

SECTION '2' – Applications meriting special consideration

Application No : 10/02094/FULL1

Ward:
Kelsey And Eden Park

Address : Langley Park School For Boys
Hawksbrook Lane Beckenham BR3 3BP

OS Grid Ref: E: 537798 N: 167371

Applicant : Langley Park School For Boys

Objections : NO

Description of Development:

All weather sports pitch, 4m high perimeter mesh fence, storage shed, storage tank, pump house and store/ dugout with TV platform

Proposal

- It is proposed to install a 'Global' standard artificial pitch which is a high quality playing surface
- there will be a small kit, coaching and control building and shed for maintenance equipment
- pitch will have water based surface that requires maintenance and a water storage tank, pump house and shed (to house small tractor) is proposed
- perimeter will be enclosed by 4/5m galvanised mesh fence and there will be space for a 6m wide macadam spectator area
- pitch will have north/south axis to comply with international requirements
- planning permission was granted under application ref. 09/02264 for a new school and construction is currently taking place - condition 35 of the planning permission required that an off-site all weather pitch shall be provided prior to first use of the new school facility
- application is accompanied by a Planning Report which makes the following points:
 - o Langley Park School for Boys (LPSB) is in its fifth phase of Sports Mark Gold Status for Hockey
 - o despite some of the poorest facilities in the borough the school has achieved national and county success at hockey
 - o pupils play rugby in Autumn, hockey in Spring and athletics, cricket and tennis in Summer – proposal is result of extensive research to provide elite surface for hockey that would also provide for other areas of the curriculum

- o existing facilities do not meet current needs of curriculum and considerable amount of time and money is spent on using off-site facilities
- o facilities of future need to address inadequacies and enable more diverse and inclusive opportunities to students
- o artificial pitch can be used more intensively, will be unaffected by extreme weather and will require less maintenance
- o pitch is consistent with the site's MOL designation
- o perimeter fence is designed not to harm openness of MOL
- o ancillary buildings are small scale and unobtrusive and are needed due to the distance of the pitch from main school buildings
- o pump house, water storage tank and shed are essential facilities for the maintenance of the pitch
- o until recently a pavilion existed close to the site and was available for use by people on the application site
- o proposal will result in international standard playing pitch which is essential if LPSB are to retain their status as a leading centre for excellence in sport, particularly hockey
- o nearest alternative playing surfaces of a similar standard are in East Grinstead or Canterbury
- application is accompanied by a Phase 1 Habitat Survey and Protected Species Assessment .

Location

- Langley Park School for Boys (LPSB) is a comprehensive secondary school with a co-educational sixth form on a 6.9ha site
- application site is approx. 500m south of the main school building and is accessed by a track leading from the school
- Langley Park Sports and Social Club sports pitches lie to the north of the site; railway cutting lies to south and west beyond which are detached and semi-detached houses fronting South Eden Park Road; Langley Park Golf Course lies to south east
- site is designated Metropolitan Open Land (MOL).

Comments from Local Residents

Nearby residents were notified of the application and no representations were received.

Comments from Consultees

There are no objections in terms of drainage.

There are no objections in terms of Environmental Health.

There are no objections from the Head of Building Control regarding the use of soakaways.

Any further responses to consultations, including ecology comments, will be reported verbally at the meeting.

Planning Considerations

The application falls to be determined in accordance with the following policies:

Unitary Development Plan

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and other Means of Enclosure
- G2 Metropolitan Open Land
- L1 Outdoor Leisure and Recreation
- C1 Community Facilities
- C7 Educational and Pre-School Facilities
- NE5 Protected Species

London Plan

- 3A.24 Education Facilities
- 3D.10 Metropolitan Open Land
- 4B.1 Design principles for a compact city
- 4B.8 Respect local context and communities.

Planning Policy Guidance Note 2 is concerned with Green Belts and is applicable to MOL. Paragraph 3.5 states that essential facilities for outdoor sport and recreation are appropriate in the Green Belt provided that they are genuinely required for uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it. It further states that possible examples of such facilities include small changing rooms or unobtrusive spectator accommodation for outdoor sport. The proposal involves an artificial sports pitch, 4-5m high mesh fence, dugout with TV platform, water storage tank, pump house and storage shed. The structures and fence are required to facilitate the use of the pitch and it is considered that they will constitute essential facilities for outdoor sport, and are therefore appropriate development in MOL. Accordingly, the application has not been advertised as a departure from the Development Plan.

An artificial pitch was proposed within the eastern part of the main school site under application ref. 08/01372 for the redevelopment of the school. The pitch was removed from the subsequent planning application (ref. 09/02264) following concerns from the adjacent Langley Park School for Girls that its siting would result in increased noise and disturbance, particularly in view of its proximity to an exam hall.

The application states that a cricket pavilion with a footprint of approx. 119 m² was historically located near the site adjacent to the railway line and was demolished approx. 12 years ago.

Conclusions

The main issues to be considered in determining this application are the effect that the proposal would have on the character of the area and the openness of Metropolitan Open Land, and the impact that it would have on the amenities of the occupants of nearby residential properties.

Policy G2 requires that the openness and visual amenity of the MOL shall not be injured by any proposals for development within or conspicuous from the MOL which might be visually detrimental by reasons of scale, siting, materials or design. Whilst the proposal will have some effect on the openness of the site it is considered that there will be no undue adverse impacts and the open character of the land will essentially be preserved given the relatively small scale of the structures and the design of the fence.

The site is separated from the nearest residential properties fronting South Eden Park Road by the railway line and is screened by trees. Views of the site from the public realm will be very limited and it is considered that there will be no adverse visual impacts from the development. The site is currently used as a sports pitch and the artificial surface will facilitate a more intensive use. No floodlighting is proposed therefore the use of the facility will be limited to daylight hours. It is considered that the increased intensity of use of the site will not result in adverse impacts on nearby residential dwellings by reason of increased noise and disturbance.

The school are obliged to provide an artificial pitch as a condition of planning permission ref. 09/02264, and of the land within the school's ownership it would appear the most suitable site for the facility. The proposal will result in a type of sports facility not currently available in the area and promote the school's already notable sporting achievements whilst improving their ability to deliver the physical education curriculum. The proposal is considered acceptable.

Background papers referred to during the production of this report comprise all correspondence and other documents on files refs. 08/01372, 09/02264 and 10/02094, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA07 | Boundary enclosure - no detail submitted |
| | ACA07R | Reason A07 |

Reasons for granting planning approval:

In granting permission the Local Planning Authority had regard to the following policies of the Bromley Unitary Development Plan and the London Plan:

Unitary Development Plan

BE1 Design of New Development
BE7 Railings, Boundary Walls and other Means of Enclosure
G2 Metropolitan Open Land
L1 Outdoor Leisure and Recreation
C1 Community Facilities
C7 Educational and Pre-School Facilities
NE5 Protected Species
NE7 Development and Trees

London Plan

3A.24 Education Facilities
3D.6 The Olympic and Paralympic games and sports facilities
3D.8 Realising the value of open space and green infrastructure
3D.10 Metropolitan Open Land
4B.1 Design principles for a compact city
4B.8 Respect local context and communities.

The development is considered to be satisfactory in relation to the following:

- (a) the character of the development in the surrounding area
- (b) the impact of the proposal on the openness and visual amenities of the Metropolitan Open Land
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties
- (d) the ecological impacts of the proposal
- (e) the design policies of the development plan

and having regard to all other matters raised.

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