



# ISLINGTON

Development Management Service  
 Planning and Development Division  
 Environment and Regeneration  
 Department  
 PO Box 3333  
 222 Upper Street  
 London  
 N1 1YA

PLANNING SUB-A COMMITTEE  
 Date: 13 December 2012

AGENDA ITEM NO:  
 NON-EXEMPT

Application number	P122021
Application type	Other Minor Development
Ward	Finsbury Park Ward
Listed building	Not Listed
Conservation area	Not in a conservation area
Development Plan Context	R15: New Improved Public Open Space; Finsbury Park Special Policy Area.
Licensing Implications	None
Site Address:	Michael Sobell Sports Centre, Hornsey Road, Islington, London, N7 7NY.
Proposal	The construction of 2x5 aside artificial football pitches, including fencing and floodlighting and associated works.

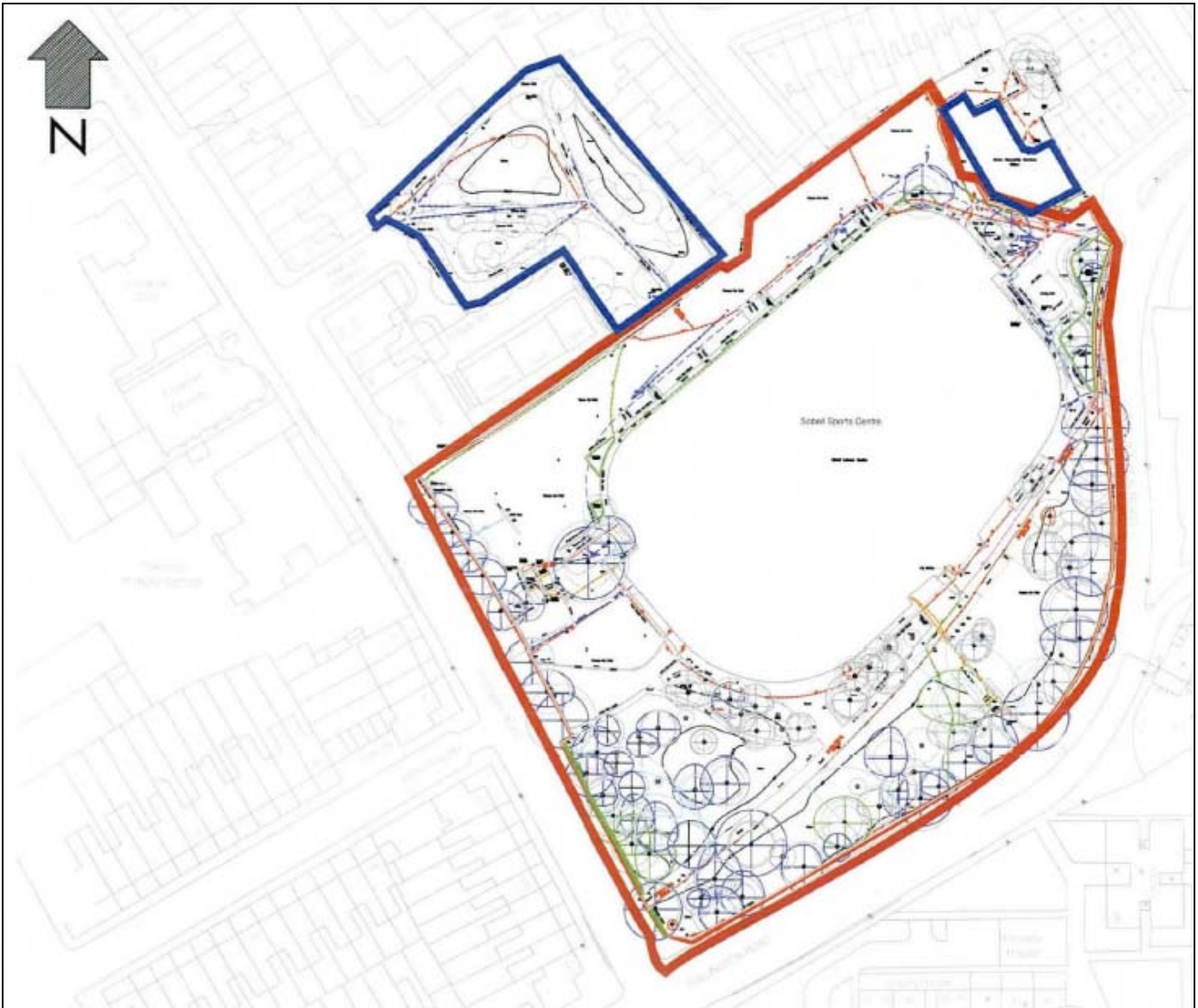
Case Officer	Anthony Traub
Applicant	Mr Mark Christodoulou (LBI)
Agent	Mr Dennis Holmes (LBI)

## 1. RECOMMENDATION

1.1 The Committee is asked to resolve to **GRANT** planning permission:

- For the reasons for approval; and
- Subject to the conditions set out in Appendix 1.

2. SITE PLAN (SITE OUTLINED IN RED)



### 3. SITE PLAN (PITCHES HIGHLIGHTED IN RED)



#### 4. PHOTOS OF SITE/STREET





## **5. SUMMARY**

- 5.1 The proposal involves the construction of two 5- a-side artificial grass football pitches, including fencing and floodlighting and associated works. The proposed development is considered acceptable in land use terms and provides additional sporting facilities within the borough. Furthermore, the proposed use including floodlights is not considered to have a harmful impact on the character and appearance of the area or the amenities of nearby residential occupiers. Whilst the proposal involves the loss of five trees this is balanced against the positive benefits of enhancing the borough's sporting facilities and the requirement to plant replacement trees.

## **6. SITE AND SURROUNDING**

- 6.1 The Michael Sobell Sports Centre is located on the junction with Hornsey Road and Tollington Road. It is owned and operated by the London Borough of Islington and has one of the largest sports halls in London. The area earmarked for the two new pitches is currently an area mainly used as a car park lying adjacent to the sports centre building.
- 6.2 The building is not listed and is not located within a conservation area.

## **7. PROPOSAL (IN DETAIL)**

- 7.1 The creation of two 5- a-side artificial football pitches, including perimeter fencing at a height of 3m surrounding the pitches, except for the northern fence (adjacent to the car park) which will be 4m high, six 8m high floodlights and the removal of five trees to allow for the proposed works. To compensate for the loss four new tree specimens are proposed in replacement.
- 7.2 Relevant History:
- 7.3 None.

### **PLANNING APPLICATIONS:**

- 7.4 None.

## **8. CONSULTATION**

### **Public Consultation**

- 8.1 Letters of notification were sent to adjoining occupants and also nearby properties. A site notice and press advert were also displayed. At the time of writing this report, four letters of objection had been received. Matters of concern raised by the objectors are as follows:
- Light pollution from proposed light columns. Particularly light spill onto properties across the road from the site and proposed pitches;

- Noise disturbance to surrounding neighbours, particularly from shouting and general use. This noise would be heard over the background noise and would go late into the evening (up until 10pm);
- Pressure on car parking in the area;
- Harm to outlook from adjacent residential properties given the proposals are to occur on green space;
- Harm to the privacy of residents opposite the site given there is outlook directly into their flats from the neighbouring site.

### **External Consultees**

- 8.2 Sports England: No comments received.
- 8.3 Ward Councillors: No comments received.

### **Internal Consultees**

- 8.4 Tree Preservation/Landscape: Raises no objection to the proposal. The location of the proposed pitches would have little impact on surrounding trees with minimal tree removal not harming the appearance of the site. Conditions are recommended should the application be approved to ensure appropriate tree protection and working methodologies are implemented during the course of construction should the application be approved and also a requirement to plant replacement trees.
- 8.5 Pollution: No objection to the proposal. The lighting is not considered to harm the amenities of the neighbours given any light spill would be contained within the site and well set back from neighbouring residences. Concerns have been raised regarding the potential noise created through the use of the pitches into the evening. Whilst the applicant has requested the hours of use up until 10pm, a condition is, instead, recommended that access to the pitches be prohibited after 9pm.

## **9. RELEVANT POLICIES**

**DETAILS OF ALL RELEVANT POLICIES AND GUIDANCE NOTES ARE ATTACHED IN APPENDIX 2. THIS REPORT CONSIDERS THE PROPOSAL AGAINST THE FOLLOWING DEVELOPMENT PLAN DOCUMENTS.**

### **National Guidance**

- 9.1 The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

### **Development Plan**

- 9.2 The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011 and Islington Unitary Development Plan 2002. The following policies of the Development Plan are considered relevant to this application:

### **Emerging Policy Documents**

### **Designations**

9.3 The site has the following designations under the London Plan 2011 and Islington Unitary Development Plan (2002):

- **R15: New Improved Public Open Space**    - **Finsbury Park Special Policy Area**

### **Supplementary Planning Guidance (SPG) / Document (SPD)**

9.4 The following SPG's and/or SPD's which are considered relevant are listed in Appendix 2.

## **10. ASSESSMENT**

10.1 The main issues arising from this proposal relate to:

- Land use;
- Design and appearance;
- Neighbouring amenity; and
- Transportation.

## **11. Land Use**

11.1 The proposed pitches are ancillary to the use of the site as a sports centre and would provide further managed facilities within the Borough. Although some parking spaces will be lost, the main car parking area which is positioned to the north west of the site within a linear strip remains intact. The sports centre will still provide some 108 spaces, accessed from both Hornsey Road and Tollington Road. A number of parking bays are set out close to the proposed north pitch and it is not anticipated that any shortfall would result that would give rise to displacement and additional demand for kerbside parking in the vicinity. The proposal is therefore considered to accord with policy CS17 (Sports and Recreation Provision) of the Core Strategy 2011 and emerging policy DM29 (Social and Strategic Infrastructure and Cultural Facilities) and DM37 (Sport and Recreation) of Islington's Development Management Policies Document Submission Version 2012.

## **12. Design and Appearance**

12.1 The proposal would involve the removal of five trees, the installation of six 8m high floodlights, the resurfacing of current green space and the installation of a part 3m part 4m high mesh fence surrounding the new pitches. The proposed pitches will be surfaced with 'Third generation Artificial Grass', suitable for the playing of 5-a-side football and games for those with ambulant disabilities and infirmities. The playing surface will be installed on a porous tarmac sub-base, provided with a soakaway system to minimise rainwater run-off and assist with on-site drainage. The proposed development will take place primarily on an impermeable overflow car-park area.

12.2 The proposals are not considered to harm the appearance of the site, surrounding area and street scene for the following reasons:



- The proposals would be surrounded by numerous existing mature trees assisting in screening the proposal from the surrounding area. To minimise the effect of the construction works on existing trees some crown lifting is also proposed before the works commence. A standard condition to ensure adequate tree protection is recommended.;
- The removal of several trees within the centre of the site, partly to allow for the improvement of the pedestrian access route from the car park to the sports centre's entrance is not considered to harm the visual appearance of the site given there are a large number of existing mature trees which are being retained along with additional planting to be undertaken. The replacement species have been arrived at following discussions with the Council's tree officer. An additional eight trees will also be planted in the surrounding streets or the nearby Isledon Road Gardens, the species and locations chosen to the tree officer's specifications. On site replacement tree planting is covered by condition. Off site tree planting is not secured by condition as it involves off site works. This, instead, will be delivered by the Council..
- The proposal is set back from the highway between 8-20m with existing greenery between the highway and the proposals. This distance is considered to soften the appearance of the proposals when viewed from the public realm;
- The site is used as a leisure centre catering for many sporting and community events. The provision of such outdoor facilities is not considered to appear out of place when viewed in context with existing fixtures and facilities provided for on site;
- The proposed works, would not add substantial massing or bulk to the site and would not harm the architectural setting of the existing buildings on site.

12.3 The proposal is therefore acceptable and is not considered to harm the appearance of the surrounding townscape, street scene or site generally. It is considered to be in accordance with policy 12 contained within the National Planning Policy Framework 2012, policies 7.4 and 7.8 of the London Plan 2011, policies CS8 (Enhancing Islington's Character) and CS9 (Protecting and Enhancing Islington's Built and Historic Environment) of Islington's Core Strategy 2011, policies R11 (Design of Open Spaces), D6 and D7 (Landscaping and Public Facilities) and D8 (Boundary Walls, Paving and Street Furniture) of Islington's Unitary Development Plan 2002, policy DM1 (Design) of Islington's Development Management Policies Submission Version 2012.

### **13. Neighbouring Amenity**

- 13.1 Concerns have been raised by objectors regarding the amount of noise and light pollution on nearby residential properties, particularly those facing the development site.
- 13.2 The proposal and submitted lighting report has been viewed by the Council's Pollution team who consider the amount of light spill to be minimal and concentrated within the site itself. To protect neighbouring amenity, a condition is recommended restricting the use of the flood lights to between 0900 and 2100 hrs Monday to Friday and 1000 and 1900 hrs on Saturdays, Sundays and Bank Holidays.
- 13.3 The subject site is located on the busy Hornsey Road which has a higher ambient noise level during peak times. The proposed pitches would be set back between 30-40m to the nearest noise sensitive residential façade with the highway located between the pitches and these neighbouring properties. The proposal is not considered to harm the amenities of surrounding neighbours given the higher ambient noise level of the surrounding area a generous set back from noise sensitive properties. A condition is

recommended to restrict the hours the pitches are used to 0900 and 2100 Monday to Friday and 1000 and 1900 Saturdays, Sundays and Bank Holidays should the application be approved to protect neighbouring amenity given ambient noise levels drop outside of peak times.

- 13.4 The facility will be run and administered the sports centre providing supervision of the facilities which is likely to provide additional controls regarding noise generation through the use of the pitches.
- 13.5 Concerns have been raised regarding overlooking to residential properties opposite the development site. The proposal would not involve any raised platforms or provide any new view to these properties, and given the current area is open to the public, it is considered that there would be no exacerbation of the current situation.
- 13.6 Overall, the proposal is not considered to harm the amenities of surrounding residential properties and accords with policies D3 (Site Planning) and Env17 (Protecting Amenity) of the UDP 2002 and emerging policy DM1 (Design) of Islington's Development Management Policies Document Submission Version 2012.

#### **14. Transportation**

- 14.1 Concerns have also been raised by objectors regarding the pressure on existing on street parking due to the use of the Leisure Centre.
- 14.2 The subject site is located in an area well connected by public transport (buses and the underground) and provides several car parking spaces on site associated with the use of the existing Leisure Centre. It is considered that the pitches would not exacerbate the existing pressures on parking given the site's proximity to public transport and provision of adequate on site car parking.

#### **15. CONCLUSION**

- 15.1 It is recommended that planning permission be granted for the reasons and details as set out in Appendix 1 - RECOMMENDATIONS.

# APPENDIX 1 – RECOMMENDATIONS

## RECOMMENDATION A

That if members are minded to approve this proposal officers recommend that the following summary forms the **reasons for grant** to be published on the decision notice:

This proposal has been approved following consideration of all the relevant policies in the Development Plan (Unitary Development Plan 2002, the Core Strategy 2011, and the London Plan 2011), The National Planning Policy Framework 2012 and other material considerations.

The proposal has been approved at Planning Committee for the following reasons:

- The proposal is not considered to harm the appearance of the surrounding townscape, street scene or site generally. It is considered to be in accordance with policy 12 contained within the National Planning Policy Framework 2012, policies 7.4 and 7.8 of the London Plan 2011, policies CS8 (Enhancing Islington's Character) and CS9 (Protecting and Enhancing Islington's Built and Historic Environment) of Islington's Core Strategy 2011, policies R11 (Design of Open Spaces), D6 and D7 (Landscaping and Public Facilities) and D8 (Boundary Walls, Paving and Street Furniture) of Islington's Unitary Development Plan 2002, policy DM1 (Design) of Islington's Development Management Policies Submission Version 2012.
- The proposed development would not harm the amenities (including , privacy, noise and disturbance and outlook ) of adjoining occupiers in accordance with policy D3 (Site planning) of the Islington Unitary Development Plan 2002.
- Consideration has been given to the objections made, however, the objections are not considered to be of sufficient weight to outweigh the reasons for granting planning permission.

## RECOMMENDATION B

That the grant of planning permission be subject to **conditions** to secure the following:

### List of Conditions:

<b>1</b>	<b>Development to commence within 3 years from date of permission</b>
	CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.  REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).
<b>2</b>	<b>Approved plans list</b>
	CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:  - 10000000545-C-130-01b Rev 1; 10000000545-C-010-01 Rev 1; 10000000545-C-010-02 Rev 1; 10000000545-C-010-02A Rev 1; Sobell

	<p>Centre – Lighting Design for Planning dated August 2012 by Project Centre; Tree Survey dated December 2011 by Arboricultural Solutions LLP; Design and Access Statement dated September 2012.</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Planning Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
<b>3</b>	<b>Trees</b>
	<p>CONDITION: No development shall commence until details of the retention and adequate protection of all trees and tree root systems within, bordering and adjacent to the site have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The details shall include the following (but not limited to):</p> <ul style="list-style-type: none"> <li>• A site plan identifying all trees to be retained and removed including the location of Root Protection Area (RPA) and Construction Exclusion Zone (CEZ) and the erection of protective hoarding;</li> <li>• All excavations within the root protection zone;</li> <li>• Grading within the root protection zone;</li> <li>• Tree protecting fencing shall consist of a rigid 2.4 metre OSB, exterior grade ply high sterling board hoarding or weld mesh and to be to be to BS 5837;</li> <li>• Protection/retention shall be in accordance with BS 5837, 2012 'Trees in Relation to Construction'. Heras fencing in concrete, rubber or similar foot plates is not acceptable as a form of tree root protection;</li> <li>• Confirmation that light columns can be installed/lowered without conflict with adjacent tree canopies;</li> <li>• Tree pruning works;</li> <li>• Installation of a no dig footpath.</li> </ul> <p>The tree retention and protection shall be carried out strictly in accordance with the details so approved and to BS 2012: Trees in relation to demolition, design and construction standards, and installed/carried out prior to works commencing on site, and shall be maintained for the duration of the works.</p> <p>REASON: To protect the health and stability of trees to be retained on the site and to neighbouring sites, and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policy 7.21 of the London Plan 2011, policy Env6 of the Islington Unitary Development Plan 2002 and policy CS15A, B and F of the Islington Core Strategy 2011.</p>
<b>4</b>	<b>TREE REPLACEMENT CONDITION</b>
	<p>CONDITION: The replacement tree planting as shown on the hereby approved drawing number 10000000545-C-010-01/1 shall be planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and 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 completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the</p>

	<p>Local Planning Authority within the next planting season.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policies: 7.2 and 7.21 of the London Plan 2011, policies: D3; D6 and D8 of the Islington Unitary Development Plan 2002 and policy CS15B and C of the Islington Core Strategy 2011.</p>
<b>5</b>	<b>Hours of Operation – Pitches and Lighting.</b>
	<p>CONDITION: The hereby approved football pitch and associated floodlighting shall not be in use except between the hours of 0900 and 2100 Monday to Friday and 1000 and 1900 Saturdays, Sundays and Bank Holidays.</p> <p>The switching for the lighting installations for each of the individual floodlights shall be time controlled and shall be installed prior to their first use and maintained as such thereafter.</p> <p>REASON: To protect neighbouring amenity in accordance with policies D3 and Env17 of the UDP 2002, and emerging policy DM1 of Islington's Development Management Policies Document Submission Version 2012</p>

**List of Informatives:**

<b>1</b>	<b>NPPF</b>
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged.</p> <p>The LPA and the applicant have worked positively and proactively in a collaborative manner through both the pre-application and the application stages to deliver an acceptable development in accordance with the requirements of the NPPF</p> <p>The LPA delivered the decision in a timely manner in accordance with the requirements of the NPPF.</p>

## APPENDIX 2 : RELEVANT POLICIES

This appendices list all relevant development plan polices and guidance notes pertinent to the determination of this planning application.

### 1 National Guidance

The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

### 2. Development Plan

The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011 and Islington Unitary Development Plan 2002. The following policies of the Development Plan are considered relevant to this application:

#### A) The London Plan 2011 - Spatial Development Strategy for Greater London

##### **3 London's People**

Policy 3.1 Ensuring equal life chances for all

Policy 3.5 Quality and design of housing developments

Policy 3.6 Children and young people's play and recreation facilities

Policy 3.14 Existing housing

Policy 3.3 Increasing housing supply

Policy 3.4 Optimising housing potential

Policy 3.5 Quality and design

of housing developments

Policy 3.8 Housing choice

Policy 3.14 Existing Housing

##### **6 London's Transport**

Policy 6.3 Assessing affects of development on transport capacity

##### **7 London's living places and spaces**

Policy 7.2 An inclusive environment

Policy 7.4 Local character

Policy 7.6 Architecture

#### B) Islington Core Strategy 2011

##### Spatial Strategy

**Policy CS8** (Enhancing Islington's Character)

**Policy CS9** (Protecting and Enhancing Islington's Built and Historic Environment)

##### Strategic Policies

**Policy CS10** (Sustainable Design)

**Policy CS11** (Waste)

**Policy CS12** (Meeting the Housing Challenge)

#### C) Islington Unitary Development Plan (2002)

##### **Environment Policies:**

**Env 12** (Community Safety)

**Env 17** (Protection of Amenity)

##### **Design Policies:**

**D3** (Site Planning)

##### **Transportation Policies:**

**T18** (Parking and Traffic Restraint)

**T19** (Hierarchy of Parking Need)

**T34** (Cycle Parking)

**D4** (Designing in Context)  
**D11** (Alteration and Extensions)  
**D25** (Materials)  
**D25** (Roof Extensions)

**T45** (Land Use Planning)  
**T51** (Increase Cycle Use)  
**T52** (Facilities for Cyclists)  
**T55** (New Development)

**Housing Policies:**  
**H7** (Standards and Guidelines)

**Landscaping Policies**  
**D6** (Landscaping and Public Facilities)  
**D8** (Boundary Walls, Paving and Street Furniture)

**Efficient and Sustainable Use of Land and Buildings**  
**Imp6** (Efficient Use)

### 3. **Emerging Policy Documents**

#### **A) Islington's Development Management Policies – Proposed Submission, October 2011**

The Proposed Submission of Islington's *Development Management Policies, Finsbury Local Plan and Site Allocations Documents* went out to consultation in October 2011 and this process was completed on 12 December 2011. Following this amended drafts of these documents were produced and a further round of public consultation commenced on 8th May 2012. The final drafts of these documents will be submitted to the Planning Inspectorate for Independent Examination later in the year. These documents whilst not adopted, give an indication of the Council's approach to sustainable development proposals for the next 15 years, a spatial approach to the Bunhill and Clerkenwell areas as well as particular site allocations. The emerging policies are a material planning consideration.

**DM1** (Design)  
**DM3** (Heritage)  
**DM12** (Housing Standards)

#### **B) Finsbury Local Plan – Proposed Submission, October 2011**

**Objective 1** (Place Shaping)  
**Objective 2** (Regeneration, Housing and the Economy)  
**Objective 3** (Environment, Health and Wellbeing)  
**Objective 5** (Heritage and Culture)  
**BC8** (Achieving a Balanced Mix of Uses)

### 4. **Planning Advice Note/Planning Brief**

A Planning Advice Note/ Planning Brief title was published on date , this note/brief aims to

### 5 **Designations**

The site has the following designations under the London Plan 2011 and Islington Unitary Development Plan (2002):

- Rosebery Avenue Conservation Area
- Building is not listed

- Employment Priority Area (General) (Finsbury Local Plan Submission Version 2012).

## 7. **Supplementary Planning Guidance (SPG) / Document (SPD)**

The following SPG's and/or SPD's are relevant:

### **Islington UDP**

- Planning Standards Guidelines
- Urban Design Guide
- Rosebery Avenue Conservation Area Guidelines

### **London Plan**

- Housing
- Sustainable Design & Construction