation

Not required

2.4 Financial Implications

There are no financial implications for Harrow Council.

2.5 Legal Implications

None

2.6 Equalities Impact

None

Section 3 : Supporting Information/Background Documents

Planning Application EAST/1058/99/FUL