

SECTION '2' – Applications meriting special consideration

Application No : 12/01585/FULL1

Ward:
Kelsey And Eden Park

Address : Langley Park Sports And Social Club
Hawksbrook Lane Beckenham BR3 3SR

OS Grid Ref: E: 537874 N: 167135

Applicant : Langley Park Sports And Social Club **Objections :** YES

Description of Development:

Erection of a single storey extension to existing pavilion/ clubhouse

Key designations:

Flood Zone 2
Historic Flooding
Metropolitan Open Land

Joint report with application ref. 12/01586.

Proposal

Planning permission is sought for a single storey extension to the existing pavilion building at the site. The extension will comprise a pre-fabricated structure, which will adjoin the eastern elevation of the pavilion, located within an existing fenced-off 'garden' area. The extension will project 10.4m from the pavilion, have a width of 9.3m and a height of 4.2m with a pitched roof, and will provide additional storage space.

A planning statement was submitted to accompany the application (received 7th December 2012). The statement makes the following summary points in support of the proposal:

- Club Langley is the custodian of over 5 hectares of Metropolitan Open Land (MOL)
- where possible the club endeavour to improve the amenity, safety and quality of the sports fields for the population of Bromley
- the maintenance and improvement of the MOL can only be made possible by the running of the clubhouse pavilion as the entire annual budget for maintaining the land and ensuring its use for sport is generated solely by the commercial club house operations
- the proposed extension is essential to support the clubhouse pavilion day to day sports and function operations, providing much needed storage for a

number of existing users of the pavilion (including a gymnastics academy, bowls club, Shirley Organ Society, archery classes, weekly Jazz Den and the Langley Park School for Girls who use the hall for exam overspill and dance five days a week)

- the club has recently been granted a licence to hold civil marriage ceremonies in the club house, however does not have the storage provision to meet their needs for the new banqueting equipment and fixtures required to maximise this newest addition to their business
- the development can be permitted as it is supportive of and ancillary to the purpose of the open space, maintains openness due to its location and is not detrimental to the character, appearance or function of the open space.

Location

The application site is located on the eastern side of South Eden Park Road, and comprises 6.6ha of land accommodating sports/social club facilities, including a bowling green, race track and football pitches and a pavilion providing changing rooms, a bar and a function room. The site is designated Metropolitan Open Land.

Langley Park School for Boys and Langley Park School for Girls lie to the north and there is predominantly 1930s detached and semi-detached housing fronting South Eden Park Road to the south and west of the site, whilst much of the area to the east of the site is characterised by open land. The south-west boundary of the site is with the Eden Park–West Wickham railway line.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- site becoming more cluttered with additional buildings, all of which results in more traffic and noise for residents
- site should be considered as a whole and not just each application on its own merits, with more account taken of the effect on neighbours

Comments from Consultees

Thames Water raised no objections with regard to sewerage and water infrastructure.

Environmental Health raised no objections and recommended an informative.

With regard to drainage, it was advised that there is no public surface water sewer near to the site and that surface water will have to be drained to soakaways. A standard condition to require the submission and approval of details of surface water drainage was recommended.

Planning Considerations

The main policies of the Bromley Unitary Development Plan considered to be relevant to this application include:

- BE1 Design of New Development
- L1 Outdoor Recreation and Leisure
- G2 Metropolitan Open Land.

In strategic terms the most relevant London Plan policies are:

- 3.19 Sports Facilities
- 5.12 Flood Risk Management
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.17 Metropolitan Open Land.

The National Planning Policy Framework (NPPF) is also of relevance.

Planning History

There is extensive planning history relating to the site. The pavilion building has been previously extended by way of a part one/two storey side and single storey rear addition, which was granted under ref. 90/02549.

Most recently planning permission was granted under ref. 11/01643 for 2 all weather 5 a side football pitches with floodlights (8.3m high) and 3.1m high timber/mesh fencing around perimeter.

An application for a detached single storey building for changing room and acoustic fencing on western boundary is currently pending decision under ref. 12/01586 and is also to be found on this agenda.

Conclusions

The main issues for consideration in this case will be the impact of the proposed pavilion extension on the openness and visual amenities of the MOL and the amenities of neighbouring residents.

The proposed extension is relatively modest in scale, will be subservient to the host building, and will occupy a small section of the existing fenced-off garden area at the front of the pavilion. Whilst the extension will project towards the more open part of the site to the east, having regard to the above it is not considered that a significant degree of actual harm to the openness or visual amenities of the MOL will arise. Taking the amount of development on the site as a whole, including the proposed changing rooms building which is also to be considered on this agenda, the envelope of built development remains relatively contained towards the western edge of the site, adjacent to the edge of suburban development along South Eden Park Road.

As the proposed extension is not itself classed as an essential facility to support outdoor sport and recreation, instead supporting the indoor sporting and

recreational uses within the pavilion, the development is inappropriate by definition, and the applicant is required to demonstrate very special circumstances. In seeking to do so, the applicant has stated that as the funding for the continued maintenance and improvement of the MOL is generated solely from the commercial operation of the pavilion, the proposed extension, which will provide improved storage facilities to meet the needs of existing user groups and to support the hosting of marriage ceremonies and functions, will itself support the purpose of the open space (MOL).

In balancing this case, it will be necessary for Members to consider the harm to the MOL by reason of inappropriateness or other harm, and whether this harm is clearly outweighed by the case put forward by the applicant. Although the built development will not directly support the outdoor sports and recreational use of the site, the continued maintenance and improvement of the MOL depends on the successful running of the clubhouse/pavilion, which the extension will clearly support. Bearing in mind the limited degree of actual harm to the openness and visual amenities of the MOL by virtue of the size, siting and scale of the extension, it is considered that the harm by reason of inappropriateness and actual harm will be outweighed by the case put forward by the applicant.

Finally with regard to the impact on the amenities of neighbouring residents, the extension will not be significantly harmful in view of its scale and siting away from nearby dwellings.

On balance, it is considered that very special circumstances have been demonstrated and Members may concur that planning permission can be granted in this case.

Background papers referred to during production of this report comprise all correspondence on files refs. 90/02549, 11/01643, 12/01585 and 12/01586, excluding exempt information.

as amended by documents received on 07.12.2012

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACD02 Surface water drainage - no det. submitt
 ADD02R Reason D02
- 4 ACK01 Compliance with submitted plan

Reason: In the interest of the character and amenities of the area and in order to comply with Policy BE1 of the Unitary Development Plan.

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies:

Unitary Development Plan

- BE1 Design of New Development
- L1 Outdoor Recreation and Leisure
- G2 Metropolitan Open Land.

London Plan

- 3.19 Sports Facilities
- 5.12 Flood Risk Management
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.17 Metropolitan Open Land.

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

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

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.
- 2 RDI25 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

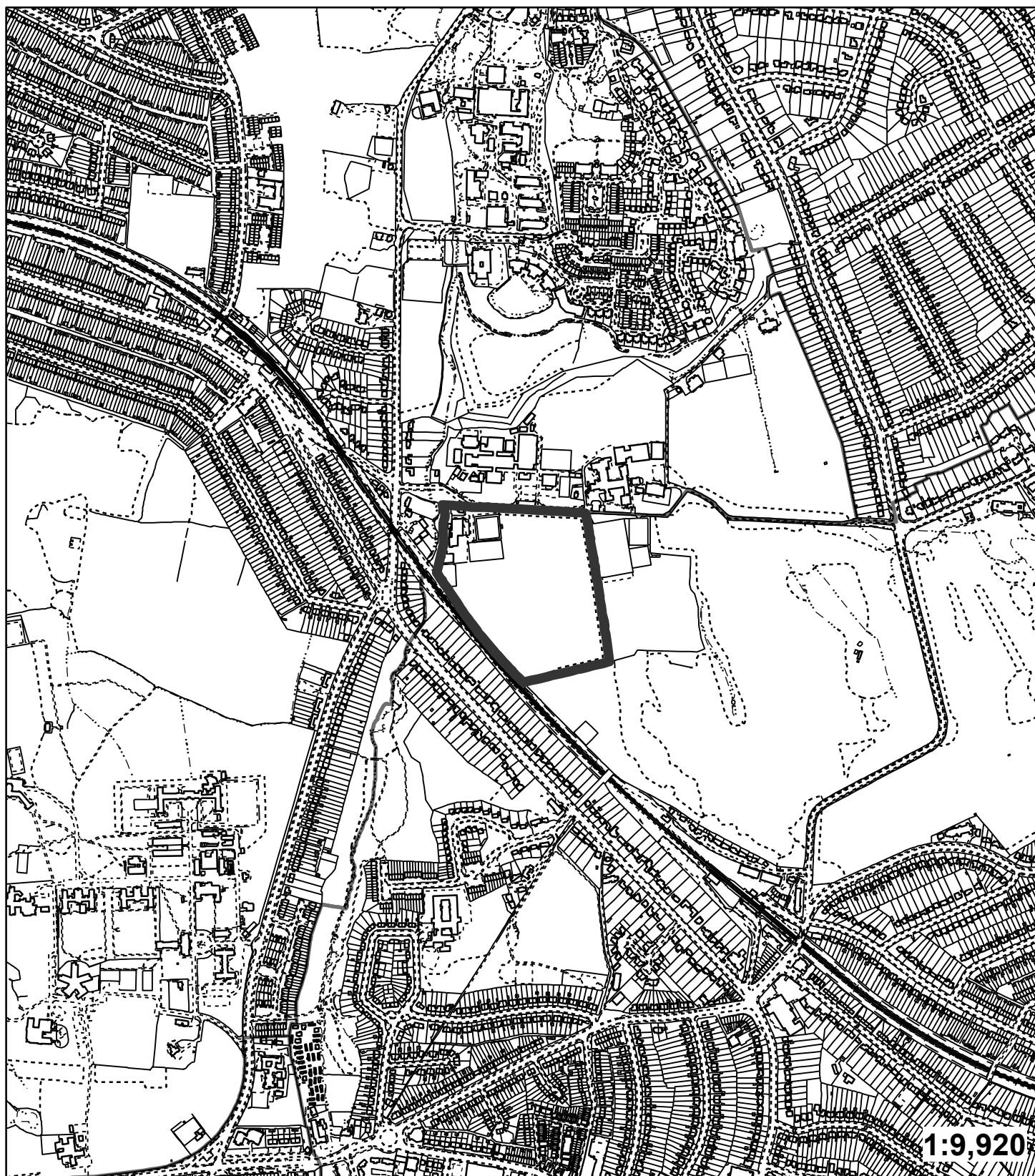
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

Application:12/01585/FULL1

Address: Langley Park Sports And Social Club Hawksbrook Lane
Beckenham BR3 3SR

Proposal: Erection of a single storey extension to existing pavilion/
clubhouse



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

© Crown copyright and database rights 2012. Ordnance Survey 100017661.