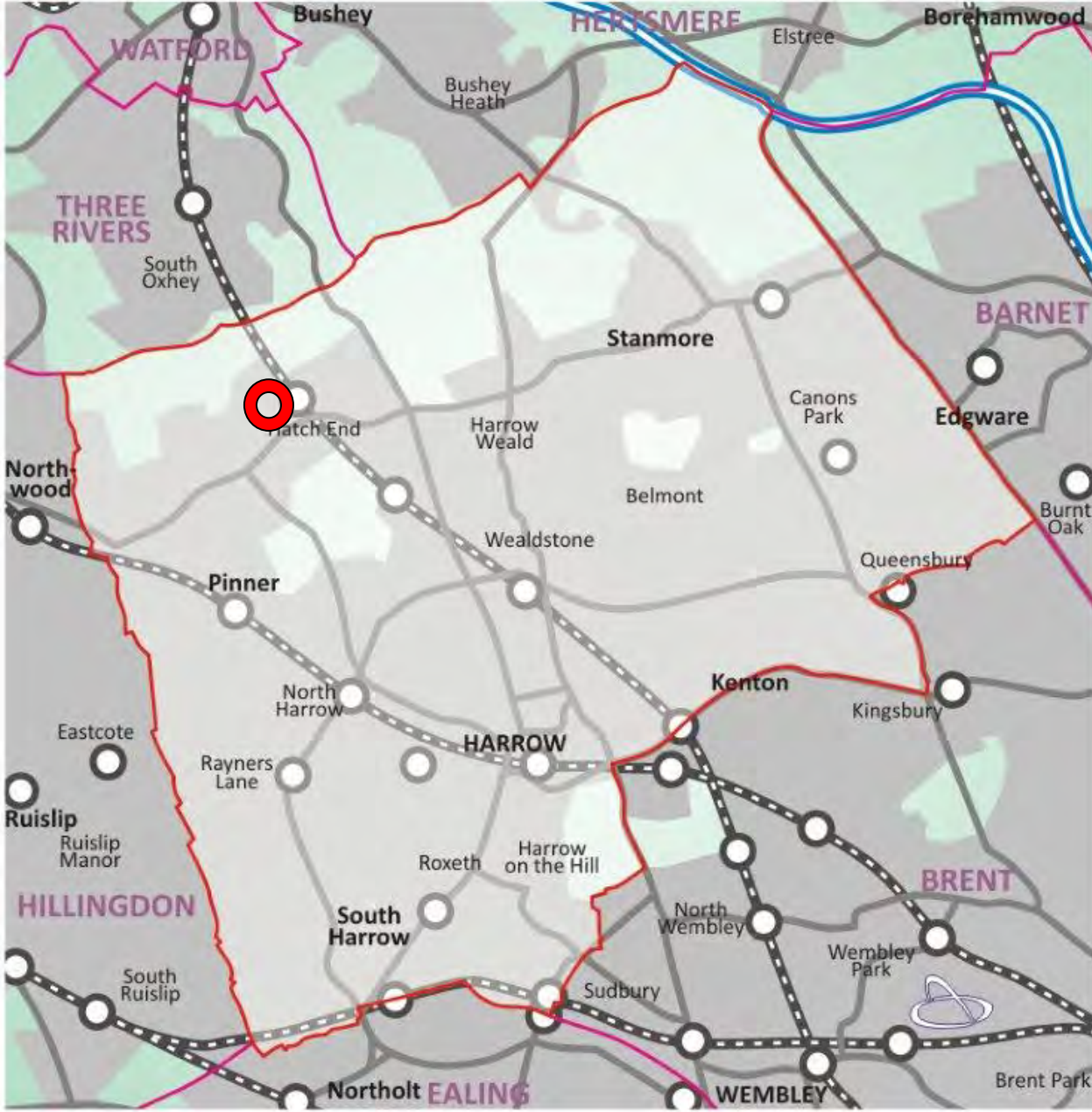
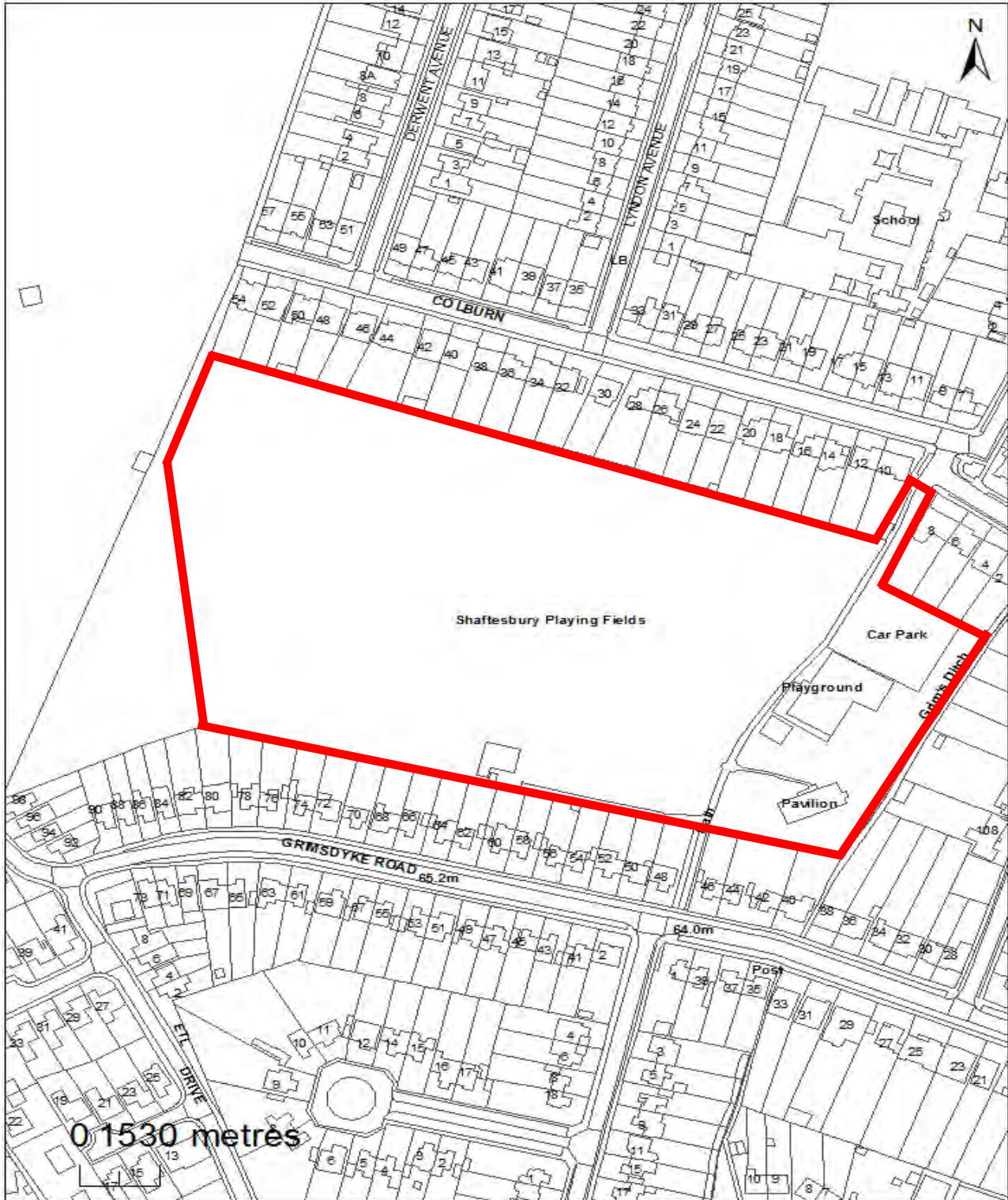


 = application site



Shaftesbury Playing Field, Grimsdyke Road, Hatch End	P/2872/16
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Shaftesbury Playing Field, Grimsdyke Road, Hatch End **P/2872/16**

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

7th September 2016

Application Number: P/2872/16
Validate Date: 29th June 2016
Location: Shaftesbury Playing Field, Grimsdyke Road, Hatch End
Ward: Hatch End
Postcode: HA5 4PW
Applicant: Mr Robin Greenwood
Agent: Robinson Low Francis
Case Officer: Graham Mansfield
Expiry Date: 19th August 2016

PURPOSE OF REPORT/PROPOSAL

The purpose of this report is to set out the Officer recommendations to The Planning Committee regarding an application for planning permission relating to the following proposal.

Installation of Six 12.0m High Floodlight Columns

RECOMMENDATION

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out this report; and
- 2) grant planning permission subject to the Conditions listed in Appendix 1 of this report

REASON FOR THE RECOMMENDATIONS

The proposed floodlighting would involve development within the Green Belt. It is considered that the moderate adverse environmental and residential amenity impacts, together with the satisfactory impact on the character on the adjacent Pinnerwood Park Conservation Area would be offset by the increase in sporting opportunities afforded by the provision of the proposed floodlights. The proposal would have a positive impact on sports and the wider community by enhancing the quality of the recreation space in this location.

INFORMATION

This application is reported to Planning Committee due to the site area being more than 0.1 hectares. It is outside of the thresholds set by category 1(d) of the Council's Scheme of Delegation for the determination of new development and due to the public interest received under Part 1 Proviso B of the scheme of delegation dated 29th May 2013.

Statutory Return Type:	Minor Development
Council Interest:	Harrow Council are the owners of the application site
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	N/A
Local CIL requirement:	N/A

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

Policies 7.3.B and 7.13.B of The London Plan and policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 BACKGROUND PAPERS USED IN PREPARING THIS REPORT:

- Planning Application
- Statutory Register of Planning Decisions
- Correspondence with Adjoining Occupiers
- Correspondence with Statutory Bodies
- Correspondence with other Council Departments
- Nation Planning Policy Framework 2012
- London Plan 2016
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

LIST OF ENCLOSURES / APPENDICES:

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

OFFICER REPORT

PART 1 : Planning Application Fact Sheet

The Site	
Address	Shaftesbury Playing Fields, Grimsdyke Road, Hatch End
Applicant	Mr Robin Greenwood
Ward	Hatch End
Local Plan allocation	N/A
Conservation Area	The site is adjacent to the Pinnerwood Park Estate Conservation Area which is located to the south
Listed Building	N/A
Setting of Listed Building	N/A
Building of Local Interest	N/A
Tree Preservation Order	N/A
Other	The Grimms Ditch Scheduled Ancient Monument runs to the east of the site
	The site is located within the Green Belt

PART 2 : Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site comprises of a rugby pitch (of which there are three) located within the Council owned Shaftesbury Playing Fields
- 1.2 The rugby pitch subject of the application is the one furthest to the east
- 1.3 Shaftesbury Playing Fields is bound by Grimsdyke Road to the south, Colburn Avenue to the north and Hillview Road to the east.
- 1.4 The Grimms ditch which is a scheduled ancient monument borders Shaftesbury Playing Field to the east
- 1.5 Grimsdyke Road to the south of the site is located within the Pinnerwood Park Estate Conservation Area
- 1.6 Shaftesbury Playing Fields is in land which is defined as Green Belt
- 1.7 There are no other site constraints

2.0 PROPOSED DETAILS

- 2.1 It is proposed to install six 12.0m high floodlighting columns around pitch 1.
- 2.2 Each of the four columns in the corner of the pitch would be fitted with 2000 watt luminaires and would be fitted with rear louvres

- 2.3 The two columns which would be at the mid pitch point would have two 2000 watt luminaires on each column

3.0 HISTORY

- 3.1 LBH/14193; Erection of 5 Portable Flood Lighting Poles;
Grant - 09/02/1979
- 3.2 LBH/18394; Use of Flood Lighting 19.30 – 20.30 Tuesdays and Thursdays, October to March (Variation of Condition 4 attached to planning permission LBH/14193 dated 09/02/1979);
Grant - 20/01/1981
- 3.3 West/569/99/DTP; Prior Approval; Installation of 15.0m Mast with 3 Sector Antennas; Equipment Housing and associated Fence;
Permission not Required - 21/07/1999
- 3.4 West/251/01/DTE; 15.0m high monopole with 6 Antennas; 2 Dish Antennas and Equipment Cabin;
Refused - 01/05/2001
- 3.5 West/1094/01/FUL; Replacement Clubhouse with Changing Room and Clubhouse Facilities;
Grant - 11/04/2002
- 3.6 P/1921/15; Installation of Four 15.0m High Floodlights
Refused - 04/08/2016
Reasons For Refusal;
1 The proposed floodlights by reason of their excessive height and siting, would result in dominant and visually intrusive structures which would fail to maintain the openness of the Green Belt. The proposal is therefore contrary to policy 7.16 of The London Plan (consolidated with amendments since 2011) (2015), policy CS1.F of the Harrow Core Strategy (2012), policy DM16 of the Development Management Policies Local Plan 2013.
2 The proposed floodlights, by reason of their excessive height, industrial appearance, light spill and formalisation of the area of open land, would result in dominant and visually intrusive structures which would fail to respect the open and attractive qualities of the area or preserve the character and appearance of the Pinnerwood Park Conservation Area. The proposal is therefore contrary to policy 7.8D of The London Plan (consolidated with amendments since 2011) (2015), policy CS1.D of the Harrow Core Strategy (2012), and policies DM1 and DM7 of the Development Management Policies Local Plan 2013.

4.0 CONSULTATION

- 4.1 A Site Notice was erected at each public entrance to Shaftesbury Playing Fields on 6th July 2016, expiring on 27th July 2016
- 4.2 Press Notice was advertised in the Harrow Times on the 7th July 2016 expiring on 28th July.

4.3 The application was advertised as 'Character of the Conservation Area'

4.4 A total of 69 consultation letters were sent to neighbouring properties regarding this application. The public consultation period expired on 20th July 2016.

4.5 Adjoining Properties

Number of Letters Sent	69
Number of Responses Received	12
Number in Support	0
Number of Objections	12
Number of other Representations (neither objecting or supporting)	0

4.6 11 objections were received from adjoining residents and 1 objection was received in response to the site notices.

4.7 A summary of the responses received along with the Officer comments are set out below:

Details of Representation and date received	Summary of Comments	Officer Comments
Mr Raymond Walburn 18 Colburn Avenue, Hatch End	Objects to the application due to: * floodlights disturbing privacy of residents	Issues relating to residential amenity are assessed in the report below at section 6.5
Nilesh Lad 22 Colburn Avenue, Hatch End	Objects to the application due to *Outlook from the rear of the property * Use of the pitches and duration will cause longer training sessions * Concerned that the facility will be used by other organisations * concerns regarding safety and anti-social behaviour as field gates are no longer closed	Issues relating to privacy and noise are addressed in the report below at paragraph 6.5.7
Angela and Colin Sefton 20 Colburn Avenue, Hatch End	Objects to the application due to: *concern regarding privacy *light beams *noise from rugby players * reference to recent application for Grimsdyke School expansion	Issues regarding noise and privacy are explored in the report below. The expansion of Grimsdyke School has no bearing on this application

<p>M Kataria 48 Grimsdyke Road Hatch End</p>	<p>Objects to application due to: *Out of character with conservation area and green belt * Unnecessary light pollution * aesthetic damage to environment *Traffic problems * lighting is unnecessary as rugby club already uses portable lighting</p>	<p>Concerns relating to character, amenity and traffic are addressed in the report below</p>
<p>Mr R Ramchurn 50 Grimsdyke Road Hatch End</p>	<p>Objects to application due to: *floodlights would effect conservation area</p>	<p>The impact on the conservation area is explored in the report below</p>
<p>Mr and Mrs Thorley 52 Grimsdyke Road Hatch End</p>	<p>Objects to application due to: *the light would be obtrusive and intrusive to right to privacy as columns would be higher than the house * Parking issues * Timing and use of lights</p>	<p>Time restrictions, light spill and parking are addressed in the report below</p>
<p>Jatin Chauhan 54 Grimsdyke Road Hatch End</p>	<p>Objects to application due to *Lights would be overbearing and out of character/scale to conservation area. * The proposal goes against the preservation of the conservation area * light will cause glare into back bedrooms * impacts on wildlife</p>	<p>Impact of the proposal on light spill, the conservation area, traffic and wildlife are addressed in the report below</p>
<p>Mr Peter Brown 66 Grimsdyke Road Hatch End</p>	<p>Objects to the application due to : *Proposal is not in keeping with conservation area * Noise and traffic congestion * Parking * Existing temporary lights already light up rear of the property *Pinner Rugby Club are using the area as a dedicated sports arena rather than a public recreation ground</p>	<p>Impacts on the conservation area, noise, congestion, lightspill and the principle of the proposal are discussed in the report below</p>

<p>J.Morrison 68 Grimsdyke Road Hatch End</p>	<p>Objects to the application due to: *Light pollution * Noise * Parking</p>	<p>These issues are addressed in the report below</p>
<p>H.E. Crump 70 Grimsdyke Road Hatch End</p>	<p>Objects to application due to: *appearance of lighting towers *impact on wildlife * Impact on conservation area * lightspill into properties and sky * no indication of the proposed length of time or days of use for the lighting *increase of visitors and noise pollution * road traffic and parking</p>	<p>The issues relating to appearance, lightspill, times of use, traffic and noise are explored further in the report below</p>
<p>C. Woodard 76 Grimsdyke Road Hatch End</p>	<p>Objects to application due to: *Increased traffic in the area * light pollution *Noise Pollution *Impact on conservation area *parking * House values</p>	<p>All issues relating to light, noise, parking and traffic are dealt with in the report below. House values are not a material planning consideration</p>
<p>Mr & Mrs Hempenstall 84 Grimsdyke Road Hatch End</p>	<p>Objects to application due to: *columns would be out of scale and overbearing on conservation area * Height of floodlights have been reduced since last application but they would still be higher than the houses on Grimsdyke Road * timings and usage of lights * impact on wildlife * parking, traffic and noise</p>	<p>The issues relating to appearance, lightspill, times of use, traffic, wildlife and noise are explored further in the report below</p>
<p>Ian Mathias and Sharon Edwards 61 Grimsdyke Road, Hatch End</p>	<p>Objects to the application due to: *columns would be out of scale and overbearing on conservation area * Height of floodlights have been reduced since last application but they would still be higher than the houses on Grimsdyke Road</p>	<p>The issues relating to appearance, lightspill, times of use, traffic, wildlife and noise are explored further in the report below</p>

	<ul style="list-style-type: none"> * timings and usage of lights * impact on wildlife * parking, traffic and noise 	
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4.8 Statutory and Non Statutory Consultation

4.9 The following consultations have been undertaken:

LBH Environmental Health
 LBH Highways
 LBH Conservation Officer
 LBH Biodiversity Officer
 LBH Lighting Engineer
 Historic England – GLASS
 Hatch End Association

4.10 External Consultation

4.11 A summary of the consultation responses received along with the Officer comments are set out in the Table below.

Consultee	Summary of contents	Officer Comments
Historic England – GLASS	No objections. The proposal is unlikely to have any significant effect on the heritage assets of archaeological interest. The proposed floodlight columns are however located away from the scheduled monument and the scale of the works are too small to result in a significant archaeological impact at this location.	The comments of Historic England (Greater London Archaeology Advisory Service) are noted.
Hatch End Association	We understand some of the objectors' views on the possible impact of lights on their gardens and noise from rugby players and bystanders. But, overall we support the proposal which will encourage supervised activity for young people. Slight concerns over the daylight of the columns and large events should be avoided because of traffic congestion in the area.	Noted: The character of the proposed columns and transportation issues are addressed in the report below.

4.12 Internal Consultation

4.13 A summary of the consultation responses received along with the Officer comments are set out in the Table below.

Consultee	Summary of contents	Officer Comments
LBH Conservation	No objection, due to the louvres fitted to the rear of floodlights and the reduction in height of the columns since the previously refused planning application P/1921/15	The character of the proposed lighting is addressed in the report below.
LBH Environmental Health	I note calculations are supplied which demonstrate the lighting scheme will comply with the ILP recommended guidance for the reduction of obtrusive light. Thus I have no objections concerning light nuisance to adjacent residents. The Design and Access Statement indicates the lights will be used until 9:30 pm which is acceptable as such a curfew. If considered necessary I would recommend the limitations of use proposed in the design and Access Report i.e. 9:30pm curfew and no more than 3 evenings a week usage, be imposed by condition to prevent intensification of use.	The comments from EHO are noted. Conditions have been added to the permission to restrict the timings of the proposed floodlighting
LBH Lighting Engineers	No Objections subject to conditions restricting hours of use	This is addressed in the report below
LBH Biodiversity Officer	It would appear from the report that the proposed artificial light levels would have no significant impact on the bat habitats or in the wider context. The conservation status of the bats would not be significantly affected by the proposed lighting application and the legislation in relation to bats would be addressed. The proposed lighting form a	The comments related to biodiversity are noted and are addressed in the report below.

	biodiversity view would be acceptable.	
LBH Highways	No objection to the proposal as it is unlikely to present significant highways issues	The comments are noted and the highway issues are dealt with in the report below.

5.0 POLICIES

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'

5.2 The Government has issued the National Planning Policy Framework [NPPF] which consolidates national planning policy and is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

6.0 APPRAISAL

6.1 The main issues are:-

Principle of the Development
Regeneration

Character and Appearance of the Area and Adjacent Pinnerwood Park Estate
Conservation Area

Residential Amenity

Biodiversity

Traffic and Parking

6.2 Principle of Development

6.2.1 Policy DM17 of the DMP states that proposals for the beneficial use of land in the Green Belt where the use would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing use will be supported. Regard will be given to the visual amenity and character of the Green Belt, the potential for enhancing public access within the Green Belt and the desirability of improving the quality of the environment within the Green Belt. Policy 7.16 of The London Plan sets out similar aims.

6.2.2 Recreational uses are appropriate uses within the Green Belt and the provision of floodlights would be likely to provide greater access to recreational activities on the site. Accordingly, the principle of the provision of ancillary structures on the site which would facilitate recreational uses in the Green Belt is acceptable.

6.2.3 Policy 3.19 of the London Plan states that proposals that increase or enhance the provision of sports and recreational facilities will be supported. It goes on to say that the provision of floodlighting should be supported in areas where there is an identified need for sports facilities to increase sports participation opportunities, unless the floodlighting gives rise to demonstrable harm to the local community or biodiversity.

6.2.4 Policy DM48 of the Development Management Policies Local Plan (2013) notes that proposals that would increase the capacity and quality of outdoor sport facilities, and would secure community access to private facilities, will be supported provided that:

- a. there would be no conflict with Green Belt, Metropolitan Open Land and open space policies;
- b. the proposal would not be detrimental to any heritage or biodiversity assets within or surrounding the site; and
- c. there would be no adverse impact on residential amenity or highway safety.

6.2.5 Proposals for uses that would support outdoor sporting uses will be supported where they are:

- a. ancillary in terms of size, frequency, use and capacity; and
- b. do not displace or prejudice facilities needed for the proper functioning of the principal outdoor sports uses.
- c. Proposals for floodlighting will be supported where it would enhance sport facilities and would not be detrimental to the character of the open land, the amenity of neighbouring occupiers nor harmful to biodiversity.

6.2.6 It is considered that the principle of the floodlighting would be acceptable in this instance due to the fact that the revised proposal would result in the reduction of height of the proposed lighting columns to 12.0m, which would be 1.0m above the existing goal posts on site.

6.2.7 The proposal would increase sports participation opportunities within the rugby club and the wider community, in accordance with London Plan policy 3.19 and Development Management Policies Local Plan (2013) – Policy DM48. Officers consider the ‘public benefits’ arising from the use to be significant and would be in accordance with policies in relation character, residential amenity and bio-diversity which are explored in the report below.

6.3 Regeneration

6.3.1 It is considered that proposal to floodlight pitch number one at Shaftesbury Playing Field would provide a number of benefits for the local area and the wider Borough.

6.3.2 It is considered that providing floodlighting to the pitch would enhance the current facilities of the site which in turn would increase the recreational opportunities at

the site. By providing improved facilities, the profile of the rugby club would be raised and therefore enabling health benefits, increased community engagement and participation and a general uplift in sporting opportunity for the area and wider Borough.

6.4 Character and Appearance of the Area and Adjacent Pinnerwood Park Estate Conservation Area

6.4.1 Policy DM1 of the Development Management Policies Local Plan seeks to ensure a high standard of development whilst Policy DM7 of the DMP seeks to protect heritage assets. Policy DM6 of the DMP states that proposals that would realise sustainable opportunities for increased appreciation of, or public access to, areas of special character will be supported. Proposals that would substantially harm an area of special character will be resisted.

6.4.2 A number of objections have been raised in relation to the impact of the proposed 12.0m floodlights and light spill on the conservation area.

6.4.3 The key views section in the Conservation Area Appraisal and Management Statement for Pinnerwood Park Estate Conservation Area [CAAMS] highlights the importance of these open spaces in the setting of the conservation area and it provides a map giving examples of typical types of key views. It states: 'the map is indicative and shows the types of views available'.

6.4.4 The three rugby pitches to the rear of properties on Grimsdyke Road have goal posts which are 11.0m in high to the side boundary of the pitches. The proposed floodlights would be 1.0m higher than the existing goal posts. It is considered that the proposed floodlighting columns would not be out of character for the site. The site is obvious in its use. It is considered that lighting columns are a feature which is expected to be related to such activities and that, whilst not an overriding factor in the consideration of the application, such furniture can be expected to be part of the visual appearance of such sites.

6.4.5 In terms of the impact on the adjacent conservation area, the proposed floodlights would not be significantly higher than the existing goal posts. The goal posts are not visually dominant from the streetscene in Grimsdyke Road due to the separation distance from the rear of properties on Grimsdyke Road. Therefore the only views of the proposed lighting columns would be transient views when passing the gaps in the houses on the north side of Grimsdyke Road.

6.4.6 The Council's Conservation officer has commented on the application and notes that the proposal has been revised since the previously refused planning application P/1921/15. It is considered that the reduction of height of the lighting columns and the proposal to fit louvres to the backs of the luminaires would mitigate any undue harm to the adjacent Pinnerwood Park Estate Conservation Area.

6.4.7 In summary it is considered that the current application would overcome previous concerns in relation to the impact of the proposed floodlighting on the adjacent Conservation Area in accordance with London Plan policy 7.4B and Development Management Policies Local Plan (2013) - Policy DM1 and DM7 and would

therefore have an acceptable impact on character of the area.

6.5 Residential Amenity

6.5.1 Policy 7.6B, subsection D, of The London Plan (2016) states that new buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. Policy DM1 of the DMP seeks to ensure that “proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted”.

6.5.2 Rugby pitch no. 1, which is the subject of the application, is located approximately 25.0m from the rear elevation of properties of Grimsdyke Road and approximately 21.0m from the rear elevations of properties on Colburn Avenue. A number of objections have been received regarding the impact of light spill into the neighbouring properties and the effect this would have on the privacy of neighbouring residence.

6.5.3 The applicant has provided light spill diagrams with the application and these have been reviewed by Harrow Council Environmental Health and the Council's Street Lighting Engineer.

6.5.4 Environmental Health note that the light spill calculations that have been supplied demonstrate that the lighting scheme would comply with the Institution of Lighting Professionals (ILP) recommended guidance for the reduction of obtrusive light. Thus there would be no undue impacts in regards to light nuisance on adjacent residents.

6.5.5 The Council's Street Lighting Engineer has also viewed the application. It is noted that the application is a resubmission of refused planning application P/1921/15. No undue harm was found as a result of the previous light spill diagrams that were submitted. Furthermore, lower light spill levels have been achieved in the current application by lowering the floodlighting columns and the fitting of louvres to the rear of the luminaires.

6.5.6 As such it is considered that the revised application would not result in unreasonable impacts in terms of light spill on the residents of Grimsdyke Road and Colburn Avenue. However, it is recommended that a condition is attached to this permission to ensure that the proposed floodlighting is angled correctly prior to use.

6.5.7 A number of adjoining residents have raised concerns regarding the times of use in regards to the proposed floodlighting and the impacts in regards to intensity and noise. It is considered that there would not be additional noise and disturbance to the immediate adjacent occupiers as a result of the proposal. The use of lights on pitch one is likely to result in some increase in use during winter months. The applicants have suggested (in their application) a time limit of 16.00 to 2130. This time limit would permit play to a time consistent with mid summer natural light and it is considered appropriate that a condition to this effect be imposed.

6.5.8 The illumination of pitch one for the time proposed would not result in any greater intensity than could be accommodated at present during daylight summer months and it is not therefore considered that the development would result in unreasonable activity, beyond that which would be expected within such a recreation site.

6.5.9 In summary, and noting the objections received, it is considered the proposal would not have an adverse impact on the residential amenities of adjoining occupiers in accordance with London Plan policy 7.6B and Development Management Policies Local Plan (2013) - Policy DM1 and would therefore have an acceptable impact on neighbouring amenity.

6.6 Biodiversity

6.6.1 The site is not located within a Site of Nature Conservation Importance [SINC] but borders an area of open fields to the west with the rear gardens of Colburn Avenue and Grimsdyke Road containing a number of mature trees. Objections have also been received in response to the application and the impacts that the proposed floodlights would potentially have on the wildlife in the area.

6.6.2 The Councils Bio-diversity Officer has been consulted on the proposal and notes there is an area of scrub at the western edge. Many gardens in the vicinity are mature and well treed, as is the footpath to the south-east which connects Woodridings Close with The Avenue. The Councils' Bio-Diversity Officer states that there is a reasonable possibility that bats might use these areas to commute or roost.

6.6.3 Since the previously refused planning application a bat survey has been undertaken. This report has been reviewed and it would appear from the report that the proposed artificial light levels would have no significant impact on the bat habitats or in the wider context. The conservation status of the bats would not be significantly affected by the proposed lighting application and the legislation in relation to bats would be addressed.

6.6.4 In summary, the development would accord with Harrow Core Strategy (2012) policy CS1.E, policy 7.19 of The London Plan (2016), policy DM20 of the Development Management Policies Local Plan (2013) and the Harrow Biodiversity Action Plan (2009).

6.7 Traffic and Parking

6.7.1 A number of objections have been received regarding the potential traffic and parking problems associated with the application for floodlights.

6.7.2 The proposal would seek to have a pitch one floodlight to enable rugby training in hours of darkness. The applicant has stated that the amount of traffic would not substantially increase as each training session can only accommodate a certain number of people. The Highways Authority has been consulted on the application and note that; as this application is only for floodlights, there are no significant concerns. However, it will enable activity to take place that isn't

currently happening.

- 6.7.3 There is an existing car park on site which holds up to sixty cars. Furthermore, there are already parking restrictions in the vicinity where relevant so even if there were overspill parking, general safety has already been considered. It is accepted that there is likely to be an increase in vehicular traffic as training sessions will be able to take place into the evening which at present they cannot. However, the impact would not be expected to be substantial.
- 6.7.4 Overall it is considered that the proposal to install floodlights would not have an adverse impact on highway and pedestrian safety.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposed floodlights would result in 'less than substantial' harm to the openness of the green belt and the character of the Pinnerwood Park Estate Conservation Area. Paragraph 134 of the NPPF states that where development proposals would lead to 'less than substantial harm' to a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 7.2 The proposal would improve health and well-being in the Borough, encourage social interaction through sport and enhance the reputation of the Borough as place for sporting opportunities. It would therefore secure significant public benefits for the Borough. Officers consider that these public benefits, as described in the report above, outweigh the 'less than substantial harm' to the Green Belt and Pinnerwood Park Estate Conservation Area. In addition, the use of mitigating planning conditions such as time restrictions and correct angles of floodlights in accordance to light spill prior to use, coupled with the public benefits of the overall proposal, would outweigh potential harm to neighbouring residential amenities.

APPENDIX 1: CONDITIONS AND INFORMATIVES

Conditions

1 Timing

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 Approved Plans and documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Design & Access Statement; PIN/200; PIN/201; PIN/202 Rev A; 12M U LITESCAN

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

3 Use

The floodlights hereby approved shall not be used before 8:30hrs and no later than 21:30hrs on any day for club activities and shall not be used at any other time.

Reason: In the interests of the amenities of neighbouring occupiers and the character of the area.

4 Maintenance of Lights

The floodlights hereby approved shall be maintained in the approved condition and no operation of the lights will occur if any fault, breakage, or other situation should arise where light would spill outside of the areas indicated on approved plans.

Reason: In the interests of the amenities of neighbouring occupiers and the biodiversity of the area.

5 Post Installation

The floodlights hereby approved shall not be used until post installation measurements are taken on site in relation to the proposed luminaire set up/aiming angles and are submitted to, and approved in writing by the Local Planning Authority. The lighting configuration shall thereafter be retained.

Reason: To ensure that the scheme is installed according to the approved drawings to avoid any undue impact on the neighbouring properties in accordance with policy DM1 of the Harrow Development Management Policies Local Plan (2013).

Informatives

1 Policies

The following policies are relevant to this decision:

National Planning policy Framework (2012)

The London Plan (Consolidated with amendments since 2011) (2015)

- 3.19 Sports and Facilities
- 7.4B Local Character
- 7.6B Architecture
- 7.8 Heritage Assets and Archaeology
- 7.16 Green Belt

Harrow Core Strategy (2012):

Policy CS 1B, D, F

Policy CS 7

Development Management Policies Local Plan 2013

Policy DM 1 Achieving a High Standard of Development

Policy DM 7 Heritage Assets

Policy DM 17 Beneficial Use of the Green Belt and Metropolitan Land

Policy DM 42 Parking Standards

Policy DM 48 Enhancing Outside Sport Facilities

Supplementary Guidance/ Documents

2 Pre-application engagement

Grant with pre-application advice

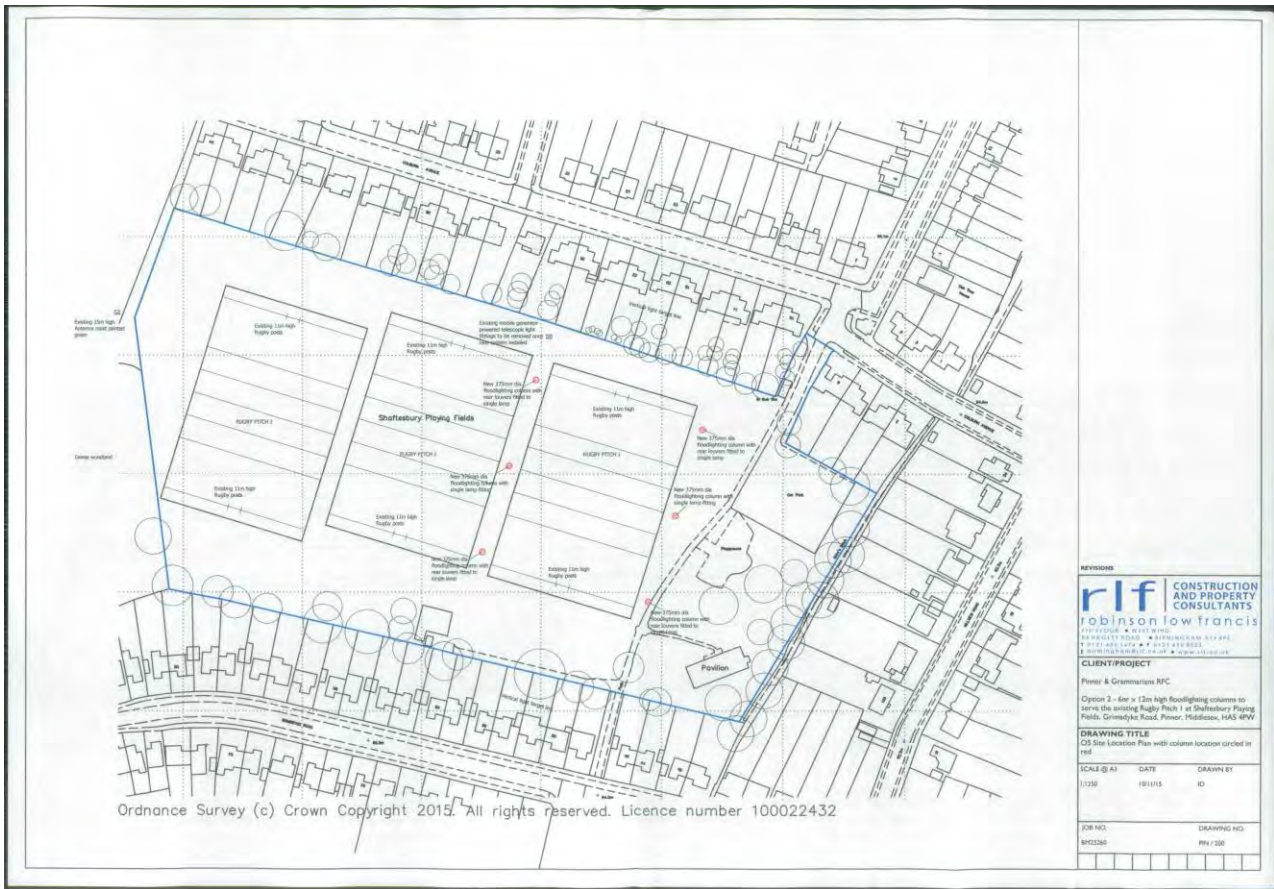
Statement under Article 31 (1)(cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)"

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

3 Considerate Contractors 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.

APPENDIX 2: SITE PLAN



revisions

rlf CONSTRUCTION AND PROPERTY CONSULTANTS
 robinson low francis
 100 HAZELTON ROAD, BRIMLEY, LEICESTERSHIRE LE15 8EJ
 0116 254 0000 • 0116 254 0001 • www.rlf.co.uk

CLIENT/PROJECT
 Primer & Grimmarians RFC
 Option 2 - 6m x 12m high floodlighting columns to serve the existing Rugby Pitch 1 at Shaftesbury Playing Fields, Grimleyke Road, Primer, Middlesex, HA5 4PW

DRAWING TITLE
 CD Site Location Plan with column location circled in red

SCALE @ A1	DATE	DRAWN BY
1:1250	09/11/15	ID

JOB NO.	DRAWING NO.
BPC236	PM / 200

APPENDIX 3: SITE PHOTOGRAPHS



VIEW TOWARDS THE REAR OF COLBURN AVE



LOOKING NORTH WEST



Pavilion and rear boundary to Hillview Rd



Pitch One looking toward rear of Grimsdyke Road



Looking across pitches



Goal post adjacent to rear of Grimdsyke Rd



Rear of properties on Colburn Ave

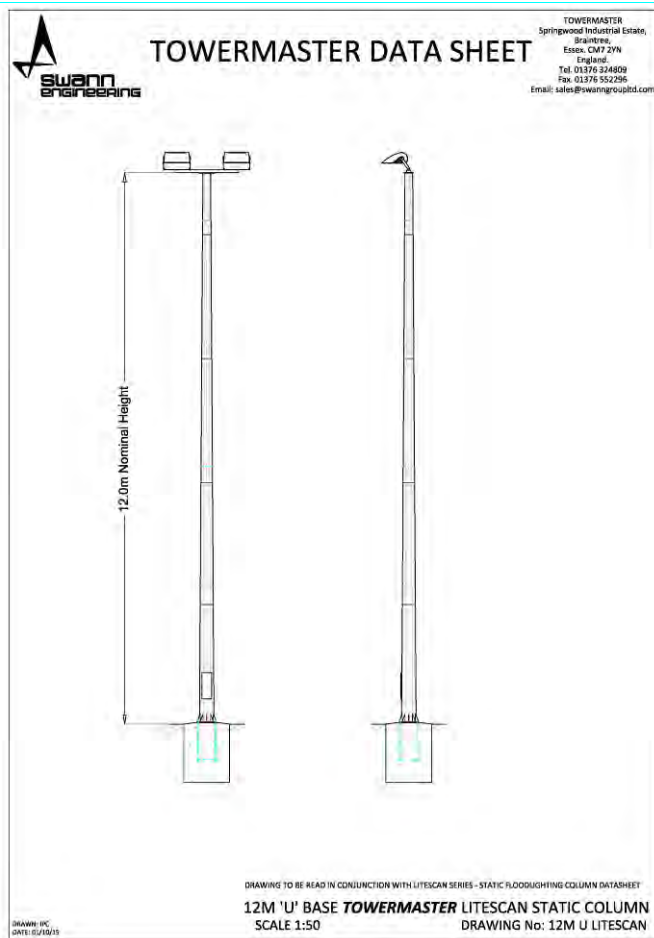


Grimdsyke Road



Transient view through gaps in houses on Grimsdyke Road

APPENDIX 4: PLANS AND ELEVATIONS



Proposed Elevations



Proposed Sections