

LOCATION: Montrose Playing Fields, Montrose Avenue, Colindale, NW9 5BY

REFERENCE: 17/1929/FUL **Received:** 27 March 2017

Accepted: 30 March 2017

WARD(S): Burnt Oak **Expiry:** 29 June 2017

APPLICANT: Jon Sheaff and Associates

PROPOSAL: The refurbishment of Silkstream Park and Montrose Playing Fields; the creation of new entrances; the installation of new footpaths and cycleways with 9 racks which would accommodate 18 bicycles; the installation of new hard paved public realm areas; the installation of new bridges and refurbishment of an existing bridge; the creation of a new pedestrian and cycle crossing of Montrose Avenue; the installation of new road surfaces and road design details on Montrose Avenue; the demolition of the existing pavilion building; the refurbishment of the existing tramshed building; the creation of new flood attenuation areas through amendments to levels and cut and fill operations; the installation of new playground facilities; the installation of new skateboarding facilities; the installation of new outdoor sports facilities including a multi-use games area, tennis courts, a green gym and basketball hoops; the provision of two no. 9 x 9 grass football pitches; the installation of occasional play equipment; new tree planting; new soft landscape planting

RECOMMENDATION 1

Resolution to approve subject to conditions detailed in Appendix 1.

RECOMMENDATION 2

It is RESOLVED that the Committee grants delegated authority to the Head of Planning to make any minor alterations, additions or deletions to the recommended conditions and obligations as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice-Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

OFFICER ADDENDUM REPORT

This addendum report follows the approval of the above scheme, which was unanimously approved by the Planning Committee on the 25th of October 2017. This addendum report makes no amendments to the originally approved scheme or plans. All details of the application, as previously approved by the October

Committee remain the same. However following further discussions with the applicant regarding the then attached conditions, officers have identified a number of conditions that are no longer required as they do not relate specifically to the development, are excessive or are unclear. In the interest of a smoother, less convoluted planning process Officers have elected to remove such conditions at this stage prior to the formal issuing of the Decision Notice. The relevant conditions to be removed or amended are as follows:

- *Removed:* 9, 13, 15, 16, 18,
- *Amended:* All other conditions due to a minor clerical error.

Subject to the acceptability of the above to the committee, the list of new conditions and informatives to be attached is as per Appendix 1.

APPENDIX 1 – CONDITIONS

1) This development must be commenced within three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents unless otherwise agreed in writing by the Local Planning Authority:

A1749-JSA-L001; A1749-JSA-L010; A1749-JSA-L100; A1749-JSA-L101; A1749-JSA-L102; A1749-JSA-L103 A1749-JSA-L104; A1749-JSA-L105; A1749-JSA-L110; A1749-JSA-L111; A1749-JSA-L112; A1749-JSA-L113; A1749-JSA-L114; A1749-JSA-L115; A1749-JSA-L200; A1749-JSA-L201; A1749-JSA-L202; A1749-JSA-L203; A1749-JSA-L204; A1749-JSA-L205; A1749-JSA-L300; A1749-JSA-L301; A1749-JSA-L302; A1749-JSA-L303; A1749-JSA-L304; A1749-JSA-L305; A1749-JSA-L400; A1749-JSA-L401; A1749-JSA-L402; A1749-JSA-L403; A1749-JSA-L404; A1749-JSA-L405; A1749-JSA-L406; A1749-JSA-L407; A1749-JSA-L408; A1749-JSA-L409; A1749-JSA-L410; A1749-JSA-L411; A1749-JSA-L430; A1749-JSA-L431; A1749-JSA-L432; A1749-JSA-L433; A1749-JSA-L434; A1749-JSA-L435; A1749-JSA-L500; A1749-JSA-L501; A1749-JSA-L502; A1749-JSA-L503; A1749-JSA-L504; A1749-JSA-L505; A1749-JSA-L506; A1749-JSA-L507; A1749-JSA-L508; A1749-JSA-L509; A1749-JSA-L600; A1749-JSA-S001; A1749-JSA-S002; A1749-JSA-S003; A1749-JSA-S004; A1749-JSA-S010; A1749-JSA-S011; A1749-JSA-S012; A1749-JSA-S020; A1749-JSA-S021; A1749-JSA-S022; A1749-JSA-S023; A1749-JSA-S025; A1749-JSA-S030; A1749-JSA-S031; A1749-JSA-E001; A1749-JSA-E002; A1749-JSA-E003; A1749-JSA-E004; A1749-JSA-E005; A1749-JSA-E006; A1749-JSA-E007; A1749-JSA-E008; A1749-JSA-SK020; A1749-JSA-SK030; A1749-JSA-SK031; A1749-JSA-SK032; A1749-JSASK032; A1749-JSA-SK033; A1749-JSA-SK034; A1749-JSA-SK035; A1749-JSA-SK036; A1749-JSA-SK037; A1749-JSA-SK038; A1749-JSA-SK039; A1749-JSA-SK040; A1749-JSA-SK041; A1749-JSA-SK042; A1749-JSASC001; A1749-JSA-DOC01; A1749-JSA-DOC02; A1749-JSA-DOC03; A1749-JSA-APP_1; A1749-JSA-APP_2; A1749-JSA-APP_3.1; A1749-JSAAPP_3.2; A1749-JSA-APP_3.3; A1749-JSA-APP_3.4; A1749-JSA-APP3.5.

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

3) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection shown on the tree protection plans hereby approved have been erected around existing trees on site. These protection measures shall remain in position until the development works are completed and no material or soil shall be stored within the tree protection zone at any time.

Reason: To safeguard the health of existing trees in accordance with policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted) September 2012, policy DM01 of the Development Management Policies DPD (adopted) September 2012, and Policy 7.21 of the London Plan (2016).

4) a) Prior to commencement details of the soft landscaping, plants and trees species proposed for the scheme along with a full and detailed management programme for the establishment of these plants shall be submitted to and approved in writing by the Local Planning Authority

b) The development shall thereafter be implemented in accordance with details approved under this condition.

Reason: To protect visual tree amenity within the local area in accordance with policy DM01 of the Development Management Policies DPD (Adopted) September 2012.

5) a) No development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. The planning application lies in an area of archaeological interest.

b) If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place.

Reason: In the interest of recording historic data within the area in accordance with policy CS5 of the Core Strategy DPD (Adopted) September 2012; policy DM06 of the Development Management Policies DPD (Adopted) September 2012; Policy 7.8 of the London Plan (2016); and the provisions of the National Planning Policy Framework (2012).

6) The development permitted by this planning permission shall be carried out in accordance with the approved flood risk assessment (FRA) 'Silkstream and Montrose Parks: Flood Risk Assessment August 2016', specifically in regards to the compensatory flood storage measures detailed within the FRA. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reasons: To prevent flooding on site and elsewhere by ensuring that compensatory storage of flood water is provided in accordance with policies CSNPPF, CS5, and CS7 of the Core Strategy DPD (Adopted) September 2012; policy DM04 of the Development Management Policies DPD (Adopted) September 2012; and Policy 5.12 of London Plan (2016).

7) No development shall take place until a detailed method statement for removing or the long-term control of Japanese Knotweed (and other Wildlife and Countryside Act listed knotweed) on the site shall be submitted to and approved in writing by the

local planning authority. The method statement shall include measures that will be used to prevent the spread of Japanese Knotweed and other identified invasive plants during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/root/stem of any invasive plant listed under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement.

Reasons: To help prevent the spread of the two species of Japanese knotweed and other invasive species identified on site in accordance with policies DM04, DM15 and DM16 of the Development Management Policies DPD (Adopted) September 2012.

8) No development shall take place until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements:

- Details demonstrating how a minimum 5 metre undeveloped and naturalised buffer zone to the Silkstream will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan. The buffer zone should be free from built development.
- Details should be provided of any proposed footpaths and bridge crossings, including within the buffer zone.
- Detail of the extent and type of new planting, including within the buffer zone.
- Details of habitat establishment and maintenance regimes, with details of any new habitat created on site.
- Details of treatment of site boundaries and/or buffers around water bodies.
- Details of management responsibilities and a long term management plan.
- Details of retained vegetation and trees.
- Plans showing no light spill from external artificial lighting into the watercourse or adjacent river corridor habitat (to achieve this the specifications, location and direction of external artificial lights should be such that the lighting levels within 8 metres of the top of bank of the watercourse are maintained at background levels which are considered to be a Lux level of 0-2).

Reason: To protect the existing biodiversity within the area, the watercourses and wildlife in accordance with policies CSNPPF, CS5, and CS7 of the Core Strategy DPD (Adopted) September 2012; policies DM01, DM04 and DM16 of the Development Management Policies DPD (Adopted) September 2012; Policies 5.12, 7.18 and 7.19 of London Plan (2016); and the NPPF

9) In line with the existing and proposed highways ownership details, the development hereby permitted shall ensure that integrated access with the proposed Montrose Youth Zone development proposals access is retained and maintained at all times, from Montrose Avenue as created for the development.

Reason: To ensure that the proposed development does not harm the character of the area and maintains highway and pedestrian safety in accordance with policies CS9, CS13 and CS14 of Core Strategy (Adopted) September 2012; policies DM01, DM04 and DM17 of Development Management Policies (Adopted) September 2012; and Policies 5.3, 5.18, 5.21, 7.14, 7.15, and 7.21 of the London Plan (2016).

10) The developer to ensure that the detailed plans for the proposals are undertaken in collaboration with the Montrose Youth Zone masterplan developers, and an integrated plan showing how the two development sites will interact to be submitted to the Council for approval. Such details will include any diversion of the existing pedestrian footpaths for the whole development.

Reason: To ensure the development meets the needs of its future users complies with the requirements of Policies 3.8 and 7.2 of the London Plan (2016).

11) Before the development hereby permitted is occupied; details of cycle parking and cycle storage facilities in accordance with the London Plan should be submitted to and approved by the Local Planning Authority and such spaces shall be permanently retained thereafter. Minimum aisle widths, as set out in London Cycling Design Standards, must be met and 5% of space should be provided for the storage of non-standard cycles.

Reason: In order to encourage sustainable transport methods in accordance with policy CS9 of Core Strategy (Adopted) September 2012; policy DM17 of Development Management Policies (Adopted) September 2012; and the London Cycling Design Standards (2016).

12) Prior to Ground Works and Site Preparation Works, no development shall commence until a Construction Environmental Management Plan, setting out the construction and environmental management measures associated with that Development Phase, has been submitted to and approved in writing by the Local Planning Authority and shall include:

Construction site and works

- i. Site information (including a site plan and management structure)
- ii. Description of works, equipment and storage
- iii. Programme of works
- iv. Temporary hoarding and fencing
- v. Temporary works
- vi. Interim drainage strategy
- vii. Intrusive site investigation works and monitoring (the scope to be agreed in writing with the Local Planning Authority)

Construction management and procedures

- viii. Code of Considerate Practice
- ix. Consultation and neighbourhood liaison
- x. Staff training and briefing procedures
- xi. Schedule of environmental legislation and good practice

- xii. Register of permissions and consents required
- xiii. Environmental Audit Programme
- xiv. Environmental Risk Register
- xv. Piling Works Risk Assessment
- xvi. Health and safety measures
- xvii. Complaints procedures
- xviii. Monitoring and reporting procedures

Demolition and waste management

- xix. Demolition Audit
- xx. Site clearance and waste management plan
- xxi. Asbestos survey and disposal strategy

Construction traffic

- xxii. Construction traffic routes
- xxiii. Construction traffic management including access to the site (specifically any proposed temporary construction accesses to the site); the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway and ways to minimise pollution.

Environmental Management

- xxiv. Ecology surveys and management plan (as required by the ES) in relation any existing ecological features that may be affected by works in that Development Phase
- xxv. Measures to minimise visual impact during construction
- xxvi. Measures to minimise noise and vibration levels during construction
- xxvii. Measures to minimise dust levels during construction
- xxviii. Measures to control pollution during construction (including a Pollution Response Plan)
- xxix. Construction lighting strategy, including measures to minimise light spill
- xxx. Measures to reduce water usage during construction
- xxxi. Measures to reduce energy usage during construction
- xxxii. Any other precautionary and mitigation measures in relation to demolition and construction as identified in the ES and the EIA Mitigation Register

The development shall thereafter be implemented in accordance with the measures detailed within the statement.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties, in the interests of highway and pedestrian safety and in the interests of protecting the environment and trees in accordance with policies CS9, CS13 and CS14 of Core Strategy DPD (adopted) September 2012 and policies; DM01, DM04 and DM17 of the Development Management Policies DPD (adopted) September 2012; and Polices 5.3, 5.18, 7.14, 7.15, 7.21 and 5.21 of the London Plan (2016).

13) No part of the development shall come into operation until works for the entrance ways as approved by the Local Planning Authority, are made available for use. This includes the raised crossing and new footpaths.

Reason: To ensure there is adequate access available to all units and commercial units in accordance with policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

14) In the event that the Gaelic Football Club and pitch displaced by the Copthall Leisure Centre redevelopment are unable to be accommodated within the National Institute of Medical Research or another robustly identified site, a Gaelic Football pitch, and ancillary facilities, that meets Sport England or National Governing body approval shall be made on Montrose Playing Fields in addition to the playing pitches indicated in the masterplan hereby permitted. In this event, before first use of the Gaelic Football playing pitch on the Montrose Playing Fields, a management plan should be submitted to the Local Planning Authority detailing the hours of use and activities associated with the Gaelic Football Club.

Reason: To safeguard the character and visual amenities of the site and wider area in accordance with policies CS5 and CS7 of Core Strategy (Adopted) September 2012; policies DM01 and DM15 of Development Management Policies (Adopted) September 2012; and Policies 2.18 and 7.18 of the London Plan (2016).

15) Prior to first occupation of the refurbished tram shed hereby permitted a Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include, but not be limited to the following:

- Hours of opening for the tram shed;
- Management arrangements for the site and facilities;
- Scale and frequency of events taking place on a weekly, monthly and annual basis and how these events will be managed;
- Code of conduct for users of the site;

The tram shed shall thereafter operate in accordance with the approved details.

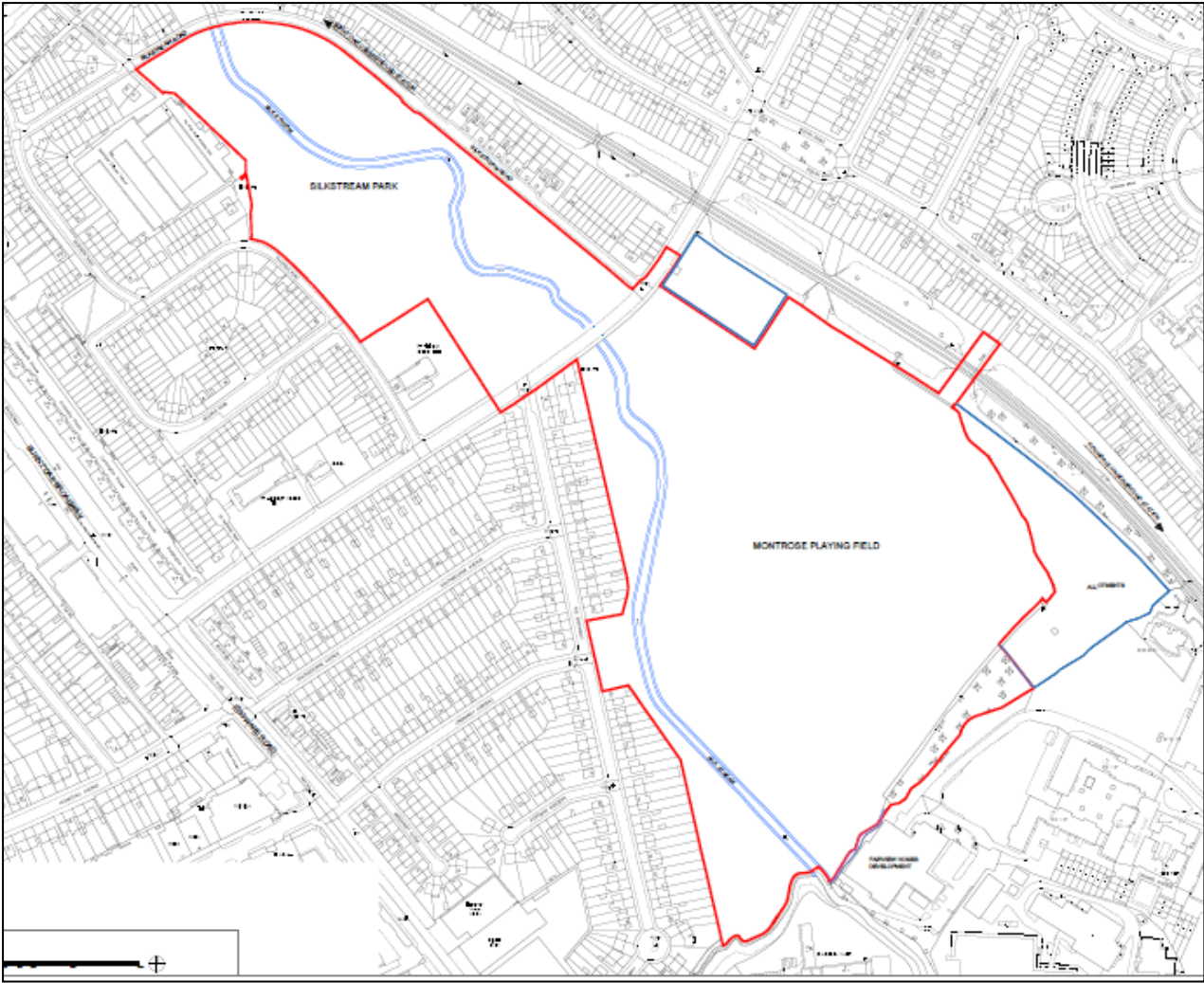
Reason: To ensure the development is fit for purpose and sustainable and to accord policies with CS1, CS5 and CS7 of Core Strategy (Adopted) September 2012 and DM01 of Development Management Policies (Adopted) September 2012.

INFORMATIVES

- 1) Tree and shrub species selected for landscaping/replacement planting provide long term resilience to pest, diseases and climate change. The diverse range of species and variety will help prevent rapid spread of any disease. In addition to this, all trees, shrubs and herbaceous plants must adhere to basic bio-security measures to prevent accidental release of pest and diseases and must follow the guidelines below.

An overarching recommendation is to follow *BS 8545: Trees: From Nursery to independence in the Landscape. Recommendations* and that in the interest of Bio-security, trees should not be imported directly from European suppliers and planted straight into the field, but spend a full growing season in a British nursery to ensure plant health and noninfection by foreign pests or disease. This is the appropriate measure to address the introduction of diseases such as Oak Processionary Moth and Chalara of Ash. All trees to be planted must have been held in quarantine.

- 2) Under the terms of the Environmental Permitting Regulations, a Flood Risk Activity Permit is required from the Environment Agency for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Silkstream, designated a 'main river'. Details of lower risk activities that may be Excluded or Exempt from the Permitting Regulations can be found on the gov.uk website. A permit will definitely be required for this particular development proposal, including for any morphological enhancement work and temporary works during preparatory stages. Please contact us at PSO-Thames@environment-agency.gov.uk for more information.
- 3) For use of herbicides in or near to water, prior consultation and approval from the Environment Agency is required before the first application. This is to ensure that the herbicides will not have a detrimental effect on the riverine habitat.
- 4) This permission relates to the works outlined in the application description and does not include the construction of a new 'café hub' building. The construction of a new café hub building will have to be appraised under a separate planning application.
- 5) Any new café hub building application will be expected to include changing facilities in line with Sports England comments.
- 6) Any new buildings or structures required to support sports uses which are not detailed in this application (e.g. floodlighting, changing rooms, sports equipment storage building) will require planning permission.



**APPENDIX 2 – ORIGINAL COMMITTEE REPORT APPROVED ON 25TH OCTOBER
2017.**