



BROMLEY CIVIC CENTRE, STOCKWELL CLOSE, BROMLEY BRI 3UH

TELEPHONE: 020 8464 3333

CONTACT: Rosalind Upperton
Rosalind.Upperton@bromley.gov.uk

DIRECT LINE: 020 8313 4745

FAX: 020 8290 0608

DATE: 23 October 2014

PLANS SUB-COMMITTEE NO. 3

Meeting to be held on Thursday 23 October 2014

SUPPLEMENTARY AGENDA

REPLACEMENT REPORT FOR ITEM 4.7 ON THE PUBLISHED AGENDA

The amendments are highlighted in yellow.

4.7	Hayes and Coney Hall	1 - 6	(14/02190/FULL1) - Park House Rugby Football Club, Barnet Wood Road, Hayes.
-----	----------------------	-------	---

Copies of the documents referred to above can be obtained from
www.bromley.gov.uk/meetings

This page is left intentionally blank

SECTION '2' – Applications meriting special consideration

Application No : 14/02190/FULL1

Ward:
Hayes And Coney Hall

Address : Park House Rugby Football Club Barnet
Wood Road Hayes Bromley BR2 7AA

OS Grid Ref: E: 541133 N: 165495

Applicant : Park House Rugby Football Club (Mr D Catchsides) **Objections :** YES

Description of Development:

Single storey side and rear extensions

Key designations:

Proposal

Planning permission is sought to extend the ground floor rear and side elevation of Park House Rugby Club creating a new entrance area, toilet facilities and function room for social events.

The design and access statement states under section 3 that the new infill extension to the rear will provide a much needed additional function room for dining and entertaining. The side extension will provide a new entrance and corridor with guest toilets and a much needed additional store for equipment.

At present the site, measuring 336sqm operates as a pavilion and includes a bar, club house, toilets and kitchen facilities. The site also has its own car park.

Location

The application site is located just off Barnet Wood Road and is predominately rural in nature with one property located to the north west of the rugby club (Gorsewood) whilst several properties (Brackendene, The White House and 1-5 Simpson's Cottages) lie to the south of the site. The site falls within designated Green Belt land and lies adjacent to Bromley, Hayes and Keston Common Conservation Area.

Comments from Local Residents

One letter of objection was received from the occupants of The White House.

Comments from Consultees

No consultations were requested as part of the application

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development.
T3 Parking
T18 Road Safety
NE7 Development and Trees
G1 The Green Belt
L1 Outdoor Recreation and Leisure

National guidance in the form of The National Planning Policy Guidance is of relevance in this case.

Planning History

The only application associated with the site includes a 20m high telecommunications mast with 3 antenna 2 dishes and equipment cabin which was refused in 2002 under application ref. 01/03762. The application was also dismissed at appeal.

Conclusions

The main issues for consideration in this case can be summarised as follows:

- the appropriateness of the proposed use within the Green Belt context
- the impact of the development on its open and rural character
- the impact of the proposed development to the amenities of neighbouring residents.

The appropriateness of the proposed location

The site is located within the Green Belt and adjacent to the Bromley, Hayes and Keston Conservation Area. The National Planning Policy Framework (NPPF) and Bromley UDP are both relevant to the determination of the application.

With regard to the appropriateness of the proposed use within the Green Belt context, the NPPF advises the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason

of inappropriateness, and any other harm, is clearly outweighed by other considerations, exceptions to this however do include;

- Provision of appropriate facilities for outdoor sport and recreation, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.

Policy G1 of the UDP states that within the Green Belt, permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriate or any other harm.

Criterion (ii) of Policy G1 states the construction of new buildings or extensions to buildings on land falling within the Green Belt will be inappropriate, unless there are for the following purposes: essential facilities for outdoor sport and outdoor recreation and open air facilities and other uses of land which preserve the openness of the Green Belt.

Policy L1 of the UDP is also of relevance stating proposals for outdoor recreational uses on land designated on Green Belt will be permitted provided that;

- (i) within Green Belt the proposal constitutes appropriate development or use of land, as defined in Policy G1 and Policy G2;
- (iii) the activities ancillary to the use or development proposed are small scale and do not adversely affect either the character or function of the designated areas.

The accompanying design and access statement says that the infill extension will provide a much needed additional function room for dining and entertaining. The development involves an increase in development by 169% (almost double the existing building). The main bulk of the development is to the rear of the site which overlooks the existing playing field and also includes a patio/decking area.

The proposal, which would provide improved facilities for the rugby club in the continued use of the site for outdoor sport and recreation by the club itself and local organisations, may be considered to meet with this objective and may not conflict with the purposes of including land within the Green Belt. However, the NPPF further advises that the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design. In this case, the development involves a substantial increase in the bulk of development with the function room measuring approximately 169sqm and the new entrance and toilet facilities measuring approximately 69sqm. While the proposed use may not conflict with the purposes of including land within the Green Belt, the potential for the associated development to harm the openness and visual amenities of the Green Belt will warrant careful consideration, and indeed Members should be aware that inappropriate development is, by definition, harmful to the Green Belt.

Impact on neighbouring residents

With regard to the impact of the proposed development on the amenities of neighbouring residents, the location plan shows that the closest residential property is Gorsewood (which lies approximately 60m to the north west). An objection letter has been received from The White House (which lies to the south of the site) which raises concerns about the doubling in size of the building, increased noise as a result from proposed functions and entertaining and the application being contrary to Green Belt Policy.

The application has not been accompanied by a noise assessment and the Environmental Health Department were not contacted with regards to the noise impact of the scheme.

Hours of operation have not been specified by the agent on the application forms but it is thought that the proposal for a dining and entertainment area will mean the site will see an increase in its evening operations particularly during weekends, which by the existing nature will result in an increase in noise and disturbance for neighbouring residents if the rear doors are kept open.

In conclusion, the benefits of the proposed new facilities to the rugby club and the members and local organisations that use them is outweighed through the size of development proposed and the harm potential impact this would cause to the openness and visual amenities of the Green Belt as a result of the associated development. Very special circumstances to outweigh the harm to the Green Belt have not been demonstrated.

Background papers referred to during production of this report comprise all correspondence on files ref. 14/02190.

RECOMMENDATION: PERMISSION BE REFUSED

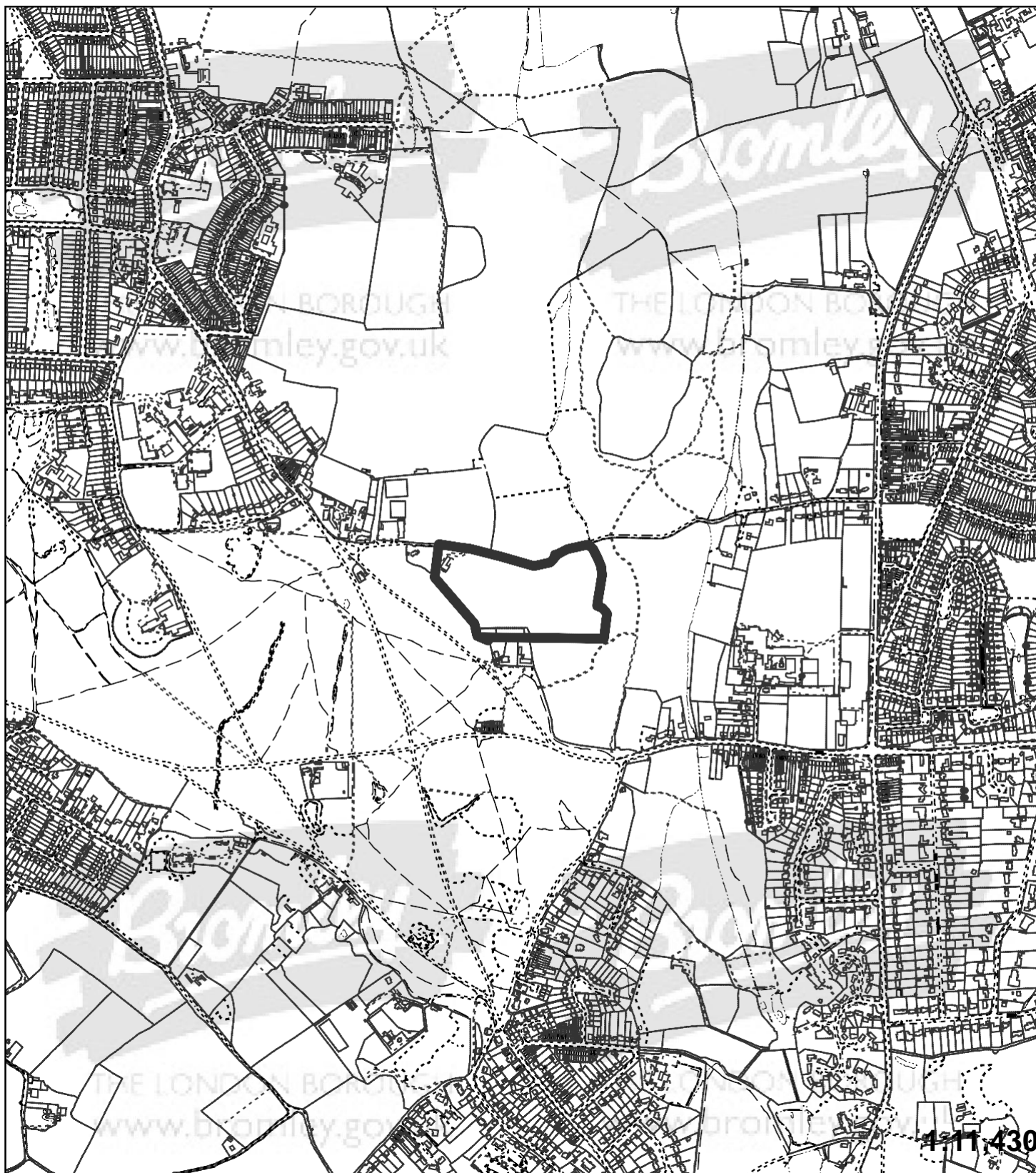
The reasons for refusal are:

- 1 The development proposed would cause harm by virtue of its size and bulk to the openness and visual amenities of the Green Belt contrary to Policy G1 of the Unitary Development Plan.

Application:14/02190/FULL1

Address: Park House Rugby Football Club Barnet Wood Road Hayes
Bromley BR2 7AA

Proposal: Single storey side and rear extensions



"This plan is provided to identify the location of the site and
should not be used to identify the extent of the application site"

This page is left intentionally blank