
Planning Applications Committee

Agenda for 12th March 2014

Index of Applications, Enforcement Actions, Advertisements etc.

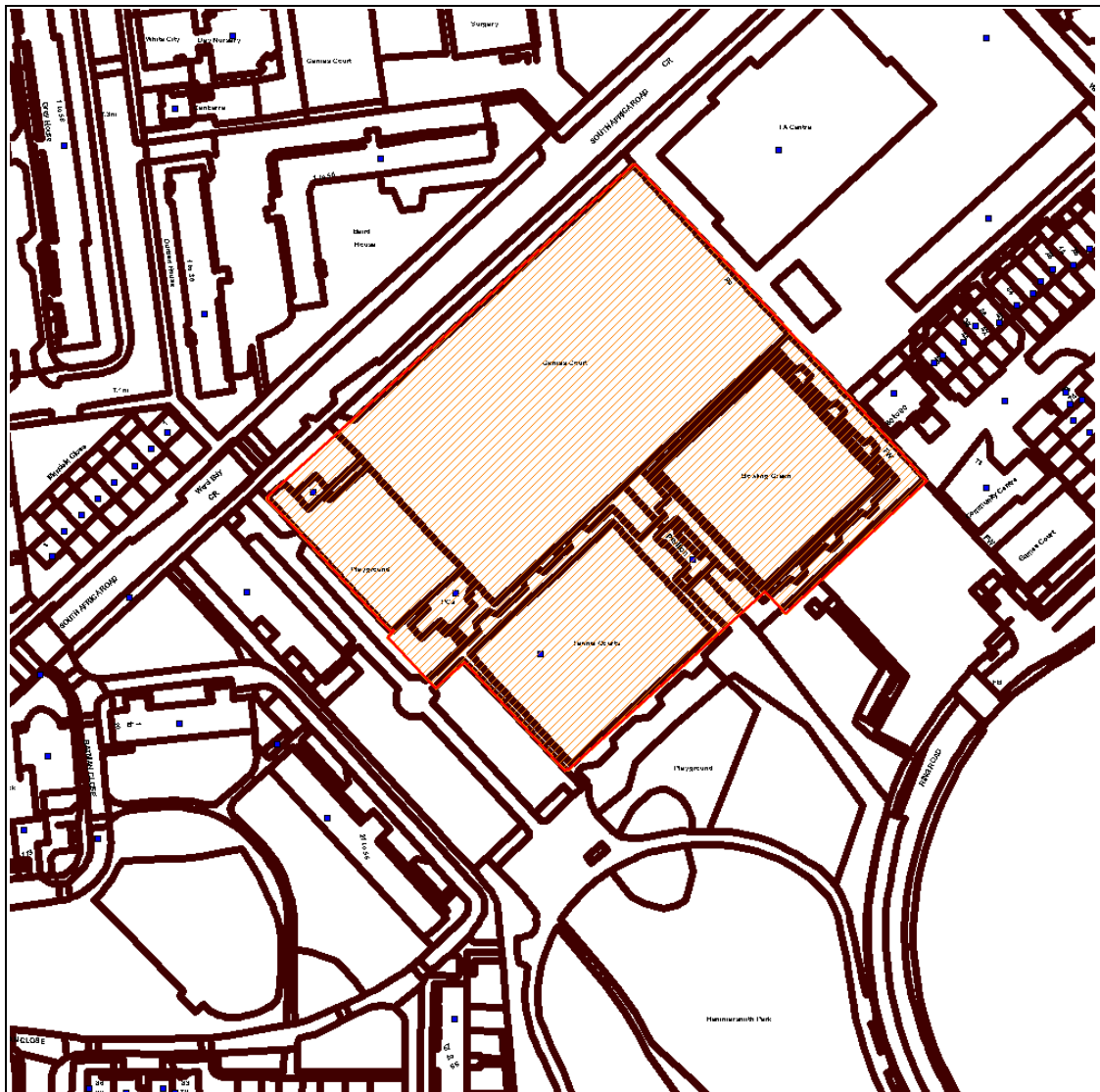
WARD: REG NO:	SITE ADDRESS:	PAGE:
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Shepherd's Bush Green 2013/04980/FUL	Hammersmith Park South Africa Road London W12	9
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Ward: Shepherd's Bush Green

Site Address:

Hammersmith Park South Africa Road London W12



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For identification purposes only - do not scale.

Reg. No:
2013/04980/FUL

Case Officer:
Katherine Wood

Date Valid:
19.11.2013

Conservation Area:
Wood Lane Conservation Area - Number 42

Committee Date:
12.03.2014

Applicant:

Mr S Bennett
C/o Agent

Description:

Formation of an all-weather football facility comprising of two 7-a-side pitches, eleven 5-a-side pitches, and a 2-on-2 basketball training court to replace an existing all weather pitch, tennis courts and basketball court, bowling green and playground; Erection of a single storey pavilion building containing a bar, community multi-use room, changing rooms and office; Erection of fencing around and within the site; Erection of lighting columns; Hard and soft landscaping; Provision of 19 associated car parking spaces; provision of 24 cycle parking spaces to the west of the proposed pavilion; following demolition of the existing bowling pavilion, changing rooms, storage building and porta-cabin

Drg Nos: (08)001 Rev A00; (08)003 Rev A01; (08)004 Rev A01; (08)005 Rev A00; (08)006 Rev A00; (08)007 Rev A00; (08)008 Rev A00; (08)009 Rev A00; (08)014 Rev A00; SIS 001 001; 998.04 A; 998.05; 'Notes from SIS on Planning Condition 11'; email from Steve Bennett dated 31.10.13; email from Richard MacGregor dated 4.11.13; Materials Schedule submitted 27.11.13; Waste Management Statement submitted 27.11.13; Secured by Design form submitted 3.1.14; Lighting assessment ref: 11144z; 2011-144-05; 2011-144-10; 'Hammersmith Car Park, Installation: CEF Abingdon'; Noise Assessment by Hepworth Acoustics ref: 31124.1v4; letter report from Hepworth Acoustics ref: 31124.2v1; RANS/Noisewall(c)/Timberpost/001; Construction Logistics and Management Plan ref: 001074 dated 2.1.13; Access Statement submitted 27.11.13; Energy Efficiency and Sustainability Statement submitted 27.11.13; Site Waste Management Plan submitted 18.11.13

Application Type:

Full Detailed Planning Application

Officer Recommendation:

That the Committee resolve that the Executive Director of Transport and Technical Services be authorised to determine the application and grant permission up on the completion of a satisfactory legal agreement and subject to the condition(s) set out below:

- 1) The development hereby permitted shall not commence later than the expiration of 3 years beginning with the date of this planning permission.

Condition required to be imposed by section 91(1)(a) of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

- 2) The development shall be carried out and completed only in accordance with the approved drawings, ref: (08)001 Rev A00; (08)003 Rev A01; (08)004 Rev A01; (08)005 Rev A00; (08)006 Rev A00; (08)007 Rev A00; (08)008 Rev A00; (08)009 Rev A00; (08)014 Rev A00; SIS 001 001; 998.04 A; 998.05; 'Notes from SIS on Planning Condition 11'; email from Steve Bennett dated 31.10.13; email from Richard MacGregor dated 4.11.13; Materials Schedule submitted 27.11.13; Waste Management Statement submitted 27.11.13; Secured by Design form submitted 3.1.14; Lighting assessment ref: 11144z; 2011-144-05; 2011-144-10;

'Hammersmith Car Park, Installation: CEF Abingdon'; Noise Assessment by Hepworth Acoustics ref: 31124.1v4; letter report from Hepworth Acoustics ref: 31124.2v1; RANS/Noise wall(c)/Timberpost/001; Construction Logistics and Management Plan ref: 001074 dated 2.1.13; Access Statement submitted 27.11.13; Energy Efficiency and Sustainability Statement submitted 27.11.13; Site Waste Management Plan submitted 18.11.13.

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with policy BE1 of the Core Strategy 2011 and policy DM G1, G3 and G7 of the Development Management Local Plan 2013.

- 3) The development hereby permitted shall be implemented in accordance with the particulars of materials shown on the submitted Materials Schedule and drawings ref: (008)004 Rev A01; (008)006 Rev A00 and (008)007 Rev A00 and the approved details shall be permanently retained in this form.

To ensure a satisfactory external appearance, in accordance with Policy BE1 of the Core Strategy 2011 and Policies DM G1, G3 and G7 of the Development Management Local Plan 2013.

- 4) The development hereby permitted shall not be occupied or used before details of the landscaping of all areas external to the buildings, including planting, paving, boundary walls, fences, gates and other means of enclosure, and details of defensive planting to the southern and eastern boundaries, have been submitted to and approved in writing by the Council. The development shall thereafter be carried out in accordance with the approved details.

To ensure a satisfactory external relationship with its surroundings in accordance with Policies Policy BE1 of the Core Strategy 2011 and Policies DM G1, G3 and G7 of the Development Management Local Plan 2013 .

- 5) All planting, seeding and turfing approved as part of the submitted landscaping scheme shall be carried out in the first planting or seeding seasons following the first use of the pavilion building or the completion of the development, whichever is the sooner; and any trees or shrubs which die, are removed or become seriously damaged or diseased within 5 years of the date of the initial planting shall be replaced in the next planting season with others of similar size and species.

To ensure a satisfactory provision for planting, in accordance with Policy DM E4 of the Development Management Local Plan 2013.

- 6) The replacement trees, of the species and positions shown on the approved plan ref: (08)003 Rev A01, shall be planted in the next planting season following the removal of the trees shown on the tree removal plan submitted with the application. Any replacement tree being removed or severely damaged, dying or becoming seriously diseased within 5 years of planting shall be replaced with a tree or shrub of similar size and species to that originally required to be planted.

To ensure a satisfactory provision for tree planting, in accordance with Policy DM E4 of the Development Management Local Plan 2013.

- 7) No tree, other than the trees shown for removal on the tree removal plan submitted with the application, shall be lopped, topped, felled or wilfully destroyed without the prior approval in writing of the Council. The development shall be implemented in accordance with the Method Statement for the Protection of Retained Trees submitted with the application.

To ensure the protection of trees during development work on the site and to prevent their unnecessary loss, in accordance with Policy DM E4 of the Development Management Local Plan 2013.

- 8) The development shall not be occupied or used until the refuse and recycling storage identified on approved drawing ref: (08)003 Rev A01 and described in the Waste Management Statement submitted with the application has been fully implemented. The refuse and recycling storage shall be permanently retained, and the collection arrangements outlined in the Waste Management Statement shall be permanently carried out in the stated form.

In order to ensure the development provides adequate waste storage, in accordance with Development Management Local Plan Policy DM H5, and the Council's Supplementary Planning Document.

- 9) The cycle parking for at least 24 bicycles, as shown on drawing ref: (08)004 Rev A001 and the submitted details of the Sheffield cycle racks, shall be fully implemented prior to occupation or use of the development and the cycle parking shall be permanently available for the life of the development.

To ensure the provision of acceptable bicycle parking, in accordance with Policy DM J5 of the Development Management Local Plan 2013.

- 10) The development shall not be occupied or used until the Secured By Design measures outlined in the Secured By Design form submitted 3.1.14, have been fully implemented and these measures shall be permanently retained.

To ensure a safe and secure environment in accordance with Policy DM G1 of the Development Management Local Plan 2013.

- 11) The development shall be implemented in accordance with the Sustainable Urban Drainage Scheme outlined in drawings and documents ref: SIS 001 Rev 001; 998.04 A; 998.05; 'Notes from SIS on Planning Condition 11'; email from Steve Bennett dated 31.10.13 and email from Richard MacGregor dated 4.11.13. The development shall be carried out in accordance with the approved details and shall thereafter be permanently retained.

To prevent any increased risk of flooding and to ensure the satisfactory storage of/disposal of surface water from the site in accordance with Policy CC2 of the Core Strategy 2011, Policy 5.13 of The London Plan 2011 and the Technical Guidance to the NPPF.

- 12) The development hereby permitted shall not be used or occupied until a Service Management Plan has been submitted to and approved in writing by the Council. The plan shall specify the number of weekly deliveries and size of vehicles to be

used, as well as the times for deliveries. The development shall only be used in accordance with the details approved in the Service Management Plan.

To ensure satisfactory provision for servicing and to prevent noise and disturbance to neighbouring residents, in accordance with Policies DM J1 and DM H11 of the Development Management Local Plan 2013, and Transport Policy 34 of the Planning Guidance SPD.

- 13) The development hereby permitted shall not be occupied or used until the floodlights and external lighting have been installed in accordance with the following submitted documents and plans: Lighting assessment ref: 11144z; 2011-144-05; 2011-144-10; 'Hammersmith Car Park, Installation: CEF Abingdon'. The lighting as approved shall be permanently retained in this form.

To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by lighting, in accordance with Policy DM H10 of the Development Management Local Plan 2013.

- 14) Prior to the first use of the floodlights hereby permitted on the site's perimeter, rear louvres shall be fitted to each of those floodlights, in accordance with the details shown on drawing ref: 2011-144-10. The louvres shall thereafter be permanently retained and these floodlights shall only be used with the louvres in place.

To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise from the operation of the site, in accordance with Policy DM H9 of the Development Management Local Plan 2013.

- 15) Prior to use of any proposed sports pitch any floodlighting shall be installed with individually controlled lights. When a pitch is not in use the floodlights to that pitch shall be switched off. The lighting shall be permanently maintained in this form.

To ensure that the amenity of neighbouring occupiers is not adversely affected by light from the operation of the site, in accordance with Policy DM H10 of the Development Management Local Plan 2013.

- 16) A post-installation light spillage survey shall be carried out and submitted to the Council for its written approval within one month of the first use of the development. The survey shall show how the recommendations of the Institution of Lighting Engineers in the 'Guidance Notes For The Reduction Of Light Pollution 2011' have been achieved, with particular regard to the control of illuminance of neighbouring residential facades within the recommended limits, with any mitigation measures as necessary. The approved details shall be permanently maintained as such.

To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by lighting, in accordance with Policy DM H10 of the Development Management Local Plan 2013.

- 17) The development shall be implemented in accordance with the recommendations for noise mitigation contained in paragraphs 4.5 - 4.10 of the Noise Assessment by Hepworth Acoustics ref: 31124.1v4. A post-installation noise assessment shall also be carried out and submitted to the Council within one month of the first use

of the development, for written approval, to confirm compliance with the noise criteria and additional steps required to mitigate noise shall be taken, as necessary.

To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from the operation of the site, in accordance with Policy DM H9 of the Development Management Local Plan 2013.

- 18) No tannoys or public address systems shall be used at the development hereby permitted.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, in accordance with Policy DM H9 of the Development Management Local Plan 2013

- 19) Prior to the occupation or use of the development, acoustic sound barriers shall be erected in accordance with the submitted letter report from Hepworth Acoustics ref: 31124.2v1 dated 25th September 2013 and drawing ref: RANS/Noise wall(c)/Timberpost/001. The approved acoustic screens shall thereafter be permanently retained.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, in accordance with Policy DM H9 of the Development Management Local Plan 2013.

- 20) Neither music nor amplified voices emitted from the development hereby approved, including from the approved pavilion building, shall be audible within any residential/noise sensitive premises.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, in accordance with DM H9 of the Development Management Local Plan 2013.

- 21) The development hereby permitted shall be implemented in accordance with the submitted Construction Logistics and Management Plan ref: 001074 dated 2nd January 2013. Approved details shall be implemented throughout the project period.

To ensure that construction works do not adversely impact on the operation of the public highway, and that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site, in accordance with Policies DM J1, DM J6, DM H9, DM H11 of the Development Management Local Plan 2013.

- 22) Prior to use or occupation of the development hereby permitted the proposed car parking spaces shall be laid out as shown on drawing no.(08)003 Rev A01. The layout shall not be altered. At least two of the proposed spaces shall be permanently available for disabled drivers. The parking arrangements, including the designated disabled parking bays, shall be permanently retained.

To ensure satisfactory car parking provision, including for disabled people, in accordance with Policies DM J2 and DM J4 of the Development Management Local Plan 2013.

- 23) The development hereby permitted shall be implemented in accordance with the submitted Access Statement, which details how the development would be accessible to all people, including people with disabilities. The development shall not be occupied or used until the approved details have been fully implemented, and the development shall thereafter be permanently retained as such.

To ensure that the proposal provides an inclusive and accessible environment in accordance with the Policy DM G1 of the Development Management Local Plan 2013, and Chapter 4 of the Planning Guidance SPD 2013.

- 24) No development shall commence until a preliminary risk assessment report is submitted to and approved in writing by the Council. This report shall comprise: a desktop study which identifies all current and previous uses at the site and surrounding area as well as the potential contaminants associated with those uses; a site reconnaissance; and a conceptual model indicating potential pollutant linkages between sources, pathways and receptors, including those in the surrounding area and those planned at the site; and a qualitative risk assessment of any potentially unacceptable risks arising from the identified pollutant linkages to human health, controlled waters and the wider environment including ecological receptors and building materials. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy 2011, and policies DM H7 and DM H11 of the Development Management Local Plan 2013.

- 25) No development shall commence until a site investigation scheme is submitted to and approved in writing by the Council. This scheme shall be based upon and target the risks identified in the approved preliminary risk assessment and shall provide provisions for, where relevant, the sampling of soil, soil vapour, ground gas, surface and groundwater. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy 2011, and policies DM H7 and DM H11 of the Development Management Local Plan 2013.

- 26) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until, following a site investigation undertaken in compliance with the approved site investigation scheme, a quantitative risk assessment report is submitted to and approved in writing by the Council. This report shall: assess the degree and nature of any contamination identified on the site through the site investigation; include a revised conceptual site model from the preliminary risk assessment based on the information gathered through the site investigation to confirm the existence of any remaining pollutant linkages and determine the risks posed by any contamination to human health, controlled waters and the wider environment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy 2011, and policies DM H7 and DM H11 of the Development Management Local Plan 2013.

- 27) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until, a remediation method statement is submitted to and approved in writing by the Council. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy 2011, and policies DM H7 and DM H11 of the Development Management Local Plan 2013.

- 28) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until the approved remediation method statement has been carried out in full and a verification report confirming these works has been submitted to, and approved in writing, by the Council. This report shall include: details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil; all waste management documentation showing the classification of waste, its treatment, movement and disposal; and the validation of gas membrane placement. If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with is

submitted to, and agreed in writing by, the Council. Any required remediation shall be detailed in an amendment to the remediation statement and verification of these works included in the verification report. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy 2011, and policies DM H7 and DM H11 of the Development Management Local Plan 2013.

- 29) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until an onward long-term monitoring methodology report is submitted to and approved in writing by the Council where further monitoring is required past the completion of development works to verify the success of the remediation undertaken. A verification report of these monitoring works shall then be submitted to and approved in writing by the Council when it may be demonstrated that no residual adverse risks exist. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy 2011, and policies DM H7 and DM H11 of the Development Management Local Plan 2013.

- 30) The sports pitches/courts hereby permitted shall only be used between the hours of 9 am and 10 pm Mondays to Saturdays and between 9 am and 9 pm on Sundays. All floodlights shall be switched off by 10.15 pm (9.15 pm on Sundays).

To ensure that nearby residents are not unduly disturbed by noise and light pollution, in accordance with Policies DM H8 and DM H9 of the Development Management Local Plan 2013.

- 31) The pavilion building hereby permitted shall only be used by customers between the hours of 8.30 am and 11 pm Mondays to Saturdays, and between 8.30 am and 10 pm on Sundays.

To ensure that surrounding residents are not unduly affected by noise disturbance, in accordance with Policy DM H9 of the Development Management Local Plan 2013.

- 32) No customers shall be on the premises in connection with any licensed bar use other than between the hours of 11am and 11pm Mondays to Saturdays, and between 11am and 10pm on Sundays.

To ensure that surrounding residents are not unduly affected by noise disturbance, in accordance with Policy DM H9 of the Development Management Local Plan 2013.

- 33) The development shall not commence until all parties with an interest in the site for the purposes of s.106 of the Town and Country Planning Act 1990 have entered into a confirmatory deed agreeing to the provisions of the s.106 agreement.

To ensure that successors in title to the council, which is the present owner of the site, will be bound by the planning obligation.

- 34) The development hereby permitted shall not be occupied or used until details of a historic park reference to be incorporated in or near to the pavilion building, are submitted to and approved in writing by the Council. The approved details shall be installed within four months of the first use of the building and shall be permanently retained for the life of the development.

To ensure a satisfactory standard of development which incorporates historic references from Hammersmith Park, in accordance with Policy DM G7 of the Development Management Local Plan 2013,

- 35) The development hereby permitted shall be implemented in accordance with the energy efficiency and sustainable design and construction measures in the submitted Energy Sustainability statement and Site Waste Management Plan. The approved details shall thereafter be permanently retained.

To ensure a sustainable development and the integration of energy generation from renewable sources, consistent with the Mayor's sustainable design objectives in accordance with Policies DM G1 and DM H1 of the Development Management Local Plan 2013, Policies 5.1, 5.2, 5.3 and 5.7 of The London Plan (2011), and Core Strategy (2011) Policies BE1 and CC1.

- 36) Prior to the construction of the development, details of how surface water will be managed on site for the 1 in 100 year (+climate change allowance) event, and any required mitigation measures, shall be submitted to and approved in writing to the Council. The development shall be carried out in accordance with the approved details and shall thereafter be permanently retained.

To prevent any increased risk of flooding and to ensure the satisfactory storage of and/or disposal of surface water from the site in accordance with Policy CC2 of the Core Strategy 2011, Policy 5.13 of The London Plan 2011 and the Technical Guidance to the NPPF.

Justification for Approving the Application:

- 1) It is considered that the proposed development is acceptable in land use terms and is consistent with policies on use of open space. The proposal would provide for a significant upgrade of the existing sports facilities, which are currently in a state of disrepair and underused, with some facilities available to the local community free of charge, and park users able to make use of the cafe and public conveniences etc during park hours. It is considered that the proposals would preserve and enhance the character and appearance of the conservation area and

the setting of the nearby heritage assets. There would be no adverse impact on the nature conservation area, subject to conditions on replacement tree planting. Subject to conditions, the impact on the amenities of neighbouring residents is considered to be acceptable. There would not be an unacceptable impact on the operation of the highway or on local parking conditions. Subject to conditions, the development would be accessible, sustainable, and would not have a further impact on flood risk.

It is therefore considered that the proposal would comply with the NPPF, London Plan Policies 3.19, 7.2, 5.12, 5.13 and 5.21, Core Strategy Policies BE1, CC2, CC4, OS1 and T1, Policies DM D1, DM D2, DM G1, DM G7, DM E1, DM E3, DM E4, DM H1, DM H2, DM H3, DM H5, DM H7, DM H8, DM H9, DM H10, DM H11, DM J1, DM J2, DM J5, DM J6 of the Development Management Local Plan 2013, Transport Policy 34, and Design Policies 1, 2, 3 and 8 of the Planning Guidance SPD.

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

All Background Papers held by Andrew Marshall (Ext: 3340):

Application form received: 18th November 2013
Drawing Nos: see above

Policy documents: National Planning Policy Framework 2012
The London Plan 2011 and Revised Early Minor Alterations to The London Plan, 2013
Core Strategy 2011
The Development Management Local Plan 2013
Planning Guidance Supplementary Planning Document July 2013

Consultation Comments:

Comments from:

Environment Agency - Planning Liaison
Thames Water - Development Control

Dated:

06.02.14
26.11.13

Neighbour Comments:

Letters from:

57 Batman Close White City Estate London W12 7NU
12 Boscombe Road London W12 9HP
33 Loftus Road London W12 7EH
87 Frithville Gardens London W12 7JQ
29 Loftus Road London W12 7EH
51 Loftus Road London W12 7EH
43 Loftus Road London W12 7EH
28 Batman Close White City Estate London W12 7NU
39 Batman Close White City Estate London W12 7NU

Dated:

23.12.13
03.12.13
01.12.13
02.12.13
06.12.13
16.12.13
02.12.13
23.12.13
23.12.13

21 Doneraile Street London SW6 6EL	03.12.13
107 Frithville Gardens London W12 7JQ	03.12.13
35A Stanlake	09.12.13
19 Frithville Gardens London W12 7JG	09.12.13
21 Frithville Gardens London W12 7JG	09.12.13
23 Frithville Gardens London W12 7JG	09.12.13
50 Frithville Gardens London W12 7JN	09.12.13
NAG	09.12.13
NAG	09.12.13
115 Stanlake Road London W12 7HQ	09.12.13
7 Tunis Road London W12 7EZ	09.12.13
67 Stanlake Road London W12 7HG	09.12.13
47 Stanlake Road London W12 7HG	09.12.13
36 Ingersoll Road London W12 7BD	09.12.13
96 Tunis Road London W12 7EY	10.12.13
24A Ellerslie Road London W12 7BW	10.12.13
80A Loftus Road	10.12.13
83 Stanlake Road London W12 7HQ	10.12.13
71 Abdale Road London W12 7ES	10.12.13
92 Loftus Road London W12 7EL	10.12.13
9 Ellerslie Road London W12 7BN	10.12.13
36 Frithville Gardens London W12 7JN	10.12.13
40 Stanlake Road London W12 7HL	10.12.13
38A Loftus Road	09.12.13
79 Tunis Road London W12 7EY	09.12.13
61 Stanlake Road London W12 7HG	09.12.13
30 Tunis Road London W12 7EZ	09.12.13
85 Stanlake Road London W12 7HQ	09.12.13
76 Abdale Road London W12 7EU	09.12.13
6 Shepherd's Bush Place London W12 8LX	09.12.13
8 Sterne Street London W12 8AD	09.12.13
53 Abdale Road London W12 7ER	09.12.13
82 Devonport Road London W12 8NU	09.12.13
275 Goldhawk Road London W12 8EU	09.12.13
86 The Grampians London W6 7LZ	06.12.13
80 BATMAN CLOSE WHITE CITY LONDON W12 7NX	08.12.13
122 St Stephens Close	10.12.13
10A St Stephens Avenue	10.12.13
91B Stanlake	10.12.13
86 Frithville Gardens 86 Frithville Gardens London W12 7JW	12.12.13
86 Frithville Gardens 86 Frithville Gardens London W12 7JW	12.12.13
86 Frithville Gardens 86 Frithville Gardens London W12 7JW	12.12.13
86 Frithville Gardens 86 Frithville Gardens London W12 7JW	12.12.13
86 Frithville Gardens 86 Frithville Gardens London W12 7JW	12.12.13
43 Abdale Road London W12 7ER	15.12.13
21 Lime Grove London W12 8EE	02.12.13
49 Loftus Road London W12 7EH	02.12.13
39 Ormiston Grove London W12 0JR	02.12.13
Top Flat 46 Godolphin Road London W12 8JF	02.12.13
96 Frithville Gardens London W12 7JW	02.12.13
Wembley Stadium Wembley London HA9 0WS	02.12.13
29 Ethelden Road London W12 7BG	02.12.13

41A Loftus Road London W12 7EH	02.12.13
19A Loftus Road London W12 7EH	02.12.13
NAG	12.12.13
12 Tunis Road London W12 7EZ	12.12.13
31 Steventon Road London W12 0SU	12.12.13
41A Stanlake	12.12.13
12 Frithville Gardens London W12 7JN	12.12.13
32 Eilerslie Road London W12 7BW	02.12.13
18 Ashchurch Park Villas London W12 9SP	02.12.13
19 Bloemfontein Avenue London W12 7BJ	02.12.13
41a Stanlake road London w12 7hg	10.12.13
47 Loftus Road London W12 7EH	29.11.13
98 Frithville Gardens London W12 7JW	03.12.13
32 Coverdale Road London W12 8JL	06.12.13
Nag	06.12.13
19 Percy Road London W12 9PX	06.12.13
17 Thornfield Road London W12 8JQ	06.12.13
4A Coverdale Road London W12 8JL	06.12.13
44 Tunis Road London W12 7EZ	05.12.13
Nag	04.12.13
92 Tunis Road London W12 7EY	04.12.13
5 Warbeck Road London W12 8NS	06.12.13
4 Coverdale Road London W12 8JL	06.12.13
105 Emlyn Road London W12 9TG	06.12.13
34 Arminger Road London W12 7BB	04.12.13
46A Loftus Road London W12 7EN	03.12.13
65 Pall Mall Deposit 124-128 Barlby Road, W10 6BL	06.12.13
65 Pall Mall Deposit 124-128 Barlby Road, W10 6BL	03.12.13
18 Ethelden Road London W12 7BG	03.12.13
45 Loftus Road London W12 7EH	06.12.13
Nag	06.12.13
28 Ingersoll Road London W12 7BD	06.12.13
Rainville Mansions Association C/o 4 Granville Mansions Shepherds Bush Green W12 8QA	06.12.13
5 Loftus Road London W12 7EH	30.11.13
40 Coverdale Road London W12 8JL	02.12.13
40 Coverdale Road London W12 8JL	01.12.13
Nag	01.12.13
79 Frithville Gardens London W12 7JQ	02.12.13
79 Frithville Gardens London W12 7JQ	01.12.13
79 Frithville Gardens London W12 7JQ	01.12.13
90 Loftus Road London W12 7EL	02.12.13
90 Loftus Road London W12 7EL	01.12.13
102 Frithville Gardens London W12 7JW	02.12.13
102 Frithville Gardens London W12 7JW	01.12.13
25 Bloemfontein Avenue London W12 7BJ	01.12.13
124 Becklow Road London W12 9HJ	03.12.13
124 Becklow Road London W12 9HJ	01.12.13
39 Bloemfontein Avenue London W12 7BJ	01.12.13
22B Goodwin Road London W12 9JW	01.12.13
17 Frithville Gardens London W12 7JG	01.12.13
37 Ormiston Grove London W12 0JR	01.12.13

42 Arminger Road London W12 7BB	02.12.13
42 Arminger Road London W12 7BB	01.12.13
81 Frithville Gardens London W12 7JQ	01.12.13
81 Frithville Gardens London W12 7JQ	03.12.13
17 Upper Mall Hammersmith London W6 9TA	11.12.13
Open Spaces Society 25A Bell Street Henley-on-Thames RG9	05.12.13
Open Spaces Society 25A Bell Street Henley-on-Thames RG9	05.12.13
76A Stanlake Road London W12 7HL	12.12.13
50A Eynham Road London W12 0HA	02.12.13
96 Frithville Gardens London W12 7JW	03.12.13
21 Ellerslie Road London W12 7BN	09.12.13
16 Macfarlane Road London W12 7JZ	09.12.13
42 Wormholt Road London W12 0LS	09.12.13
100 Frithville Gardens London W12 7JW	09.12.13
91A Stanlake Road	09.12.13
75 Tunis Road London W12 7EY	09.12.13
52 Abdale Road London W12 7EU	09.12.13
77 Stanlake Road London W12 7HG	09.12.13
Lime Grove Hotel 32 Lime Grove London W12 8EA	09.12.13
6A Sterne Street London W12 8AD	09.12.13
99C Frithville Gardens	09.12.13
NAG	14.12.13
31 Arminger Road London W12 7BA	14.12.13
NAG	14.12.13
7 Frithville Gardens London W12 7JG	15.12.13
67 Abdale Road London W12 7ES	16.12.13
33 Scotts Rd Shepherds Bush London W12 8HP	18.12.13
White City Community Centre India Way White City Estate W12	02.01.14
93 Stanlake Rd London W12 7HQ	20.12.13
93 Stanlake Rd London W12 7HQ	20.12.13
93 Stanlake Rd London W12 7HQ	20.12.13
9 Linden Court Frithville Gardens London W12 7JJ	17.12.13
4 Devonport Mews London W12 8NG	16.12.13
82 white city close wood lane estate London W12 7DZ	19.12.13
Flat 7 Third Floor 7 Loftus Road London W12 7EH	16.12.13
21 Loftus Road London W12 7EH	16.12.13
25 Frithville Gardens London W12 7JG	17.12.13
22 Coverdale Road London W12 8JL	16.12.13
12C Stanlake	16.12.13
1 Devonport Road London W12 8NZ	16.12.13
Norfolk House 3 St James Square	19.12.13
19 Frithville Gardens London W12 7JG	06.01.14
60A Stanlake Road London W12 7HL	06.01.14
25 Frithville Gardens London W12 7JG	06.01.14
64 Frithville Gardens London W12 7JN	18.12.13
85 Frithville Gardens London W12 7JQ	19.12.13
85 Frithville Gardens London W12 7JQ	19.12.13
26 Loftus Road London W12 7EN	19.12.13
100 Frithville Gardens London W12 7JW	21.12.13
11 White City Road Wood Lane Estate London W12 7EG	19.12.13
Wood Lane Community Centre 78 white city close London W12	19.12.13
8 Hop good St London W12 7JU	06.01.14

SUPPLEMENTARY REPORT

1.0 BACKGROUND

1.1 The Planning Applications Committee (PAC) considered the planning application (ref: 2013/04980/FUL) on 15th January 2014. It resolved to authorise the Executive Director of Transport and Technical Services to determine the application and grant planning permission upon the completion of a satisfactory legal agreement, subject to the conditions set out in the report and subject to confirmation of no objection, or that no formal objection is received from Sport England by February 5th 2014.

1.2 Sport England's formal response has now been received. In view of the PAC resolution on 15th January, it is considered expedient that before a determination is made a supplemental report be prepared to consider this response.

1.3 Officers also wish to address other matters that have arisen since the committee meeting, namely:

- 1) Correspondence with the Environment Agency
- 2) Additional policies which were omitted from the officers' report to committee and which could be considered relevant to the application proposal.

1.4 This supplementary report addresses the above matters, and should be read in conjunction with the officer's report to PAC on 15th January, which is appended in Appendix 1, and has been updated to include the items from the addendum to the 15th January report.

2.0 SPORT ENGLAND RESPONSE

2.1 Sport England responded to the Council's consultation on 5th February 2014, stating that they do not object to the application, subject to the following being confirmed 'in writing in the form of a legal agreement, unilateral undertaking or planning condition that:

- i. the tennis courts to be lost will be re-provided at the Longford Christie Stadium within a specified timescale;
- ii. qualitative improvements will take place at Wormholt Park and Ravenscourt Park within a specified timescale;
- iii. one 5v5 pitch and one 7v7 pitch will be secured, free of charge in perpetuity'.

2.2 Following discussions, Sport England acknowledged that the first two points could not form part of a condition or legal agreement relating to the planning application as they are not within the control of the applicant. However, the Council has, separately from the planning process, provided written assurance on these points in a letter to Sport England, and Sport England have confirmed that they are satisfied on this. It has also been confirmed that two pitches and the basketball court, for use by the local community, would be secured as free of charge within the legal agreement attached to the planning permission, as set out in the Heads of Terms described in the report to PAC on 15th January 2014.

2.3 Sport England sent a further response on 11th February, confirming that:
"Sport England raises no objection to the application and is satisfied that a decision may be issued for the grant of permission upon legal completion of the S106 agreement."

2.4 Having considered Sport England's comments, and for the reasons given in the first and supplemental officer's report to committee, officers consider that the proposed development accords with the development plan, and there is no reason why planning permission for the development should not be granted.

3.0 ADDITIONAL MATTERS

This supplementary report allows an opportunity for additional material considerations arising since the PAC meeting to be addressed. Officers have noted that the report to Committee omitted reference to London Plan Policy 3.19 and Paragraph 74 of the NPPF, and Policies DM D1 and DM D2 of the Development Management Local Plan, which could be considered relevant to the application proposals. For the reasons set out below, officers consider that the application is further supported by these policies. Additionally, further correspondence with the Environment Agency has been received. These matters are addressed below.

3.1 PLANNING POLICY

Sports provision and Open Space

3.2 London Plan (2011) Policy 3.19 (Sports Facilities) states:

'Strategic

A The Mayor's Sports Legacy Plan aims to increase participation in, and tackle inequality of access to, sport and physical activity in London particularly amongst groups/areas with low levels of participation.

Planning decisions

B Development proposals that increase or enhance the provision of sports and recreation facilities will be supported. Proposals that result in a net loss of sports and recreation facilities, including playing fields should be resisted. Temporary facilities may provide the means of mitigating any loss as part of proposals for permanent re-provision. Wherever possible, multi-use public facilities for sport and recreational activity should be encouraged. The provision of floodlighting should be supported in areas where there is an identified need for sports facilities to increase sports participation opportunities, unless the floodlighting gives rise to demonstrable harm to local community or biodiversity.

C Where sports facility developments are proposed on existing open space, they will need to be considered carefully in light of policies on Green Belt and protecting open space (Chapter 7) as well as the borough's own assessment of needs and opportunities for both sports facilities and for green multifunctional open space.'

3.3 Officers are satisfied that the application proposals accord with the aims of this policy, and that an assessment has been made of these issues in the officers' report to the PAC 15th January. As noted in that report, the proposal would replace the existing

dilapidated sports facilities which are underused due to their poor condition with enhanced new sports facilities. Given the improvements proposed to sporting facilities, it is considered likely that the development would encourage increased participation in sport and physical activity. There would not be a net loss of land used for sports. The proposal would include provision for free community use of two pitches (which could be used for a range of sports), as well as free use of a dedicated basketball practice court, and public access to the facilities within the proposed pavilion including a multi-use community room. The proposal is considered to address equality of access to sport in this way. The provision of floodlighting is necessary for the full use of the proposed sports facilities and the officers' report has demonstrated that the floodlighting would not harm residential amenity or biodiversity. The car park would be small in size, but would allow users of the facilities, including people with disabilities, to drive to the facility if they chose to. Local policies on open space have been considered within the officer's report to PAC, and the proposal has been found to be acceptable against these policies.

3.4 Paragraph 74 of the NPPF states: 'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.'

3.5 It is considered that the scheme would accord with the aims of this policy, and that an assessment has been made of these issues in the 15th January report to PAC. In this case, the site consists of existing sports and recreation facilities which would be replaced with alternative sports and recreation facilities of a much improved quality, and would not involve the loss of existing open space. A small car park and a pavilion building are proposed which are considered to be ancillary to the sports provision, and would not reduce the existing openness of the site, which already contains buildings and areas of hard standing. There is no conflict with the aims of the NPPF in this respect.

3.6 The report to PAC included paragraphs on the loss of existing facilities and community use, but did not make explicit reference to Policies DM D1 (enhancement of community services) and DM D2 (Enhancement of Arts, Culture, Entertainment, Leisure, Recreation and Sports Uses) of the Development Management Local Plan.

3.7 Policy DM D1 states:

"Proposals for new or expanded community uses should meet local need, be compatible with and minimise impact on the local environment and be accessible to all in the community they serve.

The provision of new or expanded community uses should be provided as part of the necessary supporting social infrastructure for significant new housing and other development proposals. Where it is not appropriate to provide community uses on site or in total as part of a development scheme, a contribution to new and/or enhanced uses in the locality will be sought.

In any development proposal, existing community uses should be retained or replaced, unless there is clear evidence that there is no longer an identified need for a particular facility.

The temporary use of vacant buildings for community uses, including for performance and creative work is encouraged."

3.8 Sport and recreation uses are included within the definition of community uses. As explained in paras. 3.8-3.12 of the officers' report to PAC on 15th January, the proposals for the enhanced sports facility on the site are considered to meet local need, having regard to the demand survey carried out by the applicants. The impact of the proposals on the local environment have been considered in the 15th January report to PAC and have been found to be acceptable. Through the provision of the free-of-charge pitches as well as the proposed charged facilities, the proposal would be accessible to the local community. The second and last paragraphs of the policy are not relevant to the proposal. In terms of the existing uses, the existing use of the land as a sports facility is being retained. Paragraph 3.8 of the officer's report to PAC addresses the specific sports which are being retained and lost; the loss of the existing tennis courts, full-size basketball court and bowling green is considered acceptable due to the nearby alternative provision. The proposals also include a pavilion accessible to the public in which a multi-use community room would be available for public use. Where Policy DM D1 is relevant to the proposal, therefore, it is considered that the proposals would comply with this policy.

3.9 Policy DM D2 states:

"The council will support the enhancement of arts, culture, entertainment, leisure, recreation and sport uses by:

supporting the continued presence of the borough's arts, culture, entertainment, leisure, recreation and sports venues subject to the local impact of venues being managed without added detriment to local residents;

requiring the retention of arts, cultural, entertainment, leisure, recreation and sports facilities in development schemes where the facility remains viable for that use or for appropriate replacement alternative arts, cultural, entertainment, leisure, recreation and sports uses;

requiring provision of new facilities as part of major development proposals, where appropriate and viable; and

requiring proposals for new and expanded venues to be supported where appropriate by evidence of how impacts such as noise, traffic, parking and opening hours have been assessed, minimised and mitigated."

3.10 In this case, the proposals are considered to be an enhancement of the existing sports uses on the site due to the dilapidated condition of the existing facilities, as described in the PAC report on 15th January, and will ensure the continued use of the land as a sports facility including some free access to the facilities for the local community. The impact of the proposed uses on the amenities of local residents has been considered in the PAC report and has been found to be acceptable. The impacts of the new facility on noise, traffic, parking and opening hours have also been considered within the PAC report, along with mitigation measures, and are found to be acceptable. It is considered that where relevant to the proposals, there is no conflict with Policy DM D2.

Flood Risk

3.11 Through the consideration of the application, discussions have continued with the Environment Agency, centred on the detailed flood risk and mitigation studies prepared by the applicant. The EA raised objection to the absence of information on the

management of surface water arising from an extreme 1:100 year storm event. Following further discussion, the EA suggested two courses of action: either for the information to be provided at this stage, or for the local authority to condition the submission of the information and to accept the risk in conditioning that information. Officers have concluded that the second approach is appropriate given the nature of the development and the assessments carried out to date. (An additional condition is to be attached requiring the information and any necessary mitigation in respect of a 1:100 year event.) On this basis, the Environment Agency state that they have decided that the objection would not be pursued further should the Council consider it appropriate to grant permission.

3.12 An additional condition (condition 36) is therefore recommended, as follows:

Prior to the construction of the development, details of how surface water will be managed on site for the 1 in 100 year (+climate change allowance) event, and any required mitigation measures, shall be submitted to and approved in writing to the Council. The development shall be carried out in accordance with the approved details and shall thereafter be permanently retained.

To prevent any increased risk of flooding and to ensure the satisfactory storage of and/or disposal of surface water from the site in accordance with Policy CC2 of the Core Strategy 2011, Policy 5.13 of The London Plan 2011 and the Technical Guidance to the NPPF.

4.0 PLANNING CONDITIONS AND LEGAL AGREEMENT

4.1 The schedule of conditions and justification have been amended.

5.0 Section 106 Agreement:

5.1 A legal agreement has now been agreed with the applicant and is considered to be satisfactory, derived from the heads of terms as set out in the officers' report to the Planning Applications Committee on 15th January 2014, and in accordance with Section 106 of the Town and Country Planning Act 1990 (As Amended) and London Plan Policy 8.2. The agreement includes a clause securing the free use of two pitches and the basketball court for the local community, as set out in the report to PAC on 15th January, and in accordance with Sport England's request.

6.0 CONCLUSION

6.1 The proposal has not changed since it was considered by the Planning Applications Committee on 15th January. The response received from Sport England has confirmed that they have no objection to the proposal, subject to the completion of the S106 agreement as set out in the report to PAC on 15th January. The application proposal is in accordance with the policies in the London Plan, NPPF and Development Management Local Plan considered above, and there is no change to the officers' conclusions, either individually or when taken as a whole, or to their recommendation to the Planning Application Committee.

6.2 Therefore, having regard to the development plan and other material considerations, it is considered that the application is in accordance with the development plan and that there are no other material considerations which indicate

why permission should be refused. It is therefore recommended that the Planning Applications Committee resolve to grant permission subject to conditions and the legal agreement.

APPENDIX 1 - REPORT TO PAC ON 15th JANUARY 2014

1.0 BACKGROUND

1.1 The application site relates to a 1.2 hectare area of land at the north western side of Hammersmith Park, which is a public park located on the south side of South Africa Road. The land currently comprises a floodlit all-weather football/games pitch, a disused playground, a bowling green and associated pavilion, and three public tennis courts, one of which can also be used as a basketball court. There is also a single storey public convenience building and a two storey changing room block on the site.

1.2 The site forms part of the strategic White City Opportunity Area (WCOA) of the Council's Core Strategy and is designated as Open Space of borough-wide importance as a local park. A small part of the application site (150 sq.m. along the south-western boundary) is within a designated Nature Conservation Area of Grade II borough-wide importance, and the whole site is located within the Wood Lane Conservation Area. It is also within the Environment Agency's Flood Risk Zone 1, which is at the lowest risk from tidal flooding.

1.3 The site is bounded to the south west by a car park, an access road and the five storey blocks of residential flats at Batman Close. To the south and south east is the rest of Hammersmith Park which extends to Frithville Gardens, and the BBC Television Centre (a grade II listed building, which recently received a PAC resolution to grant outline planning permission for the redevelopment for residential use - 2013/02355/COMB, 2013/02356/LBC, 2013/02244/CAC). To the east and north east are existing residential properties at White City Close, a Territorial Army (TA) centre and light industrial buildings and ancillary car parking. Across South Africa Road to the north west, are further residential flat blocks and the Canberra Heath Centre, which form part of the White City Estate.

1.4 The sports and recreation facilities that form the proposed redevelopment site were first created around 40 years ago, but have since fallen into a poor state of repair. The bowling green has become overgrown, following the club's relocation to Ravenscourt Park in 2011 and the changing blocks have been vandalised. In addition, the surfaces of the all-weather sports pitch are in poor condition and heavily damaged in some places, as is the concrete surfaces of the basket ball and tennis courts.

1.5 In 2011, the Council ran a tendering process to find a potential developer who could undertake to provide upgraded sport and leisure facilities on this part of Hammersmith Park. The preferred bidders were 'PlayFootball', who run a number of facilities nationwide, providing all-weather five and seven-a-side football pitches.

1.6 In April 2013, applications for planning permission and conservation area consent were submitted by PlayFootball (applications ref: 2013/01084/FUL and 2013/01085/CAC) for a scheme involving the demolition of the existing buildings and structures on the site and redevelopment to create all-weather football and basketball facilities. The proposal comprised 2 no. seven-a-side football pitches, 11 no. five-a-side pitches and a two-on-two basketball training court. A single storey pavilion containing a

bar, community multi-use room, public toilets, changing rooms and office were also proposed; along with fencing around and within the site, the erection of lighting columns, and associated hard and soft landscaping. A new car park accessed from South Africa Road was also proposed, providing twenty spaces.

1.7 The above applications were reported to the Planning Applications Committee in July 2013, where it was resolved to grant planning permission for the proposals, subject to the completion of a legal agreement. The legal agreement was signed and planning permission and conservation area consent issued for the above proposals in September 2013. An application for permission to bring judicial review proceedings in relation to the decision to grant planning permission has been made to the High Court. The Court has granted the claimant permission to apply for the judicial review. The Council is defending these proceedings. The planning permission granted remains valid unless and until the Court determines that the decision to grant planning permission ought to be quashed.

1.8 The current application seeks a new planning permission. Conservation Area Consent is no longer required for the demolition works, following changes to planning legislation which took effect in October 2013. The main elements to the proposed redevelopment scheme remain as approved, with the following amendments being put forward:

- change to the positioning of the basketball training court from the east to the west of the site
- revising the position of the pavilion further to the north
- provision of 20 cycle parking spaces to the west of the proposed pavilion
- reducing the number of car parking spaces from 20 to 19
- extension of the opening hours of the pavilion by an extra hour until midnight on Saturdays (approved was 11pm) and 11pm on Sundays (approved was 10pm)
- the site area of the proposal includes an additional 54sqm to the west of the site.

1.09 The applicant made a request for a screening opinion and the Council issued a Screening Opinion on 22 November 2013. The screening opinion considered the proposal and determined that an Environmental Impact Assessment was not required for the scheme as it is not considered that the proposal is likely to have significant environmental effects.

2.0 PUBLICITY AND CONSULTATIONS

2.1 Prior to the first planning application being submitted, PlayFootball held a public exhibition on 11th December 2012 to give local residents an opportunity to view and comment on the proposals. The applicants said that over 3,000 local residents were invited to the exhibition via individual letter and leaflet drop. The applicants reported that 57 people attended the public exhibition, the majority being from the surrounding residential areas and that 50 comment forms were completed - with 66% of respondents saying that they would support the proposals for a PlayFootball facility. Those raising concern or objection mentioned that a greater range of sports facilities were needed, objections to the cost and loss of free facilities, noise and disturbance of neighbouring residents, concern about impact on street parking, lack of consultation with local people. Following the public exhibition, the applicants reduced the size of the proposed car park and offered that the basketball pitch would be free to use by local people, along with two football pitches.

2.2 The current planning application has been advertised by way of a site and press notice and individual notification letters were sent to 205 neighbouring properties.

2.3 137 letters in objection have been received from neighbouring residents, plus a petition with 62 signatures from residents in Batman Close and the White City Estate (the petition did not give reasons for raising objection). Five letters of support have also been received.

2.4 The letters of objection are from residents living in Batman Close, the White City Estate (including Wood Lane Community Centre, White City Close), Frithville Gardens, Loftus Road, Devonport Road, Tunis Road, Stanlake Road, Ellerslie Road, Boscombe Road, Becklow Road, Thornfield Road, Percy Road, Ashchurch Park Villas, Barlby Road, Ethelden Road, Bloemfontein Avenue, Doneraile Street, Lime Grove, Goodwin Road, Ingersoll Road, Coverdale Road, Arminger Road, Ormiston Grove, Warbeck Road, Eynham Road, Shepherd's Bush Road, Godolphin Road, St Stephen's Avenue, Macfarlane Road, Upper Mall, Goldhawk Road, Steventon Road, Wormholt Road, Abdale Road, Sterne Street and Scotts Road. The following grounds for objection have been raised in the letters:

- Lack of consultation
- Scheme severely limits available green space
- Adverse impact on character and peace of park
- Loss of sports/leisure facilities for local people and facilities for children and people of all ages, and the pitches available to residents would not be inclusive, emphasised by 12' fencing
- Scheme would deprive local people of a valuable resource
- Lack of clarity on the purpose of the project and the degree to which it will support inclusion of local people
- Loss of trees
- Car park will encourage users to bring their cars into the area
- 19 car parking spaces will not mitigate parking stress from the development, which is already strained from match days and Westfield
- Noise and disturbance from the bar
- Security issues and anti social behaviour issues from bar
- Object to proposed extended opening hours
- Objection to the council leasing the land to private developer
- Proposals are contradictory to council's guidelines for the borough
- Community pitches will still need to be paid for and cover a much smaller area than current community use. There is no guarantee that the pitches will stay in community use
- No need for more football pitches

2.4 The letters in support are from local football teams, Al-Ansar FC and Kokhob FC. A letter in support from Phoenix High School (PHS) was also received, and two letters in support were received from the Hammersmith Academy. The following points have been raised in support:

- The current state of the football pitch is a health hazard
- PlayFootball facility will enable children to continue to play in local football teams
- several (school) students have commented on the paucity of the existing facilities and local schools have a lack of outdoor sports facilities

- The new scheme will enable students to have access to a safe, clean and stimulating environment that is of a high quality for playing football.
- It will enable increasing sports participation during school day and after school, leading to healthier lifestyle
- PlayFootball have agreed to enable PHS and Hammersmith Academy students to use the community pitches during the school day and, as local residents, many of them will access the grounds at extended times.
- Will benefit thousands of young people over many years

2.5 A letter in objection was received from the White City Neighbourhood Forum with the following comments:

- Objects to loss of open space and existing sports facilities
- Decision to lease facilities to private company was taken without consulting residents
- Objects to loss of trees
- Negative impact on Japanese Garden of Peace
- Negative impact on biodiversity
- Objects to proposed opening hours of facility, impact on residential amenity
- Noise and disturbance
- Car park with 20 spaces is inadequate; proposal would cause traffic congestion and parking problems
- Objects to provision of car park on open space
- Objects to replacement of free facilities with paid-for facilities
- Proposals will impact disproportionately on members of certain communities, leading to inequality
- Insufficient consultation, proposals for governing free pitch use will be divisive
- Objects to bar and alcohol licence for the pavilion, would lead to anti-social behaviour (Officers' comments: licensing of property is controlled by Licensing Committee)

2.6 The Chair of the Residents Amenities Protection Association (RAPA) has written with the following objections:

- Local people have not been consulted on the proposal
- Proposal would seriously limit amount of green space
- Two community pitches does not compare to the existing available space
- Local people have not been given binding agreements as regards access to the community pitches and terms of use could be varied in the future
- proposal is not inclusive
- 12' fence cuts off site from local involvement
- Objects to loss of 24 trees - PlayFootball have already started cutting them down
- Existence of car park will encourage people to drive to site
- Traffic and parking stress
- Noise and disturbance from bar
- £70 000 payment to the Council is derisory sum
- Proposals are against Council's own guidelines on sports provision, night time economy, social infrastructure provision in White City
- Area could be redeveloped without recourse to private company.

2.7 The Hammersmith Society has written with the following comments:

- wish to confirm their original objections to the proposal
- support the White City Neighbourhood Forum's comments

- application has failed to engage with local community
- wish to clarify that all the facilities in the pavilion will be open to the public
- pavilion and its surroundings do not enhance the public realm
- concern over light and noise pollution
- no need for a car park within the park
- local people are looking for guarantees on free use of pitches and basketball court
- community forum should be monitored and should include Stanhope
- application should be refused and alternative proposals to redevelop site should be explored.

2.8 The Macfarlane Road and Hopgood Street Residents' Association responded with the following comment:

- general feeling [amongst the members] is that the existing mixed use sports facilities in Hammersmith Park remain preferable to an exclusively football based approach.

2.9 Councillor Mercy Umeh (ward member) has objected to the application on the following grounds:

- Constituents were not consulted
- Noise and light pollution
- Local residents will not benefit
- Traffic generation

2.10 The Football Association (FA) has written in support of the proposal and the quality of the proposed facilities.

2.11 The potential developers of the BBC TV Centre (Stanhope) have written to say that they have been in on-going dialogue with PlayFootball concerning the development of the scheme, and PlayFootball have responded to their initial concerns by setting back the boundary of the pitches from the redeveloped TV Centre, to introduce an area of defensive planting. Stanhope would like to see details of the planting proposed here and are concerned that any trees lost would be replaced with appropriate specimens. They say that they have agreed a lighting scheme with PlayFootball which mitigates against light pollution to the neighbouring building and expect this to be implemented. Stanhope are concerned that the management of the pitches would be strictly controlled, and suggest the establishment of a management forum. They object to the proposed extension of the hours for the pavilion and the pitches (Officers' comment: the extension of the previously approved hours of use of the pitches was never proposed in this application; the extension of the hours of use of the pavilion will be discussed in the body of the report below).

2.12 Thames Water has responded, raising no objection to the proposals on the basis of water infrastructure, and suggesting informatives which would be attached to the decision notice. A condition on surface water drainage arrangements is also requested (this is covered by condition 11).

2.13 The Metropolitan Police Crime Prevention Design Advisor has confirmed in writing that the proposals would meet Secure by Design (SBD) requirements, provided that agreed SBD elements are installed (this is covered under condition 10).

2.14 The Hammersmith Society, White City Residents' Association, and White City Community Association were also notified on this application but did not respond.

2.15 For information, on the previous application ref: 2013/01084/FUL, which was heard at the Planning Applications Committee in July 2013, 64 responses were received in support of the application and 23 responses were received in objection from neighbouring residents. The responses to the previous application are outlined below.

2.16 The responses in support comprised 12 individual responses, 44 duplicate letters signed by different addresses and 8 petitions. Letters in support were also received from the head teachers of Phoenix High School (enclosing 50 individual letters of support from students), Hammersmith Academy (enclosing a petition with 100 students' signatures) and William Morris Sixth Form (enclosing a petition with 70 students' signatures). The Football Association and the Friends of Hammersmith Park also wrote in support of the proposals. The reasons for support were, in summary:

- Current pitch is unsafe and in poor condition, soon the existing local community football clubs will have to stop playing on it
- New pitches will be of much better quality and will encourage more engagement in sport, leading to healthier lifestyle and community involvement
- Community will be able to use high quality football pitches free of charge.
- Welcome the provision of a café, toilets and a community room which would facilitate use of the park
- Would like further discussions about the interior detail of the pavilion which could feature pictures of the Japanese Garden in 1910, as well as the possibility of including a feature on the grass outside the building which could reflect the Japanese heritage; and discussions on the tree planting
- Would like to see a transparent process for access to the two free pitches to ensure all community users have fair access

2.17 The responses in objection raised the following points:

- Noise and disturbance will increase
- Disturbance from floodlighting
- Lack of clarity regarding the use of the community pitches
- Football is not the only sport; provision should be made for other sports that appeal to other groups and not just young males
- Tennis courts should be kept and existing pitch upgraded
- Scale of proposals will kill the park as a family oasis
- Existing free facilities would be replaced with facilities for which there would be a fee
- No need for a bar; concern about late opening: noise and security
- Excluding local people; proposal does not have the interests of the community at heart

2.18 The Hammersmith Society responded on the previous application with the following comments:

- Proposal fails to address or acknowledge the heritage assets in the park; particularly the Japanese Garden of Peace - design of pavilion should reflect Japanese culture and architecture
- Proposal would cause significant light and noise and would not enhance planned housing at the BBC site or give comfort to existing residents
- Proposal would involve a significant loss of mature trees and open space; replacements for trees must be sought
- Concern that facility would discharge water into the Thames Water Counter's Creek sewer system which is already under pressure

- The design of the pavilion in addition to tall fences, floodlights, CCTV and acoustic barriers add up to a bleak and inhospitable environment
- Uneasy segregation between park users and visitors to the facility - bar facilities and parking are for PlayFootball clients only
- Object to principle of any car parking within the boundaries of Hammersmith Park
- PlayFootball's demographic (males aged 18-34) make up only 10 per cent of the local population
- Terms of community use need to be determined before application is considered
- Hours of use are inconsiderate; suggest they are reviewed after 6 months

2.19 The White City Neighbourhood Forum and the White City Residents' Association also raised objections to the previous application, with the following comments:

- Reduction of access to open space, will be detrimental to health of local people
- Sports other than football are not included; proposal would involve loss of tennis courts and bowling green which is used by older people
- Noise from bar and from the pitches
- Noise mitigation will not help reduce noise at upper floor flats
- Will attract hundreds of people into peaceful park and hundreds of cars to the surrounding streets
- Concern about traffic safety and strain on existing traffic junctions
- South Africa Road is closed on QPR match days; will users therefore try and park on the surrounding streets?
- Object to loss of trees
- Large facility surrounded by 3m fencing cannot be seen as environmental improvement
- Local people cannot afford to pay to use facility; proposed facility is therefore incongruous with locality
- Demographic of the facility does not represent demographic of local area; will reinforce inequality, no benefit to local community
- Other options for restoring the all-weather pitch that will not involve loss of a third of the park to public access
- Consultation with local residents has been inadequate
- Applicant has singled out some of the current users and offered them preferred status for the community pitches in return for their support in the planning process; others who have asked for binding agreements have not been given this preferred status.

2.20 Andy Slaughter MP also wrote with objections to the previous application with the following comments:

- Loss of 1/3 of Hammersmith Park's green space to open access; particularly given the lower than average acreage of green space in Hammersmith and Fulham
- Loss of trees; replacements must be sought
- Segregation of amenities between park users and Playfootball customers
- Object to the creation of parking spaces on park land
- Impact of noise, light and opening hours on neighbouring residents

3.0 PLANNING CONSIDERATIONS

3.1 The main planning issues are considered to be the acceptability of the proposal in land use terms including the development on existing open space; the design and appearance of the proposal (including impact on the park, the nature conservation area and the Wood Lane Conservation Area) and its relationship with the adjoining open space; the impact on the residential amenity of surrounding residents; the impact on traffic and parking; and environmental matters including energy and sustainability, flood risk, and the presence of contaminated land.

LAND USE AND OPEN SPACE

3.2 The existing site is in use as a sports and leisure facility, comprising a floodlit all-weather football/games pitch, a disused children's playground, a bowling green and associated pavilion (disused and overgrown), a two-on-two basket ball court area and three public tennis courts. There is also a single storey public convenience building and a two storey changing room block on the site. However, the existing facilities are in a poor state of repair. The intention is that the Council would lease the land to PlayFootball, who would undertake the provision and management of the sports facilities. Essentially, the proposal involves the replacement of the existing sports uses with new sports facilities, for which there would be a charge, whilst retaining two football pitches and a basketball pitch for free community use. The children's playground on the site has been disused for several years. A new playground was built in 2010 to the south of the site.

3.3 As the use of the land as a sports and recreation facility would not change, there are no planning objections to the proposal in land use terms. With regard to open space provision, Core Strategy policy OS1 sets out the need to protect and enhance parks, open spaces and biodiversity in the borough by a range of means, including improving parks and recreational facilities through the Parks and Open Spaces Strategy, with scheduled major refurbishment complemented with investment in sports facilities across the borough. Policy DM E1 of the Development Management Local Plan seeks improvements to existing open space where appropriate and states: '[the Council will refuse] development on public open space and other green open space of borough-wide importance unless it can be demonstrated that such development would preserve or enhance its open character, its function as a sport, leisure or recreational resource, and its contribution to biodiversity and visual amenity.'

3.4 In this case, it is clear that the proposal would enhance the existing function of the open space as a sports facility by providing new up-to-date sports pitches to replace the existing run-down facilities. This strand of the above policy is therefore met.

3.5 With regard to the preservation or enhancement of the open character of the land, the development would involve the erection of a building of 270 sqm and the provision of fencing which would enclose the land. However, there is existing fencing around the sports pitches and the land cannot be said to be truly open currently. The proposal would involve the demolition of three buildings and a portacabin also totalling 270 sqm in floor area. The development also involves the provision of a car park to serve the proposed development. This would be on an area of land which is already covered in hardstanding and two buildings, so this cannot be said to reduce the open character of the land. Due to its small size in relation to the application site, the car park can be seen as ancillary to the sports facility that would be provided. Therefore, there is not

considered to be significant difference in the existing and current openness of the land, and the proposal is therefore considered to preserve the existing open character in compliance with the relevant policy requirement stated above.

3.6 As discussed further below, it is not considered that the development would detract from the contribution of the space to biodiversity, and that it would improve the appearance of this part of the park. The proposed development is therefore considered to be acceptable in these matters.

3.7 As such, it is considered that each strand of policy DM E1 is met by the development, and it is not considered that there is conflict with policies relating to open space.

LOSS OF EXISTING FACILITIES

3.8 The proposed facility is predominantly football based, with one basketball practice court in addition to the thirteen football pitches. In this respect, the alternative sports provision, such as the existing tennis courts, bowling green and full-size basketball pitch would be lost from the site. In support of the application, the applicants have stated that the bowling green is now completely overgrown since the club's relocation to Ravenscourt Park in 2011. The bowling green required significant public investment in its upkeep and it was considered that the most cost effective solution was to consolidate this facility within the Ravenscourt Park Club to enable both clubs to continue operating. In terms of tennis, there are alternative facilities in Wormholt Park around 500m away (which are free to use) Ravenscourt Park (1.5km away) and Brook Green (2km away), for which there is a charge. There are also full-size basketball pitches at Ravenscourt Park (1.5km), Linford Christie Stadium (1.4km), as well as in the borough of Ealing (Trinity Way approx. 1.8km away and Acton Park, approx. 2km). Linford Christie Stadium also has provision for playing hockey.

3.9 A demand survey has been carried out by the applicant which indicates that of the 361,670 people who live within a 2 mile radius of the site, approximately 10% are males aged 18-34 - a key market group for PlayFootball. As an indication of the scale of demand from the local population, research from another PlayFootball site in Southend shows that around 20-25% of all 18 to 34 year-old males would be keen to participate in small-sided football on a regular basis. Therefore, it is estimated that there would be demand from around 9,000 18 to 34 year-old males who live locally. However, this is not the only group that would be expected to take advantage of the facilities. The applicants state that small-sided football is a popular and growing sport, and that participation by younger people, women and older males is also expected and encouraged. There are no other purpose-built small-sided football facilities in the vicinity (except for limited facilities at Linford Christie Stadium) and it is expected that the proposed development could significantly improve and increase the local population's access to a high quality sports facility.

COMMUNITY USE

3.10 Although the existing facilities on the site are of poor quality, it should be acknowledged that they are currently free to use, and the proposal would involve the replacement with a largely charged-for sports facility. However, it is also proposed that one five-a-side pitch and one of the 7-a-side pitches would be made permanently available for use by the local community, free of charge. This would be secured within

the Section 106 Agreement. The applicants have provided further information about the use of these pitches and how this will be organised, as follows:

- The two free pitches would strictly be for use by local residents, including those who live in the White City Estate, and the teams/clubs/groups that are associated with the area.
- A PlayFootball Community Forum would be created who would then decide which teams/clubs/groups use the pitches, and at what time. The forum would decide how these pitches are managed. Initially the forum would be made up by representatives of the key teams/clubs/groups who would use the free community pitches. It is likely that a representative from the following clubs would sit on the forum:
 - Al Answar FC
 - Kokhob FC
 - White City Youth Centre
 - AFC West London
 - West Eagles FC
 - West 12 FC
- The free pitches would be booked by the teams/clubs/groups at the start of each calendar year for the next 12 months, giving the team/club/group a guaranteed time slot for the forthcoming 12 month period
- PlayFootball would also allocate specific time slots which would not be bookable (free play sessions). These slots would be available to the residents of the White City Estate on a first come first serve basis. Once allocated, the pitch would be available for 1 hour.
- The White City community would be offered the opportunity to register their details at the PlayFootball desk. Photo ID would be required. Once registered, the person would be issued with a PlayFootball Community Use card. This card must be shown to PlayFootball staff upon entry. They would then be allowed access to the free use pitches.
- Phoenix High School, The Hammersmith Academy and William Morris 6th Form would be entitled to free use of pitches in the times allocated during the normal school term time. As these slots have already been agreed, there would not be a formal booking process; however, the bookings would be recorded on the PlayFootball computerised booking system. All other local school would be offered a discount on normal PlayFootball off peak prices. Bookings of this type would be made in the normal way.
- The basketball area would be open access to anyone at any time that the park is open. This area would operate in the same way that the current hard courts are used. Therefore, there would not be a booking system for this area.
- The pavilion would include changing rooms, bar/café, and toilets, which would be open access for all users of Hammersmith Park (not just PlayFootball customers). PlayFootball would manage this in accordance with their standard operating procedures, but the facilities would be permanently available to the public during the opening hours of the park, after 8.30am (this would be secured in a legal agreement).

3.11 The permanent provision of the free community pitches, along with a management plan including full details of the membership and operation of the proposed community forum, would be secured within the legal agreement.

EQUALITIES ACT

3.12 In accordance with the provisions of the Equality Act 2010, the Council is required to have due regard to its public sector equality duty. These matters have been considered, and officers' view is that the proposal would not affect individual users or groups of users of the existing land or residents to an unreasonable or disproportionate degree. As explained in the paragraphs above, the proposal would involve the loss of tennis courts, a full size basketball court and the bowling green (retaining a free-to-use basketball practice court), but there is alternative provision for these facilities within the borough. There are also other existing facilities close by, in neighbouring boroughs. The proposed facility has the potential to significantly improve the standard of sports facility which is currently offered at the site, and includes the offer of free use to the local community which would be to the benefit of individual users and groups of users. Although the facility would be predominantly football based, this sport is not restricted in terms of its appeal to particular ethnic groups and is open to members of both sexes and all ages. It has been demonstrated that the sport would be of particular appeal to a large proportion of the local population in White City.

DESIGN AND CONSERVATION

3.13 The whole of the site is within the Wood Lane Conservation Area, designated in 1991. The BBC TV Centre, to the south of the application site adjoining the eastern boundary with the park, is a Grade II listed building.

3.14 The Character Profile for the Wood Lane Conservation Area was published in June 1998. The profile states that 'the conservation area is centred around the famous BBC Television Centre...Part of the justification for designating the conservation area in 1991 was the need to protect the landmark BBC TV Centre building from any insensitive development nearby.' (para 5.1). Hammersmith Park is described in the character profile as providing 'Important recreational facilities and a pleasant setting for the BBC TV Centre' (para.6.38). However, it notes that 'the buildings relating to these facilities suffer from vandalism'. It also states that 'There is a pleasant boundary with South Africa Road consisting of recent shrub planting, and a row of important trees which screen the high mesh fence to the playground'.

3.15 Although this character profile was published over 15 years ago, it should be acknowledged that the park as a whole still provides the setting for the Grade II listed BBC TV Centre, and makes a positive contribution to the character of the area. The impact of the proposed development on the setting of the listed building should therefore be considered. The BBC TV Centre has recently received a resolution from PAC to grant planning permission (refs: 2013/02355/COMB, 2013/02356/LBC, 2013/02244/CAC) for redevelopment, including the replacement of the existing restaurant block building to the north, adjoining the application site, for residential flats.

3.16 Core Strategy Policy BE1 and Policy DM G7 of the Development Management Local Plan emphasise the need for new development to integrate successfully and sympathetically into the existing built environment, open space and historic environment, including the need to preserve and enhance existing historic assets:

'Development should preserve the setting of, make a positive contribution to, or better reveal the significance of the heritage asset. The presence of heritage assets should inform high quality design within its setting.' (Policy DM G7(e)).

3.17 The National Planning Policy Framework (NPPF) states that 'In determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation' (para 131), but that 'not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance' (para.138). The significance or contribution of the application site, as outlined in the Conservation Area Character Profile, is primarily the shrub planting and trees on the boundary with South Africa Road which screen the fencing to the existing recreation area, but importance is not attached to any buildings upon this land. There is no objection to the demolition of the three existing structures/buildings on the site. These are poor quality, and have been heavily vandalised, leaving the existing pavilion open to the elements; and they do not contribute positively to the character and appearance of the conservation area.

3.18 The only new building proposed would be a single storey pavilion, providing changing rooms, a bar and public toilets, which would be located towards the south-western boundary of the site, beyond the proposed car park. The building would be a simple brick-faced structure with a mono-pitched metal clad roof and black panelling details surrounding the entrances, windows, and the western side elevation. The building would incorporate PlayFootball's branding but the signage would be restrained and non-illuminated. Any additional signage would need separate advertisement consent. Whilst the proposed building would be relatively functional in appearance, its modest size and height would ensure that it would not detract from the character and appearance of its surroundings. Three existing poor quality brick buildings (one in a similar location to the proposed building) would be removed from the site.

3.19 The perimeter of the football pitches would be surrounded by 5m high fencing, including 2.5m of solid boards and 2.5m of mesh fencing above. On the front boundary with South Africa Road there would be a 4m- high mesh security fence. On the southern boundaries, a 3m-high timber acoustic fence with trellis for climbing plants would be erected outside the perimeter fencing. On the western boundary of the car park, where it meets the park, 1.8m high metal railings would be erected. The scheme would also provide 36 lighting columns, each 8 metres in height.

3.20 It is noted that the existing site which fronts on to South Africa Road is already surrounded by 4m-high mesh fencing and 12 floodlighting columns which are 8m in height. Parts of the existing fencing are in poor repair with breaks having been made to gain access into the facilities. Therefore, whilst the appearance of this piece of land would change, it is not considered that the character of the area, which is already used as fenced sports pitches, would be significantly altered, nor would there be a material difference in the openness or enclosure of the existing site. The appearance of the site would be improved. The shrubbery and trees along South Africa Road would also be retained or replaced.

3.21 Like many public parks, Hammersmith Park has distinct areas: the application site comprises land used for formalised sports pitches, and there is also the landscaped part of the park which is valued for its visual amenity and used for less formal leisure and recreation. It is the southern part of the park which provides the most visually

attractive setting for the listed BBC TV Centre which directly adjoins it. The northern restaurant block which adjoins the application site is only listed by virtue of its physical bridge connection with the main TV Centre and is proposed to be demolished and replaced as part of the consented redevelopment proposals ref: 2013/02355/COMB, 2013/02356/LBC, 2013/02244/CAC . There is therefore a distinct buffer between the main listed building and the application site, with the effect that the application site does not have such an important impact on the setting of the listed building as the southern part of the park.

3.22 As detailed above, there is no objection in land use terms to the replacement of the existing sports facilities with a similar use. The two parts of the park are visually and functionally distinct, and since the proposed pavilion relates to the sports pitches it is not considered that there is a need or desire for it to respond architecturally to the Japanese garden of peace to the south. It is proposed that a reference to the park's history could be incorporated within the scheme, either within the pavilion building or outside it, e.g. a display incorporating photographs of the Japanese garden and/or the 1910 exhibition. Details of this would be conditioned (Condition 34).

3.23 For the above reasons, it is considered that the contribution of this piece of land to the character of the conservation area, and the setting of the nearby listed building, would be preserved, and even enhanced. The openness, soft landscaping and recreational facility that this site provides both in terms of its contribution to the character and appearance of the Wood Lane conservation area and as part of the setting to the Grade II listed BBC TV centre building would be preserved. The proposed upgrade in the facilities should ensure that in terms of appearance, the site's contribution to the local street scene would be enhanced. It is therefore considered that the proposals are satisfactory in terms of design and would preserve and enhance the setting of heritage assets. The proposals are therefore considered to comply with Policies BE1 and DM G7 and the provisions of the NPPF.

Nature Conservation Area and biodiversity

3.24 Hammersmith Park is designated as a nature conservation area, although this designation does not extend to the existing sports pitches at South Africa Road. However, a small part of the application site (150 sqm on the south western boundary) falls within the nature conservation area as it forms part of the grassed verge either side of the footpath. The rest of the site is largely covered in hardstanding, but is surrounded by a number of trees.

3.25 Policy DM E3 of the Local Plan states that nature conservation areas will be protected from development which is likely to cause demonstrable harm to their ecological (species and habitats) value. In addition, Policy DM E1 states that developments should be refused which have an adverse impact on biodiversity. In this instance, the part of the site which is designated as part of the nature conservation area is a grassy piece of land behind the existing changing room block, with two Cherry trees. As part of the applicant's submission, an arboricultural survey has been undertaken, assessing the health and quality of the trees on the site. The two Cherry trees are assessed as Category 'U' (sometimes known as Category 'R'), which means that they are poor quality specimens with a life span of less than 10 years. Whilst these trees are proposed to be removed, they are likely to die or require removal in the next ten years, and as part of the proposal they would be replaced with new trees (see further below). This area would be replaced by the new basketball practice court.

3.26 The applicants have also submitted information about the likely effect of the development on natural habitats, including those of protected species, and have carried out a Habitat Survey. Taking into consideration the geographical region and the habitat types, protected animals that could be encountered are: badgers, bats, birds, common reptiles, and the Great Crested Newt. The survey did not identify any evidence of badgers or reptiles on any part of the site and concludes that the site is sub-optimal for Great Crested Newts. The surrounding trees could provide nesting opportunities for birds.

3.27 In terms of the impact of the development, and especially the proposed floodlighting on bats, it should be noted that the existing site has floodlighting around the main sports pitch, although it is acknowledged that the extent of the lighting would be increased. Floodlighting has the effect of deterring some light avoiding bat species such as Barbastelle and Greater and Lesser Horseshoe bats, but other species (such as Pipistrelle bats) would be attracted due to the fact that insects are attracted to the lights. Due to the urban location, the species most likely to occur here would be the Pipistrelle species, which are one of the species shown to be attracted to lit areas. However, the lighting proposals would be designed to direct lights downwards at an angle of less than 75 degrees in accordance with general guidance (the lights would be pitched downwards at 65 degrees), and would be fitted on masts no higher than 8m, which is below the height that most species fly. The bat roosting and foraging survey commissioned by the applicants showed that there were no roosting bats on the application site and foraging bats were only identified near the pond in the adjacent Hammersmith Park. Therefore, it is not considered that the development would cause further harm to bats.

3.28 In terms of the contribution of the site to biodiversity, the results of the habitat survey show that this is limited to the tree cover on the site and the opportunities this provides for nesting birds. As explained below, the development would involve the removal of some trees, but these would be replaced with an equivalent number, and the majority of the large mature trees would remain. It is therefore considered that the development would not have a long term or harmful impact on the nature conservation area would not cause demonstrable harm to its ecological value or to biodiversity, in accordance with Policies DM E1 and DM E3.

3.29 The proposal would involve the removal of 24 trees and 5 grouped trees/shrubs, including the two Cherry trees mentioned above. Twenty trees on the site would be retained. Of the trees proposed to be removed, none are classified as the highest category i.e. Category 'A' trees (all 11 category A trees would be retained); 2 are classified as Category 'B' (7 of the 9 Category B trees would be retained); 15 are Category C, plus the 5 groups which are also Category C (3 Category C trees would be retained); and all 7 Category 'U' trees would be removed. Officers acknowledge that the trees proposed to be removed are generally not high quality specimens, with the exception of the large (17m) healthy Sycamore tree on the southern boundary with the park (a Category 'B' tree). The other category B tree is on the same boundary and is a smaller Sycamore (14m). The large street trees which have a significant amount of visual amenity and screen views of the site from South Africa Road would all be retained. It is also acknowledged that the removal of the trees would be necessary to enable development to take place. Nevertheless, the loss of a large number of trees is regrettable, and it is considered that the proposal would only be acceptable if an equivalent number of trees, of at least equal if not higher potential quality, are replaced.

Accordingly, it is proposed to plant 28 replacement trees on the boundaries of the application site to mitigate against the loss of the existing trees. A tree replacement plan has been provided showing the position and species of the proposed trees and a condition (Condition 6) would be attached to any planning approval, requiring the replacements to be planted in accordance with the plan. Funding for the replacement tree planting will be secured in the legal agreement.

IMPACT ON THE AMENITIES OF RESIDENTS

3.30 The development has the potential to impact on the amenities of nearby residents living in flats to the north west, south west and east of the proposed development, and on the potential occupiers of the proposed residential redevelopment of the BBC Television Centre to the south (if consent were to be approved in the future). The potential impacts could be pollution from noise and light, as the proposed built development is not of a scale or nature to cause loss of amenity in terms of loss of light, privacy or outlook for neighbours. The potential for traffic noise and comings and goings from the site and the pavilion should also be considered.

Lighting

3.31 The proposal would incorporate floodlighting around the whole of the site. Currently, only the sports pitch is surrounded by floodlights and the lighting columns would be increased in number. Policy DM H10 of the Local Plan states that 'the potential adverse impacts from lighting arrangements will be controlled by requiring all developments that include proposals for external lighting to submit details showing that it is appropriate for the intended use; provides the minimum amount of light necessary to achieve its purpose; is energy efficient; and provides adequate protection from glare and light spill, particularly to nearby sensitive receptors such as residential properties.' To establish the reasonable limits for the creation of any further light pollution in relation to neighbouring residential properties, the Council is guided by the Institute of Lighting Professional's 'Guidance Notes for the Reduction of Obtrusive Light GN01:2011' which recommends that in suburban areas, the maximum light intrusion into windows should be 10 lux 'pre-curfew' (generally understood to be 11pm) and 1 lux post curfew.

3.32 In support of their application, the applicants have submitted a lighting report with modelling diagrams of the light spillage. The pitch lighting has been designed to comply with the Sport England and FA requirements for training and small sided football which require community pitches to be lit to 120lux.

3.33 Modelling of the lighting proposals, without mitigation methods, shows that the light spillage reaching the nearest residential facades would be below 10 lux in all cases apart from on the flank wall of 80-90 White City Close where illuminance would reach 10 to 15 lux. However, this wall does not contain windows to habitable rooms - there is one small bathroom window on this wall to each floor level. With regard to the other surrounding residential properties, illumination reaching Batman Close and Baird House would be less than 1 lux; the rear elevation of the redeveloped restaurant block of the BBC TV Centre (which is likely to have windows to residential flats approximately 12m away from the nearest pitch) would be illuminated by 1 to 5 lux; and the rear elevation of 80-90 White City Close would be illuminated by 1 to 10 lux. It is therefore considered that the impact of the lighting on neighbouring properties would be acceptable in the pre-curfew hours, but additionally, rear shields and louvres can be fitted to the rear of the lights to further reduce light spillage, and it is the applicant's intention that this is

done. It should also be noted that the modelling of the lighting is based on a 'worst case' scenario of all the lights being on at once, but the applicants have confirmed that each pitch would have individual lighting controls and that if a pitch is not being used, the lights would be switched off. This would be a condition of any planning approval (Condition 15). It would also be a condition (Condition 16) that shields would be fitted to all lights on the perimeter of the site to further reduce light spillage as much as possible, and that a post-development light spillage survey is carried out to ensure that illumination of neighbouring facades complies with the recommended standards and are further reduced as far as possible. The hours of use of the pitches would be restricted by planning condition (Condition 30). No use would be allowable after 10pm (9pm on Sundays), and all floodlights must be switched off by 22.15 (21.15 on Sundays). Details of the car park lighting have also been provided by the applicants and officers are satisfied that the illumination of this area is suitable and would not cause light pollution to neighbours.

3.34 It is therefore considered that subject to conditions, the proposals would not have an unacceptable impact on the amenities of neighbouring properties in terms of light pollution and that the proposal is thus compliant with Policy DM H8 of the DM Local Plan.

Noise and disturbance

3.35 Policy DM H9 of the DM Local Plan states that: 'Noise generating development will not be permitted, if it would be liable to materially increase the noise experienced by the occupants/users of existing or proposed noise sensitive uses in the vicinity.'

3.36 Whilst it should be noted that the site already provides sports pitches that are floodlit and thus available for evening use, the proposed development would be expected to intensify this use and could therefore lead to further noise from the playing of football matches. Such noise can be difficult to quantify as it depends on how many pitches are in use at one time, and to some extent the behaviour of the players themselves. However, using data from an existing PlayFootball facility in Swansea, the applicants have established that the noise produced by five-a-side pitches was an average of 59-63 dB LAeq, measured 11m from the edge of the pitch (a similar distance as that of the nearest residential properties in this proposal). Existing background noise levels were measured at 47-59 dB LAeq at the three residential facades surrounding the site at around 10pm, although background noise levels could be expected to be greater earlier on in the day.

3.37 British Standard 8233: 1999, 'Code of practice for sound insulation and noise reduction for buildings' makes recommendations for external noise levels in residential properties, and the Council is guided by this. Section 7.6.1.2 states: 'In gardens and balconies etc. it is desirable that the steady noise level does not exceed 50 dB LAeq,T and 55 dB LAeq,T should be regarded as the upper limit'. There are few formal private residential gardens or amenity areas close to the application site - other than an area of amenity space at ground floor level to nos.80-90 White City Close and the deck access to the flats at Batman Close. The north elevation of the redeveloped restaurant block at the BBC TV Centre is likely to include balconies, but detailed plans have not been submitted. Although the existing background noise levels are already above the recommended values in some instances, it is acknowledged that the use of the football pitches is likely to increase the noise levels further. Therefore, noise mitigation measures are also proposed.

3.38 An acoustic screen (a solid, 3 metre high timber screen) would be erected around the south-eastern part of the site where it adjoins the boundaries with residential properties, including on the boundary with the BBC TV Centre restaurant block. It is also recommended, by the noise consultant employed by the applicant, that the rebound boards are fixed to blockwork walls of the same height. Previous investigative work undertaken for Play Football Ltd has demonstrated that this can reduce LAmax noise levels from the impact of balls on the rebound boards by greater than 10dB, as compared to the standard rebound boards (which were in use during the noise level survey of the existing facility). This would also help to reduce the LAeq noise level, as the rebound board noise is a significant component of the total noise level. Above the rebound boards, the dividers between pitches would be a mesh netting rather than a harder material, so that a ball would not make a noise when it hit this surface. Although it is difficult to predict the exact noise reduction due to the variable and mobile noise sources associated with football pitches, the noise mitigation measures could be expected to reduce the overall noise levels by 10dB on average, particularly at lower floor levels. The effect of the acoustic screening would be reduced for dwellings at upper floor levels, but the impact of noise is also reduced due to the increasing distance from the noise source. It is unlikely, in these cases, that the noise would regularly be significantly greater than the existing recorded background noise levels, and the use of the pitches would cease at 10pm. Therefore, it is expected that the noise produced by the facility would be within the recommended British Standard guidelines.

3.39 Officers have considered the applicant's noise survey and noise mitigation measures, and concur with their findings. Having regard to the existing site's circumstances, it is considered that the noise impacts, with the proposed mitigation, would be reasonable in relation to nearby residential properties. To summarise, and considering the provisions of Policy DM H9, which states that development should not materially increase the noise experienced by noise-sensitive neighbouring premises, it has been demonstrated that with mitigation amounting to a 10dB reduction on unmitigated noise levels, the noise levels produced by the proposed facility would be in the region of 49-53dB, whereas prevailing background noise is recorded at 47-59dB at 10pm when the site will close. It has therefore been demonstrated that the proposal would not materially increase the noise experienced by neighbouring properties, in accordance with Policy DM H9. The implementation of the recommended noise mitigation measures, along with a post installation noise survey, would be a condition of any planning approval (Conditions 17 and 19). It should also be noted that any disturbance caused by the use of the pitches would be limited to the opening hours of the facility and there would not be disturbance late at night. Officers consider that it would be reasonable to limit the hours of operation from 9am-10pm Mondays-Saturdays and 9am-9pm on Sundays, and this would be a condition of the approval (Condition 30).

3.40 The PlayFootball facility would also include a clubhouse and bar. This is intended for use by players using the facility to relax and socialise together after their match. The floorplan shows that the bar would have 16 tables and 64 chairs. The clubhouse would be located approximately 35m from the nearest residential neighbouring properties. It was proposed by the applicant that the facility would open until 11pm on Sundays to Thursdays and until midnight on Fridays and Saturdays. However, officers consider that a midnight opening for a bar within the park is not appropriate and it is therefore recommended that the closing hours for the pavilion continue to be limited to 11pm on Mondays-Saturdays, and 10pm on Sundays; and for the bar no customers shall be on the premises after 11pm (10pm on Sundays). These hours would be conditioned

(Conditions 31 and 32). It is noted that a nearby public house on South Africa Road, the 'Springbok', has a licence to open until 2am and is immediately adjacent to residential properties. Although the proposed facility in this instance is relatively small and is separated from the nearest residential properties by some distance, given the bar's location within the park boundaries, it is considered that later opening hours would have the potential for the creation of further noise and disturbance. It is therefore considered that the conditioned hours are appropriate for this facility. Given the limited number of parking spaces and that most people would be expected to walk or cycle to the new facilities, but at staggered times, it is not considered that comings and goings would result in unacceptable noise conditions for residents.

3.41 As part of the amendments to the previous proposal which are proposed in the current application, the basketball training court would be moved from the eastern side of the site to the western side, and closer to the residential properties at Batman Close. It is not considered that this would result in a significant difference in noise conditions for nearby residents, considering that there is an existing basketball court on the site in a similar location. The corresponding alteration of the position of the pavilion approximately 10m further to the north would not result in any difference to residential amenity compared to the approved scheme.

3.42 Subject to the conditions outlined above, it is considered that a reasonable environment for the occupiers of neighbouring properties would be preserved in terms of noise, and the development would thus comply with Policy DM H9 of the Local Plan.

HIGHWAYS MATTERS

3.43 The proposal would involve the creation of a car park with 19 spaces for use by staff and visitors (Five full time staff are proposed). The site is within Controlled Parking Zone O, which operates restricted parking Monday to Saturday 9:00am to 5:00pm. The site has a public transport accessibility level of 6a using Transport for London's methodology, indicating that it is extremely accessible by public transport.

3.44 Pedestrian access to the football facility would be via a new pedestrian gate and access way off South Africa Road in the western corner of the site and via a pedestrian entrance from Hammersmith Park on the south-western boundary of the site. These are considered adequate for the proposed use. It would be envisaged, given the proximity to transport routes and the surrounding housing estates, that the majority of people would access the site from South Africa Road rather than through the park.

3.45 There is currently one vehicle crossover serving the site, which would become redundant. A new 5.5m wide vehicle crossover is proposed between the existing crossover and a pedestrian refuge island. This would allow vehicles to enter and exit the site simultaneously and would reduce the possibility of vehicles queuing on the public highway. The redundant crossover would need to be reinstated to footway and the proposed crossover constructed to Streetsmart standards. This development, along with associated works such as the relocation of lamp columns, other street furniture and relocation of the pedestrian refuge island, would be undertaken by the Council's contractors and funded by the applicant, and this funding would be secured within the legal agreement.

Traffic Generation

3.46 The Transport Statement submitted includes an estimate of traffic the proposal is likely to generate based on the TRICS database. This database's outputs are multi-modal and indicate person trips. However, due to the high PTAL of the site and the fact that it is likely a high proportion of visitors to the facility during the evening would be linked-trips (eg people on their way home from work), census data for the surrounding area has been used to indicate a car driver mode share of 10.6%. This approach is considered acceptable and the weekday and Saturday peak hour traffic generated is set out below:

Car Driver Traffic Generation (two way trips):

Weekday Peak 20:00 - 21:00	Saturday Peak 11:00 - 12:00
Proposed Use 24	23

3.47 It is considered that this peak level of traffic can be comfortably accommodated on the existing highway network, and the proposal would comply with the provisions of Core Strategy Policy T1. However, a draft travel plan has been submitted with the application which is aimed at reducing the reliance on car use by staff and visitors. The travel plan is considered acceptable and as part of the legal agreement it would be a requirement to review and monitor this plan.

Car Parking

3.48 Nineteen car parking spaces, including two car parking spaces of sufficient size to be for use by disabled people, are proposed. This is one less space than previously proposed in application ref: 2013/01084/FUL. However, nineteen car parking spaces is considered to be a sufficient provision for the proposed development. The London Plan gives no specific guidance on parking provision for sporting facilities, but given the above estimation of the likely vehicle trips, the proposed provision is considered to be an acceptable level of parking for the proposed facility in this highly accessible area. The number of off-street parking spaces proposed would also ensure that residents on-street parking would not be unduly affected.

3.49 South Africa Road is subject to closures during QPR home matches. The road is closed up to two hours before match kick off and up to an hour after final whistle, but is reopened during the match. For information, there are 25 home fixtures in the coming season. The applicants are aware of this and would notify members of the facility in advance, advising them to make alternative arrangements to arrive at the site other than driving. The notification arrangements would be detailed in the travel plan, to be submitted as part of the legal agreement.

Cycle Parking

3.50 Racks for the parking of 24 bicycles would be provided (this provision would be secured under Condition 9). This complies with the cycle parking standard in the London Plan 2011, which requires 1 space per 10 staff and 1 per 10 visitors (the highest number of visitors expected at the facility, in the weekday peak, is 230 and 5 full-time equivalent employees are proposed, equating to 24 spaces).

Servicing and refuse

3.51 Servicing for the facility would entail one delivery every two days, by a small van consisting of stock items such as snacks and refreshments and service consumables such as cleaning products. This would be able to be accommodated on site.

3.52 Refuse collection is proposed to take place on street due to site constraints. There is no waiting at any time on South Africa Road outside the site, but there are no loading restrictions. It is considered that this would be able to be undertaken safely and without affecting network performance provided that it takes place to the north-east of the proposed entrance. The carriageway is wide and includes a hatched central median. Storage of refuse and recycling would be within the site, in an enclosure adjacent to the pavilion building which has the capacity to store four 1100L Eurobins. This is considered to be sufficient storage for this use. The applicant has provided a management plan, indicating the storage capacities and explaining that refuse and recycling would be collected once a week from the entrance of the site. This is considered satisfactory, and compliance with this management plan would be required as part of Condition 8.

3.53 It is considered that the development, subject to conditions and the completion of a satisfactory legal agreement, would be acceptable in terms of its impact on the highway network and local parking conditions, in accordance with Policies T1 of the Core Strategy and Policies DM J1 and DM J2 of the DM Local Plan.

ACCESSIBILITY

3.54 London Plan Policy 7.2 and Design Policies 1, 2, 3 and 8 of the Council's Planning Guidance SPD are both relevant and require developments to be fully inclusive and accessible. The Planning Guidance SPD sets out specific requirements to enable ease of access both to and within developments.

3.55 The application is accompanied by a Design and Access Statement which states that the facility would be fully inclusive. Measures would be taken to ensure that level access around the site and at entrances to the buildings is provided, and there would be an accessible WC and changing rooms. Two accessible parking spaces would be provided in the car park.

3.56 It is considered that the proposed development would ensure ease of access for all users, but a condition is recommended to ensure that the development is constructed according to these relevant criteria (Condition 23)

SECURED BY DESIGN

3.57 The site will be secured with a gate to the vehicle entrance on South Africa Road and a gate to the side giving access into the rest of the park for use during the day. The side gate would be locked when the park closes at dusk (the existing park entrance on to South Africa Road would remain unaffected by the development), so that when the park is closed the only access to the PlayFootball site is through the site's entrance from South Africa Road. Therefore, there would be no access into the park after hours. It is considered that the development would be secure, and would not give rise to security concerns or anti social behaviour in Hammersmith Park. The applicant has consulted with the Metropolitan Police's Crime Prevention Officer who has agreed to the development in principle, and a condition will be attached to ensure the implementation of the secured by design measures (Condition 10).

ENVIRONMENTAL MATTERS

Energy and Sustainability

3.58 The applicants have submitted an Energy and Sustainability statement providing information on proposed measures to reduce carbon emissions and ensure a sustainable development. Energy efficient lighting is to be used for flood lighting and energy efficiency measures will be integrated into the pavilion building: all windows face north east or north west, which limits solar gain and should remove the need for cooling, the proposed U values of the various elements of the building, exceed the requirements of the Building Regulations by approximately 10%. A good standard of air-tightness is proposed (5 - 6 ach - (air changes per hour)). Wherever practically possible sustainable materials and construction methods will be used and all methods will comply with building control regulation on sustainability and design. A condition (Condition 36) will be attached to require the implementation of the identified sustainable design and construction and energy efficiency measures, to ensure that the development is sustainable, in accordance with Development Management Local Plan policies DM H1 and DM H2.

Flood Risk and Sustainable Urban Drainage

3.59 A Flood Risk Assessment (FRA) has been submitted with the application. The site is in the Environment Agency's Flood Zone 1. This indicates a low risk of flooding from the Thames. The Environment Agency has not raised an objection to the proposal. The impact on surface water flooding has been considered. The area of the site covered in tarmac/concrete would be reduced by 2300m² (around 50%), with the majority of the hard surfaces being replaced with astroturf, to be laid on a permeable base which will allow surface water to infiltrate. This would help control surface water run-off at the site. The FRA states that the post development surface water discharge rates will be maintained at pre-development levels, discharging to the Thames Water combined sewer system. Thames Water have confirmed that they have no objection to the proposal with regard to water infrastructure. It is therefore considered that the development would not have an impact on flood risk, in accordance with DM Local Plan Policy DM H3, and London Plan Policies 5.12 and 5.13.

3.60 Information on the sustainable urban drainage strategy has also been submitted. It is proposed to deal with surface water run off via soakaways which would absorb storm water. The submitted SUDS details are considered to be satisfactory and in accordance with the Council's DM Local Plan Policy DM H3 on controlling flood risk, and the London Plan Policies 5.12 and 5.13. A condition will be attached requiring the development to be implemented in accordance with the proposed SUDS measures. (Condition 11)

Contamination

3.61 Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. Conditions are therefore recommended to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013, and policy 5.21 of The London Plan 2011 (Conditions 24-29).

PLANNING OBLIGATIONS

Community Infrastructure Levy (CIL)

3.62 Mayoral CIL came into effect in April 2012 and is a material consideration to which regard must be had when determining this planning application. CIL Regulations (2010) state that in dealing with planning applications, local planning authorities consider each on its merits and reach a decision based on whether the application accords with the relevant development plan, unless material considerations indicate otherwise. This development will be liable for Mayoral CIL charged at £50/psqm for the new building.

Legal Agreement

3.63 The development shall be subject to a legal agreement securing the following items:

- Funding of all works related to entrance arrangements on South Africa Road
- Submission of a Travel Plan and payment of monitoring fees (£3,000)
- Funding of replacement tree planting in accordance with the tree replacement plan
- Permanent provision of two football pitches and the basketball pitch for free community use, and compliance with the management plan detailing the terms of use of the free pitches
- Permanent public access to the pavilion during its opening hours, and whilst the park is open

3.64 To ensure that successors in title to the council, which is the present owner of the site, will be bound by the planning obligation. A condition (no. 33) relates.

4.0 CONCLUSIONS and RECOMMENDATION

4.1 It is considered that the proposed development is acceptable in land use terms and is consistent with the Council's policies on open space. The proposal would provide for a significant upgrade in sports facilities, with some facilities available to the local community free of charge, and park users able to make use of the cafe and public conveniences during park hours. There would not be harmful impact on the conservation area or the nature conservation area. Subject to conditions, the impact on the amenities of neighbouring residents is considered to be acceptable. There would not be a detrimental impact on the operation of the highway or on local parking conditions. The development would be accessible, sustainable, and subject to conditions it would not have a further impact on flood risk.

4.2 It is thereby recommended that planning permission be granted subject to conditions and a legal agreement.