

Location	King George Playing Field Barnet Lane Barnet EN5 2DN	
Reference:	21/2543/FUL	Received: 6th May 2021 Accepted: 6th May 2021
Ward:	Underhill	Expiry 1st July 2021
Case Officer:	Stephen Volley	
Applicant:	Mr Mort Reidy	
Proposal:	New Gaelic football clubhouse/changing rooms and associated car parking	

OFFICER'S RECOMMENDATION

Approve subject to s106 Agreement

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in their absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

RECOMMENDATION I:

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

1. Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
2. All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;
3. That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:
 1. Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
 2. All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority

(a) Travel Plan to meet the criteria of the current Transport for London travel plan guidance

(b) Monitoring of the agreement £5,000.00

RECOMMENDATION II:

That upon completion of the agreement specified in Recommendation I, the Service Director for Planning and Building Control approve the planning application subject to the following conditions and any changes to the wording of the conditions considered necessary by the Service Director for Planning and Building Control:

- 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 approved plans and documents unless otherwise agreed in writing by the Local Planning Authority

1101_P01 Site Location.

1101_P02_Site layout Option 2 (as amended)

101_P03 Landscaping.

1101-P04_Proposed Floor Plans.

1101_P05 Proposed Front and Rear Elevations.

1101-P06_Proposed Side Elevations.

1101_P07 Sections A A and B B.

1101_P08 Site Elevations.

Flood Risk Assessment Report Rev A _28.04.21_Report.

Flood Risk Assessment Report Rev A _28.04.21_Appendices.

Alternative Sites Assessment Report Final Dated March 2021.

Justification and Needs Planning Report Dated Feb 2021.

St Kiernans GFC King George V Playing fields Transport Statement.

Additional Transport Statement dated 18th January 2022

J.B Architecture Design and Access Statement

Site Visit Photos Report Dated 18th May 2021.

Pitch Comparison Report Dated 09.11.21

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the application as assessed in accordance with policies CS1, CS4, CS5, DM01 and DM02 of the Barnet Local Plan

- 3 a) Prior to above ground works taking place details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas hereby approved have been submitted to and approved in writing by the Local Planning Authority.

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

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policy D4 of the London Plan 2021.

- 4 Before the development hereby permitted is occupied; parking spaces shall be provided in accordance with the approved drawings. Thereafter, the parking spaces shall be used only as agreed and not be used for any purpose other than the parking and turning of vehicles in connection with approved development.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 5 Before the development hereby permitted is occupied an event management scheme and parking management plan shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that parking is provided and managed in line with the council's standards in the interests of highway and pedestrian safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 6 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.

Reason: In the interests of promoting cycling as a mode of transport in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 7 Within 3 months of occupation a travel plan that meets the criteria of the current Transport for London travel plan guidance , currently 'Travel Planning for new development in London incorporating deliveries and servicing' and is ATTrBuTE compliant shall be submitted to and approved in writing by the Local Planning Authority. The document shall set out the transport policy to incorporate measures to reduce trips by the private car especially single occupancy and single passenger journeys and encourage non car modes such as walking, cycling and public transport and to reduce, consolidate or eliminate delivery trips. The Travel Plan should include the appointment of a Travel Plan Champion, SMART targets and a

clear action plan for implementing the measures. The Travel Plan should be reviewed, updated and resubmitted in writing for approval in years 1, 3, and 5 in accordance with the targets set out in the Plan.

Reason: To encourage the use of sustainable forms of transport to the site in accordance with policies Core Strategy (adopted) 2012 CS9 and Development Management Policies (adopted) 2012 DM17.

- 8 Before the permitted development is occupied a full Delivery and Servicing Plan (DSP) shall be submitted to and agreed by the Local Planning Authority.

Reason: In the interest of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 9 a) No development or site works shall take place on site until a 'Demolition and Construction Management and Logistics Plan' has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Management and Logistics Plan submitted shall include, but not be limited to, the following:

- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- ii. site preparation and construction stages of the development;
- iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
- iv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- vi. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- vii. noise mitigation measures for all plant and processors;
- viii. details of contractors compound and car parking arrangements;
- ix. details of interim car parking management arrangements for the duration of construction;
- x. details of a community liaison contact for the duration of all works associated with the development.

For major sites, the Statement shall be informed by the findings of the assessment of the air quality impacts of construction and demolition phases of the development.

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

Reason: In the interests of highway safety, noise and good air quality in accordance with Policies DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD

(adopted October 2016) and Policies SI 1, SI 7, D14 and T7 of the London Plan 2021.

- 10
- a) A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the hereby approved development.
 - b) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.
 - c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development 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), the Sustainable Design and Construction SPD (adopted October 2016).

- 11
- All work comprised in the approved scheme of hard and soft landscaping be shall be carried out before the end of the first planting and seeding season following the first occupation of any part of the building.

Reason: To ensure a satisfactory appearance to the development and protect the amenities of the area and neighbouring occupiers in accordance with policy DM01 of the Barnet Local Plan.

- 12
- Any trees, hedges or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development and protect the amenities of the area and neighbouring occupiers in accordance with policy DM01 of the Barnet Local Plan.

- 13
- The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment Report RevA dated 28.04.21. 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.

Reason: 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 Policies SI 12 and SI13 of the London Plan (2021).

- 14 No development other than demolition, site clearance and temporary enabling works, shall commence until a Sustainable Drainage Strategy detailing all drainage works to be carried out in respect of the development hereby approved and all Sustainable Urban Drainage System features to be included in the scheme have been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall not be first occupied or brought into use until the drainage works and Sustainable Urban Drainage System features approved under this condition have been implemented in their entirety.

Reason: To ensure that the development provides appropriate drainage infrastructure and to comply with Policy CS13 of the Local Plan Core Strategy (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policies SI 12 and SI13 of the London Plan (2021).

- 15 Prior to the first occupation of the development, hereby approved, details and specifications of all external lighting (including cowling) to be installed as part of the development shall be submitted to the Local Planning Authority and approved in writing. The development shall be implemented in full accordance with the approved details prior to the first occupation of the development and thereafter be permanently maintained as such.

Reason: To ensure that appropriate lighting is provided as part of the development in accordance with policy DM01 of the Barnet Local Plan.

- 16 Notwithstanding the provisions of schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that order) no extensions to the clubhouse hereby permitted shall be erected without express planning permission first being obtained.

Reason: To enable the local planning authority to retain control over these matters in the interests of controlling the intensity of use.

- 17 Within 6 months of first occupation, certification demonstrating compliance with Secured by Design standards (or any superseding accreditation) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of community safety in accordance with London Borough of Barnet's Local Plan Policy CS12 of Core Strategy (September 2012) and Policy DM02 Development Management Policies (September 2012)

- 18 a) Before the development hereby permitted is first occupied, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse

bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in full accordance with the details as approved under this condition prior to the first occupation and retained as such thereafter.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012); CS14 of the Adopted Barnet Core Strategy DPD (2012); and Policies D6 and SI7 of the London Plan 2021.

RECOMMENDATION III:

That upon completion of the agreement specified in Recommendation I, the Service Director for Planning and Building Control approve the planning application subject to the following conditions and any changes to the wording of the conditions considered necessary by the Service Director for Planning and Building Control:

That if the above agreement has not been completed or a unilateral undertaking has not been submitted by 3rd June 2022, unless otherwise agreed in writing, the Service Director for Planning and Building Control REFUSE the application under delegated powers for the following reason(s): The proposed development does not include a formal undertaking to meet the costs of Travel Plan Monitoring. The proposal would therefore not address the highway impacts of the development or encourage the use of sustainable forms of transport to the site in accordance with policies Core Strategy (adopted) 2012 CS9 and Development Management Policies (adopted) 2012 DM17.

Informative(s):

- 1 In accordance with paragraphs 38-57 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered and the Applicant engaged with this prior to the submissions of this application. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan
- 2 As a result of development and construction activities is a major cause of concern to the Council. Construction traffic is deemed to be "extraordinary traffic" for the purposes of Section 59 of the Highways Act 1980. During the course of the development, a far greater volume of construction traffic will be traversing the public

highway and this considerably shortens the lifespan of the affected highway. To minimise risks and damage to public highway, it is now a requirement as part of any new development to undertake a Highway Condition Survey of the surrounding public highway to the development to record the state of the highway prior to commencement of any development works. The condition of the public highway shall be recorded including a photographic survey prior to commencement of any works within the development. During the course of the development construction, the applicant will be held responsible for any consequential damage to the public highway due to site operations and these photographs will assist in establishing the basis of damage to the public highway. A bond will be sought to cover potential damage resulting from the development which will be equivalent to the cost of highway works fronting the development. To arrange a joint highway condition survey, please contact the Highways Development Control / Network Management Team on 020 8359 3555 or by e-mail highways.development@barnet.gov.uk or nrswa@barnet.gov.uk at least 10 days prior to commencement of the development works.

Please note existing public highways shall not be used as sites for stock piling and storing plant, vehicles, materials or equipment without an appropriate licence. Any damage to the paved surfaces, verges, surface water drains or street furniture shall be made good as directed by the Authority. The Applicant shall be liable for the cost of reinstatement if damage has been caused to highways. On completion of the works, the highway shall be cleared of all surplus materials, washed and left in a clean and tidy condition.

- 3 The developer is informed that hoarding, scaffolding, crane and skips on or abutting the public highway require a licence. To make an application for these licenses please contact the council's Highways Licence Team on 0208 359 3555 for any necessary Highways Licenses or email highwayscorrespondence@barnet.gov.uk
- 4 The submitted Construction Method Statement shall include as a minimum details of:
 - o Site hoarding
 - o Wheel washing
 - o Dust suppression methods and kit to be used
 - o Site plan identifying location of site entrance, exit, wheel washing, hoarding, dust suppression, location of water supplies and location of nearest neighbouring receptors. Explain reasoning if not applicable.
 - o Confirmation whether a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation.
 - o Confirmation of the following: log book on site for complaints, work in accordance with British Standards BS 5228-1:2009+A1:2014 and best practicable means are employed; clear contact details on hoarding. Standard construction site hours are 8am-6pm Monday - Friday, 8am-1pm Saturday and not at all on Sundays and Bank Holidays. Bonfires are not permitted on site.
 - o For major developments only: provide a copy of an asbestos survey; For smaller developments -confirmation that an asbestos survey has been carried out.
 - o For major developments only: confirmation that all Non Road Mobile Machinery (NRMM) comply with the Non Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999.The statement shall have regard to the most relevant and up to date guidance

including: Guidance on the assessment of dust from demolition and construction, Institute of Air Quality Management, January 2014.

- 5 Refuse collection points should be located within 10 meters of the Public Highway. Alternatively, the dustbins will need to be brought to the edge of public highways on collection days. Any issues regarding refuse collection should be referred to the Cleansing Department.
- 6 The applicant is advised to engage a qualified kitchen extraction consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory smoke and odour control. Please note that:
 - Flue(s) must be 1.5 m* above eaves or any open able windows in the vicinity (within 20 metres of the flue) if there are sensitive premises in the vicinity. The final discharge must be vertically upwards. There should be no hat or cowl on the top of the flue. If flues are to be attached to neighbouring noise/vibration sensitive premises they must incorporate anti-vibration mounts, flexible couplings and silencers. *If the flue is in a Conservation area then this height may be reduced to 1m above eaves.
 - The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate: DEFRA Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (DEFRA, January 2005); DEFRA Odour Guidance for Local Authorities (DEFRA, March 2010). Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list
- 7 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
- 8 With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewaterservices>.
- 9 There are public sewers crossing or close to your development. If you're planning

significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes>.

- 10 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 non-infection 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."
Applicants and agents are encouraged to sign up to the Considerate Contractors Scheme (www.ccscheme.org.uk) whereby general standards of work are raised and the condition and safety of the Borough's streets and pavements are improved. Applicants and agents are advised that this development should be designed to achieve an average water consumption target of 105 litres per head per day. Various trees, shrubs and hedging are protected as they are shown to be retained or planted as part of the landscaping condition of the planning permission granted for the development of the site. This landscaping condition specifies that any trees or shrubs removed, dying, becoming severely damaged or becoming diseased within five years of the completion of the development are to be replaced with trees or plants of appropriate size and species.
- 11 Your attention is drawn to the need to provide facilities for the disabled, as set out in Building Regulation Part M Access & Facilities for Disabled Persons. A copy of Part M is available via the Planning Portal at <http://www.planningportal.gov.uk/buildingregulations/>.
- 12 A Planning Obligation under Section 106 of the Town & Country Planning Act 1990 (as amended) relates to this permission.

OFFICER'S ASSESSMENT

1. Site Description

The site, known as King George V Playing Fields, is located along the boundary with Barnet Lane within the Metropolitan Green Belt. There is an existing vehicular and pedestrian access onto an area of tarmac hardstanding for servicing and car parking. The surrounding area is generally characterised by other recreation and sports playing grounds. To the north of the site is the Barnet Table Tennis Centre, a single storey brick building with a pitched corrugated metal roof. Immediately to the south on the boundary with Barnet Lane is the Stables Horse Activity centre which is occupied by a group of single storey stables and outbuildings with pitched roofs. Beyond the south-east boundary is Herts golf course. Dollis Valley Estate (a two storey residential terrace housing development) is located to the north west of the site.

The Dollis Brook stream sits beyond the northern boundary running west to east. The area of the proposed buildings and car park is located in Flood Zone 1 as indicated by the Environment Agency. There is a low lying area between the proposed building and the Dollis Brook which falls into Flood Zones 2 and 3. Dollis Brook Nature reserve (SINC) adjoins the site.

The site lies in an area with a PTAL score of 0 (ie. no accessibility to public transport). However, the site is accessible by walking and cycling and it is mentioned in the submitted Transport Statement that the majority of the club members are from the immediate and wider local area of Barnet

There are no listed buildings on site and the site is not located within a Conservation Area.

A Master Plan for Barnet and King George V Playing Fields (Barnet Playing Fields) was approved by the Councils Environment Committee following its meeting of 12th March 2020. The plan was developed following engagement with existing users of the sites such as Barnet Table Tennis Centre and nearby organisations such as Hadley Wood Sports Trust, The Ark Academy and the Dollis Valley Partnership Board. It sets out an ambitious long-term vision for the site and its environs, recognising that the proposal needed to be at least cost neutral, with a mixture of fee paying activities and free activities. The master plan proposes a 'Gaelic football pitch, training area and pavilion' on the application site.

2 . Relevant Site History

King George V Playing Fields Barnet Lane N20:

Reference: 19/8569/QCE

Address: Barnet Table Tennis Centre, Barnet Lane, Barnet, EN5 2DN

Description: New Gaelic Clubhouse Facility and associated parking for new gaelic football pitch and training ground. Existing sports fields and car parking

Decision: Pre-application advice issued

Decision Date: 25 February 2020

Reference: N00330C

Description: Extension to pavilion to provide changing and shower facilities.

Decision: Approved subject to conditions

Decision date: 28 June 1994

Reference N00330

Description: Erection of Sports Pavilion

Decision: Approved subject to conditions

Decision Date: 07 December 1965

Land Adjacent King George V Playing Fields Barnet Lane Barnet Hertfordshire EN5 2MP:

Reference: N13425/02

Description: Installation of 12.5m high ultra slimline monopole with associated equipment cabinet and ancillary equipment.

Decision: Prior Approval required and approved

Decision date: 18 December 2002

3. Proposal

The proposal is for the erection of a new Clubhouse with ancillary facilities for the sports pitch. It has a footprint of approximately 523sqm with a height of 4.8 metres. The following facilities are proposed within the building:

- o Meeting room
- o Shower x4
- o Equipment Store
- o Store x2
- o Cleaners Cupboard
- o Changing rooms x4
- o Disabled toilet
- o Club Shop
- o Toilets x3
- o Office
- o Referee changing room
- o Plant room
- o Kitchen

A total number of 46 off-street car parking spaces including 4 spaces for disabled people will be formalised in the existing hardstanding area while the existing vehicular access off Barnet Lane is to be retained to facilitate entry and egress. A delivery/servicing area is envisaged adjacent to the building.

The applicant, St. Kiernan's GFC, is a community based volunteer club promoting Gaelic games, culture and lifelong participation, which have been active within the London Borough of Barnet since 1985.

4. Public Consultation

Consultation letters were sent to 105 neighbouring properties, which has resulted in 96 responses. Of the 96 responses received, a total of 95 residents have made comments in support of the planning application. The Barnet Society made comments neither objecting to or supporting the application.

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance:

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published on 20th July 2021. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.... being clear about design expectations, and how these will be tested, is essential for achieving this'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2021:

The new London Plan which sets out the Mayor's overarching strategic planning framework for the next 20 to 25 years was adopted on the 2nd March 2021 and supersedes the previous Plan.

Barnet's Local Plan (2012):

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

Relevant Core Strategy Policies: CS NPPF, CS1, CS5, CS7, CS10.

Relevant Development Management Policies: DM01, DM02, DM03, DM06, DM13, DM15, DM16, DM17

Barnet's Local Plan (Reg 22) 2021:

Barnet's Draft Local Plan -Reg 22 - Submission was approved by the Council on 19th October 2021 for submission to the Secretary of State. Following submission the Local Plan will now undergo an Examination in Public. The Reg 22 document sets out the Council's draft planning policy framework together with draft development proposals for 65 sites. It represents Barnet's draft Local Plan.

The Local Plan 2012 remains the statutory development plan for Barnet until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the 2012 Local Plan, while noting that account needs to be taken of the policies and site proposals in the draft Local Plan and the stage that it has reached.

Supplementary Planning Documents:

Sustainable Design and Construction SPD (2016)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

Other Material Considerations:

Master Plan for Barnet and King George V Playing Fields

Barnet Council has produced an overall masterplan for the combined playing field area identifying the King George V Playing Fields as the site for the new Gaelic pitches and the GFC clubhouse. This was approved by the Councils Environment Committee following its meeting of 12th March 2020. The objectives of the plan and its relevance to this application are discussed in the main body of this report.

5.2 Main issues for consideration

The main issues for consideration in this case are:

- o Whether the proposal constitutes inappropriate development in the green belt
- o Whether very special circumstances exist to outweigh the identified harm to the green belt.
- o Whether the proposal would be harmful to the character and appearance of the area
- o Whether the proposed development would compromise highway and pedestrian safety
- o Whether harm would be caused to the living conditions of neighbouring residents
- o Whether the proposal would be harmful to trees and biodiversity
- o Whether the proposal is at risk of flooding

5.3 Assessment of Proposal

Whether the proposal constitutes inappropriate development in the green belt:

Section 148 of the NPPF (2021) states that:

'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations'. Paragraph 149 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.

Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings)

Policy G2 of the adopted London Plan (2021) stipulates that the Green Belt should be protected from inappropriate development:

- 1) development proposals that would harm the Green Belt should be refused except where very special circumstances exist,
- 2) subject to national planning policy tests, the enhancement of the Green Belt to provide appropriate multi-functional beneficial uses for Londoners should be supported

Policy DM15 of the LB Barnet; Local Plan (Development Management Policies) DPD (2012) states the the construction of new buildings within the Green Belt or Metropolitan Open Land, unless there are very special circumstances, will be inappropriate, except for the following purposes:

- a. Agriculture, horticulture and woodland;
- b. Nature conservation and wildlife use; or
- c. Essential facilities for appropriate uses will only be acceptable where they do not have an adverse impact on the openness of Green Belt or MOL.

The local policy outlined above, aligns with national policy within the National Planning Policy Framework (2021) which supports 'the continued protection of London's Green Belt' from inappropriate development.

The proposed development comprises three land uses within the Green belt; a new Clubhouse, playing fields and on site parking provision.

The proposal as submitted is in general conformity with the NPPF exceptions criteria (B & D) in that it seeks the provision of appropriate facilities for outdoor sport and outdoor recreation and replaces an existing building that has already been demolished. In assessing whether the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it, a consideration of both visual and spatial aspects helps with the understanding of the impact upon openness that may arise from a proposed development. The fundamental aim is to prevent urban sprawl by keeping land permanently open and the essential characteristics of green belts are their openness and their permanence.

Visual Aspect:

The applicant advises that there was a previous building which occupied the site, and although now demolished, the footprint of the ground floor concrete slab/hard surfacing area is in situ covering an area of approximately 480m². The building provided facilities (toilets and changing facilities) ancillary to the recreation space onsite, which accords to the NPPF.

This proposal seeks a replacement building with a floor area of approximately 523sqm, which equates to an increase of 43sqm. The floor area now being proposed follows pre application advice in 2020, which originally sought a floor area of 640sqm. The height of the building stands at 4.8 metres, which again follows pre application advice with the applicant originally seeking a ridge height of 7metres.

Although the height of the previous building is unknown the section drawing submitted in support of this application shows a similar height to the Barnet Table tennis centre located on the adjacent site. The reduction in floor area is larger than the previous building on site (by approximately 43sqm) but this is a marginal increase and is considered acceptable.

At present, the site has frontage onto Barnet Lane with deep and spacious areas of land, which affords views through the site and creates the sense of openness which it currently enjoys. The proposed development would maintain the existing view through the site and it is considered that views through the site and across the site would not be harmed.

The replacement building is not materially larger than the one it replaces. The scale, bulk and overall design approach of the building is consistent with its immediate neighbours and will preserve the openness of the Green Belt and does not conflict with the purposes of including land within it.

Spatial Aspect:

The absence of visual intrusion does not in itself mean that there is no impact on the openness of the Green Belt as openness has a spatial aspect as well as a visual aspect.

There are many facilities proposed in the new club house including 4 changing rooms with shower area and toilets, a meeting room, club shop, office kitchen, referee and first aid room, which are not considered essential for the successful operation of the Gaelic Football Pitch. Further, whilst some toilets, showers and changing area facilities are considered appropriate, the quantum of these facilities is significant when considered against the facilities provided in the previous building comprising toilets and changing facilities only.

The applicant has confirmed in writing (additional transport statement dated 18th January 2022) that the St Kiernans Gaelic Football Club have no plans to increase the number of existing users/members because there are only two Gaelic football pitches. It is suggested that the proposal solely seeks to provide essential facilities ancillary to the two Gaelic football pitches. However, Officers are of the view that the quantum of the facilities proposed would result in a greater intensification of the use of the building when compared to the previous building, since demolished. For this reason alone, the proposal would be harmful to the green belt as it would fail to preserve its openness. This contravenes the purposes of including land in the green belt and constitutes inappropriate development.

Whether very special circumstances exist to outweigh the identified harm to the green belt:

Section 147 of the NPPF states that:

'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'

Section 148 of the NPPF (2021) states that:

'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations'. Policy G2 of the adopted London Plan (2021) states that development proposals that would harm the Green Belt should be refused except where very special circumstances exist. Policy DM15 of the LB Barnet; Local Plan (Development Management Policies) DPD (2012) states the construction of new buildings within the Green Belt or Metropolitan Open Land, unless there are very special circumstances, will be inappropriate.

The applicant considers the following matters to constitute very special circumstances in

this case:

- o Cultural significance, health and well-being benefits and insufficient provision elsewhere (sequential testing of alternative sites)
- o Requirement of Barnet Council to relocate St.Kiernan's Gaelic Football Club

Cultural significance, health and well-being benefits and insufficient provision elsewhere (sequential testing of alternative sites):

In justifying the cultural significance of the proposal, the applicant stipulates that it is "important in maintaining the cultural links to Irish culture and heritage and facility for the playing of Gaelic Football is currently not catered for within the Borough of Barnet. In London, Gaelic games are the principal component in the promotion of Irish culture and heritage. Developing and maintaining Irish culture enables both Irish emigrants and second/third generation Irish people to retain a connection with 'home' and celebrate a sense of Irish identity". The applicant also identifies the health and well-being benefits associated with team sports (in this instance Gaelic Football) and explains that the proposed building is very much ancillary to the existing sports pitch.

The applicant further advises that there is insufficient provision elsewhere within the Borough of Barnet for a Club House / Community Centre of this nature. The case for the applicant is set out in the 'Alternative Sites Assessments / Sequential Test Report (March 2021), which is supported by a Gaelic Football Pitch comparison Report (Nov 2021). The reports focus on the following 12 alternative sites found elsewhere within the Borough and explains the specific pitch / goal dimensions required for Gaelic Football.

- Site 1 - Montrose Recreation Ground, Edgware
- Site 2 - Barnet Cophall / Mill Hill Rugby Clubhouse, Champions Way, Mill Hill
- Site 3 - Hendon Rugby Club, Greenlands Lane, Hendon
- Site 4 - Buttonhole Lane and St. Vincent's Lane Mill Hill
- Site 5 - Copthall Playing Fields, Champions Way
- Site 6 - West Hendon Playing Fields, Edgware
- Site 7 - The Hive Playing fields, Camrose Avenue, Edgware
- Site 8 - Lyttleton Playing Fields, Kingsley Way, Hampstead
- Site 9 - Byng Road Playing Fields, Barnet
- Site 10 - Old Elizabethans Memorial Playing fields, Mays lane, Barnet
- Site 11 - Oakhill Park, Parkside gardens, East Barnet
- Site 12 - Rowley Lane Sports Ground, Rowley Lane, Barnet.

It is acknowledged in the report that sites 3, 5, 6, 7, 8, 9, 10 and 11 have provision for outdoor sports such as football, rugby, cricket, and tennis, however, as identified by the pitch / goal dimensions report these facilities do not provide the necessary dimensions for Gaelic football. Typically, Gaelic Football pitch dimensions fall between 130m and 145m long and 80m to 90m wide while the goalposts are placed 6.5 m (21 ft) apart and are at least 7 m (23 ft) tall, with a crossbar at a height of 2.5 m (8 ft 2 in). To this end, the identified sites cannot be used for Gaelic football purposes. For site 1 (Montrose Recreation Ground, Edgware) St Kiernan's had the use of this pitch until March 2017, but this has now been redeveloped as part of Barnet Council Silk Stream and Montrose Park Redevelopment, so this site is no longer an option to provide a replacement pitch, including ancillary facilities. For site 2 (Barnet Cophall / Mill Hill Rugby Clubhouse), St Kiernan's vacated this site in March 2017 as the Copthall Leisure Centre redevelopment works commenced. The new leisure centre is now located on the playing pitch which St Kiernan's used and as a result this site is not an option as an alternative location. Site 4

(Buttonhole Lane and St. Vincent's Lane Mill Hill) is a former sports pitches site situated in the north-west corner of the wider NIMR redevelopment site. Following access concerns with the adjoining owners, pitches were never provided so the site is not an option as an alternative location. Site 12 (Rowley Lane Sports Ground) has facilities for cricket, adult and junior football with grass pitches and synthetic pitches but this is privately owned with well established football facilities not suitable for Gaelic football.

Requirement of Barnet Council to relocate St.Kiernan's Gaelic Football Club:

In addition to the cultural significance, health and well-being benefits and insufficient provision referred to elsewhere, the applicant advances a further case for very special circumstances following the displacement of the club to allow for the comprehensive redevelopment of the Barnet Copthall Leisure Centre (application 17/1929/FUL) in 2017. Planning permission was granted on 30th March 2017 for the following:

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.

The application was granted consent subject to the following condition (Condition 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).

In accordance with Condition 14, the pitch was displaced and provided on an interim basis by the Council at Montrose Playing Field. This approach was agreed by Sport England with a view to determining a long term solution which was later identified as King George Playing Field. Officers from Greenspaces and Leisure have been consulted on this application and fully support the use of the King George Playing Field as it accords with the aims and objectives of the approved Master Plan for Barnet and King George V Playing Fields (Barnet Playing Fields) approved by the Councils Environment Committee following its meeting of 12th March 2020.

Officer Assessment:

Neither the NPPF nor the development plan for Barnet provide guidance as to what can comprise 'very special circumstances', either singly or in combination. However, some interpretation of very special circumstances has been provided by the Courts. The rarity or uniqueness of a factor may make it very special, but it has also been held that the aggregation of commonplace factors could combine to create very special circumstances (i.e. 'very special' is not necessarily to be interpreted as the converse of 'commonplace'). However, the demonstration of very special circumstances is a 'high' test and the circumstances which are relied upon must be genuinely 'very special'.

Officers do not dispute the applicants important point made in relation to the importance of cultural buildings and spaces and their role in maintaining cultural identity and a community cohesion. The proposal provides an important focal point to the wider Irish Community in London where they can meet for social events throughout the year and other sporting accolades, Irish dancing events and social events. Equally, Officers also acknowledge the importance of health and well being within the community and the need to provide high quality open spaces and opportunities for sport and physical activity. This is a key requirement of the NPPF (as highlighted in Paragraph 98) and adds significant weight to the applicants case. The Alternative Sites Assessments / Sequential Test carried out by the applicant is considered by Officers to be extensive and to follow the recommended guidelines for sequential testing of alternative sites. It is clearly apparent from the evidence provided that existing sites within the Borough do not provide a football pitch or the appropriate facilities necessary for Gaelic football. Site ownership and inadequate access have also been identified as significant constraints for utilising existing sporting facilities within the Borough. This evidence also adds significant weight to the applicants case for very special circumstances. Finally, the Council's commitment to provide a Gaelic football pitch, training area and pavilion following the displacement of the club in 2017 is compelling. Officers from Greenspaces and Leisure consider the King George V playing fields to be an appropriate solution in accordance with the objectives of a Master Plan for Barnet and King George V Playing Fields (Barnet Playing Fields) that was approved by the Councils Environment Committee in 2020.

This proposal is considered to be inappropriate in the Green Belt on spatial grounds only (i.e. that the quantum of the facilities proposed would result in an unacceptable intensification of the use of the site). As identified in the NPPF the demonstration of very special circumstances is a 'high' test and the circumstances which are relied upon must be genuinely 'very special'. Whilst certain weight can be afforded to the cultural and health benefits identified by the applicant these factors alone are not considered so special to constitute very special circumstances. However, when considered in combination with the findings of the applicants Alternative Sites Assessments / Sequential Test Report and the Councils commitment to providing a Gaelic football pitch, training area and pavilion through a plan led approach, officers are satisfied that the applicants circumstances in this case are genuinely 'very special' to warrant inappropriate development in the Green Belt.

5.4 Whether the proposal would be harmful to the character and appearance of the area

Paragraph 126 of the National Planning Policy Framework (2021) states:

"The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."

Policy CS5 of Barnet's Core Strategy DPD (2012) states that the Council will ensure that

development in Barnet respects local context and distinctive local character creating places and buildings of high-quality design. Policy DM01 of Barnet's Local Plan (Development Management Policies) Development Plan Document (2012) states that: "Development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.

The surrounding area comprises large areas of green spaces such as the High Barnet Park, Barnet Playing Fields and Wyatts Farm Open Space to the north and east of the site. The site is bounded by Dollis Brook to the north which acts as a physical boundary with the Barnet Table Tennis Centre. The centre comprises a single storey brick building with a pitched corrugated metal roof. Immediately to the south on the boundary with Barnet Lane is the Stables Horse Activity centre which is a group of single storey stables and two storey outbuildings with pitched roofs. Additionally, there are some educational facilities to the southwest, such as the Manor Hill Greek School and the Totteridge Academy. On the south east boundary is Herts golf course. Dollis Valley Estate, which is a large housing development comprising two storey residential terrace housing, is located to the northwest of the site.

The applicant advises that there was a previous building which occupied the application site, and although now demolished, the L shaped footprint of the ground floor concrete slab/hard surfacing area is clearly evident covering an area of approximately 480m². The replacement building has been designed as a single storey structure with pitched roofing and is L shaped to respond both to the shape of the previous building and to the sites topography. The length on the elevation facing the pitches is 33.40 M, the length on the short L shape is 21.70M and the short wall length is 8.55 M. With a gross internal floor area of approximately 523sqm the building is not materially larger than the one it replaces and the proposed height of 4.8 metres at its highest part is comparable with the height of the neighbouring Barnet Table tennis building to the north and significantly lower than the two storey dwellinghouses opposite in Dollis Valley Estate. As such, the buildings height, scale and massing are considered appropriate within its immediate and wider setting. The architectural style of the building incorporates a number of contemporary elements such as a glazed rooflight, glazed roof and PV panels set on a flat roof but in the main its design is simple in form and detail with a basic pallet of brickwork, timber stained windows and doors being proposed under a slate roof. The buildings simplicity in form and detail and its response to the topography of the site will ensure that it blends in seamlessly within its surroundings without causing harm to the visual amenities of the area.

Overall, it is considered that the proposed design by virtue of its height, scale, bulk and architectural appearance would be an acceptable addition to the Greenbelt, in accordance with local and national planning policy.

5.5 Whether the proposed development would compromise highway and pedestrian safety

Paragraph 111 of the National Planning Policy Framework (2021) states:

"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

Policy CS9 of the Barnet Core Strategy (Providing safe, effective and efficient travel) identifies that the Council will seek to ensure more efficient use of the local road network and more environmentally friendly transport networks, require that development is matched to capacity and promote the delivery of appropriate transport infrastructure.

Policy DM17 (Travel impact and parking standards) of the Barnet Development Management Plan document sets out the parking standards that the Council will apply when assessing new developments. Other sections of Policies DM17 and CS9 seek that proposals ensure the safety of all road users and make travel safer, reduce congestion, minimise increases in road traffic, provide suitable and safe access for all users of developments, ensure roads within the borough are used appropriately, require acceptable facilities for pedestrians and cyclists and reduce the need to travel.

The site is located on the eastern side of Barnet Lane, which connects with Mays Lane/Underhill, EN5 providing access to Barnet Hill (A1000) and joins Totteridge Village (A5109) heading south. It is occupied by a hardstanding area that was used to serve the previous clubhouse/changing rooms facility that was burnt down with the remainder of the building been demolished in 2015. The existing tarmac hard surfaced area (providing 54 car parking to the spaces) benefits from an existing vehicular access off Barnet Lane. There is also pedestrian access to the site off Barnet Lane, EN5.

Barnet Lane, in the vicinity of the site, is not subject to any formal parking controls or waiting restrictions. The Public Transport Accessibility Level (PTAL) for the site is assessed as 0 which means that the site has no accessibility.

Following consultation with Highways Officers, Drawing 1101/P/02 (Site Plan Option2) has been submitted to address initial concerns. A total number of 46 off-street car parking spaces including 4 spaces for disabled people will be formalised in the existing hardstanding area while the existing vehicular access off Barnet Lane is to be retained to facilitate entry and egress. A delivery/servicing area is envisaged adjacent to the building.

Additionally, the proposed development will provide 40 cycle parking spaces within the north west corner of the application site with a dedicated cycle lane linking up with a proposed cycle & pedestrian route proposed in the recently approved Master Plan for Barnet and King George V Playing Fields.

It is noted from the applicants' supporting documents that typically each team gets on average 20 players training. The two sessions on the Tuesday and Thursday have been staggered to reduce the impact of vehicles arriving and leaving at the same time, with a reduced amount of conflict between leaving and arriving which would be generated by two sessions run back-to-back. St Kiernans Gaelic Football Club have no plans to increase the number of existing users/members because there are only two gaelic football pitches.

Assessment of Vehicular Parking Provision:

There are no specific car parking standards for sports club facilities in the London Plan so each application is to be determined on its own merits.

The site lies in an area with a PTAL score of 0 (ie. no accessibility to public transport). However, the site is accessible by walking and cycling and it is mentioned in the submitted Transport Statement that the majority of the club members are from the immediate and wider local area of Barnet. The reduction in car parking provision from 54 to 46 spaces is considered by Highway officers to be unlikely to have a significant highways impact subject to a suit of conditions to monitor and control sustainable transport measures. The provision of 4 disabled parking spaces exceeds the requirements set out in Table 10.6 of the 2021 London Plan where 6% of the total parking provision for retail, recreation, hotel and leisure facilities should be allocated to people with impaired mobility. Hence, the disabled parking provision is acceptable on highway grounds.

Assessment of Vehicular Parking Layout:

The proposed off-street car parking spaces set at 90-degree angle achieve the required dimensions of 2.4-metre width by 4.8-metre length. The proposed disabled parking spaces comply with the minimum standards of 6-metre long by 3.6-metre wide with traffic zones to the front and to the side, and are located close to the main entrance to the building as required by the Highways Officer. The manoeuvring aisle provided to facilitate access and egress to and from the parking spaces exceeds the minimum 6-metre wide standard. As the existing vehicular access off Barnet Lane will continue to serve cars and delivery/servicing vehicles in the same way as the previous use of the site, a swept path analysis (demonstrating that the largest delivery and servicing lorry can safely enter the proposed offloading area, manoeuvre within the site and exit in forward gear) is not considered by Officers to be necessary in this case.

Cycle Parking and Storage:

The proposed cycle parking provision of 40 spaces is in excess of the requirements set out in the Table 10.2 of the 2021 London Plan Cycle Parking Standards. However, this is expected to encourage cycling as an alternative mode of transport to the private car and therefore is acceptable on highway grounds. The proposed link with the cycle & pedestrian route proposed in the recently approved Master Plan for Barnet and King George V Playing Fields will ensure safe access to and from the application site.

Electric Vehicle Charging Points (EVCPs):

The submitted plans in support of this planning application do not provide any details for active and passive electric vehicle charging points (EVCPs) for the proposed off-street parking spaces. As no specific standards for leisure use are identified in the Barnet local plan or in the recently adopted 2021 London Plan officers raise no objection.

Event Management & Parking Management Plan:

The applicant will need to provide further information on the number of the spectators to attend the football games at the weekends and whether the facilities will be made available for other community events unrelated to Gaelic football. An Event Management Plan including traffic management and safety measures can be secured by condition.

A parking management plan which sets how parking will be controlled, managed, allocated and enforced is requested. This can be secured by way of a condition.

Travel Plan:

The applicant will need to submit a Local Level Travel Plan including a confirmation statement that a minimum of £5,000 monitoring fee will be paid to the Council prior to commencement of the development. The submission of the travel plan is secured by a planning condition. The financial contribution will be secured via a S106 agreement.

Vehicular and pedestrian access arrangements:

The existing vehicular access off Barnet Lane which will continue to serve cars and delivery/servicing vehicles associated with the development is considered by Highway Officers to be in a poor state of repair. The applicant is therefore required to submit a separate application under S184 of the Highways Act 1980, to the Council's Highway

Development Control Team for highway works. A separate pedestrian access point is proposed along the site frontage which leads directly to the building entrance.

Vehicular access gates:

The proposed site plan shows a gated access with the gates set back more than 5m from the road and opening inwards, which is acceptable.

Refuse storage / collection:

The submitted information does not provide any details for the location of the bin stores in relation to the proposed development. It is anticipated that refuse storage will take place within the site so a designated refuse storage area is required and can be secured by condition. Such facilities are to be located within 10 metres from public highway with clear and levelled access for the refuse crews, otherwise a refuse collection area within proximity to the site's entrance where the bins will be taken to on collection days needs to be designated. If the Council's Waste Removal Vehicles are expected to travel over the private driveway to empty the bins, a Waiver of Liability and Indemnity Agreement will need to be signed with the applicant to indemnify the Council in case of any damage caused.

Construction Management and Logistics Plan (CMLP):

The scale of the construction works to deliver the proposed development will require the submission of a robust Construction Management and Logistics Plan (CMLP) to ensure that road safety will be maintained especially for vulnerable road users throughout the works, delivery and construction-related trips to and from the site will be reduced as much as possible to ease congestion on the surrounding roads and follow access routes that minimise disruption to local residents. The CMLP report will be requested by a way of a condition.

Recommendation:

Following receipt of Drawing 1101/P/02 (Site Plan Option2) to overcome initial concerns relating to on site parking and servicing, the Highway officer raises no objection to the proposal subject to a suite of planning conditions to ensure highway safety and the free flow of traffic in and around the application site.

5.6 Whether harm would be caused to the living conditions of neighbouring residents

Section 12 of the National Planning Policy Framework (2021) sets out guidance for 'achieving well-designed places'. This includes in

Paragraph 130 of the Framework that planning policies and decision should ensure that development "...create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users..." (part f)

Policy D3 of the 2021 London Plan seeks to deliver appropriate outlook, privacy and amenity through a design led approach.

Policy CS5 of the LB Barnet; Local Plan (Core Strategy) DPD (2012) and Policy DM04 of the LB Barnet; Local Plan (Development Management Policies) DPD (2012) seek to protect and enhance Barnet's character and identify the environmental considerations for development. Section 2.14 of The Sustainable Design and Construction SPD identifies noise as having a significant effect on the quality of life and seeks mitigation measures to manage and minimise potential impact.

It is accepted that sport and recreation uses have the potential to cause noise and disturbance to neighbouring residents but the use of the application site for such purposes is well established following the approval of a sports pavilion in 1965. The immediate surrounding area is characterised by other recreation and sports playing grounds. To the north of the site is the Barnet Table Tennis Centre and to the south is the Stables Horse Activity centre. On the south east boundary is Herts golf course. Dollis Valley housing estate is located to the north west of the site on the opposite side of Barnet lane with the closest dwelling located approximately 150 metres from the application site. For all the above reason the impact on the living conditions of neighbouring residents will not be compromised by this proposal. Whether the proposal would be harmful to trees and biodiversity.

The proposed building is to be built on the existing foundations of the previously demolished building. Although the footprint equates to a marginal increase of 43sqm the proposal does not affect any trees, landscape features, biodiversity or protected habitats. There is a risk that construction activities will harm trees and therefore officers raise no objection subject to condition requiring an arboricultural method statement and tree protection plan to be submit to and approved by the Council.

Whether the proposal is at risk of flooding:

Policy SI 12 of the London Plan states that development development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. This should include, where possible, making space for water and aiming for development to be set back from the banks of watercourses

Policy CS13 of the Barnet Core Strategy states that "we will make Barnet a water efficient borough and minimise the potential for fluvial and surface water flooding by ensuring development does no cause harm to the water environment, water quality and drainage systems. Development should utilise Sustainable Urban Drainage Systems (SUDS) in order to reduce surface water run-off and ensure such run-off is managed as close to its source as possible subject to local geology and groundwater levels"

The Dollis Brook stream sits beyond the northern boundary running west to east. The area of the proposed buildings and car park is located in Flood Zone 1 as indicated by the Environment Agency.

A Flood Risk Assessment has been carried out in support of the application and confirms that the site is located within Flood Zone 1 which is considered to be an area least susceptible to flooding. Nevertheless, there is a low lying area between the proposed building and the Dollis Brook which falls into Flood Zones 2 and 3. Dollis Brook Nature reserve (SINC) adjoins the site.

The Flood Risk Engineer has been consulted and raises no objection subject to a sustainable urban drainage strategy (SUDS) being secured by condition. This is in addition to the measures set out in the Flood Risk Assessment Report Rev A dated 28.04.21.

5.7 Response to Public Consultation

A total of 95 residents are in favour of the planning application with no letters of objection received. It is suggested that an identifiable need exists for Gaelic football within the local community and that the clubhouse will provide safe and secure facilities for its users with a

high standard of design.

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

7. Recommendation

To approve the application subject to conditions and a S106 agreement to secure a travel plan monitoring fee.

Location Plan:

