

SECTION '2' – Applications meriting special consideration

Application No : 12/01586/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:

Detached single storey building for changing room and acoustic fencing on western boundary

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Joint report with application ref. 12/01585.

Proposal

Planning permission is sought for a detached single storey building for use as a changing room, together with a 2.5m high acoustic fence to be positioned alongside part of the western site boundary.

The proposed building will be located at the rear of the pavilion (to the west) and will measure approx. 7.5m by 23m and have a height of 3.5m with a flat roof. The building will provide ladies and gents toilets and 4 changing rooms. The proposed fencing will be positioned 3.4m from the rear wall of the new building.

The new building and fencing fall within Flood Zone 2 (being adjacent to the River Beck). A flood risk assessment was submitted to accompany the application on 7th December 2012.

The application is accompanied by a Design and Access Statement which makes the following summary points in support of the proposal:

- the building will provide much needed shower, toilet and change facilities to serve the two new all-weather 5-a-side pitches currently under construction
- will also serve a number of existing sporting activities at the site

- the facilities are required to meet current regulations including the need to provide separate sex changing facilities as well as capacity restrictions
- the changing rooms previously formed part of the proposal for 5-a-side pitches which was considered at appeal, with the Inspector finding that the changing rooms would not constitute inappropriate development within MOL
- permission has since been granted for the all weather pitches and it is now proposed to site the changing rooms in a secluded area behind the pavilion
- proposed fencing will eliminate noise pollution issues for neighbours in Audrey Close

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 comments were received which can be summarised as follows:

- new building in MOL
- will result in more noise nuisance
- will be within 20m of River Beck
- concerns regarding flood risk (site is within Flood Zones 2 and 3 and the proposal would increase flood risk down stream)
- concerns regarding parking

Comments from Consultees

The Environment Agency was consulted and at the time of writing no comments had been received. Members will be updated verbally at the meeting.

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.

Highways raised no objections.

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

Environmental Health raised no objections and recommended informatives.

Planning Considerations

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

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- 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.

Under ref. 09/02760, planning permission was refused for single storey detached building to provide changing rooms 2 all weather 5 a side football pitches with 6 floodlights (8.3m high) and 3.1m high timber/ mesh fencing around perimeter. An appeal against this decision was dismissed, with the Inspector finding that whilst it would not be inappropriate development, the siting and scale (some 20m wide and 5m high) of the changing room building would be significantly damaging to the openness of the site and would therefore harm the openness and visual amenity of the MOL.

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 single storey extension to the existing pavilion/clubhouse is currently pending decision under ref. 12/01585 and is also to be found on this agenda.

Conclusions

The main issues for consideration in this case will be the impact of the development on the openness and visual amenities of the MOL, the amenities of nearby residents and the impact of the development in terms of flood risk.

The proposed changing room building will be located behind the existing pavilion, away from the open part of the site and not highly visible within the MOL. In dismissing the appeal for the changing room building and 5-a-side pitches on the site, the Inspector found that the building itself would not be inappropriate development within MOL, but would unacceptably harm the openness and visual amenities of the MOL by virtue of its scale and location in the open part of the site. In view of the revised siting of the changing room building in a discreet location, together with the reduced height, it is now considered that the development would no longer harm the openness or visual amenities of the MOL and is, on balance, acceptable as an essential facility to support the outdoor sporting and recreational use of the site.

With regard to the impact on the amenities of neighbours, the building will be sufficient distance from the nearest properties in Audrey Close and would not give rise to significant detriment. Whilst concerns have been raised regarding noise and disturbance, the building will support the existing use of the site and would not in itself give rise to an intensification of this use. However, the application includes an acoustic fence at the rear of the pavilion, extending the length of the rear boundary to Nos. 1-3 Audrey Close, which may alleviate some of the concerns raised locally. In view of the separation to these neighbouring properties it is not considered that the height of the fence will give rise to any unacceptable loss of amenity.

With regard to flood risk, the building and fence will be positioned within Flood Zone 2. A Flood Risk Assessment (FRA) has been submitted which identifies that there is no suitable alternative location for the development given the MOL designation of the land, and that the flood risk to the development and its users is negligible. The FRA concludes that subject to the provision of a suitable soakaway there will be no increased run off to the Beck and no increased risk of flooding to properties downstream.

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.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 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
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- 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 impact of the development in terms of flood risk
- (f) the design policies of the development plan
- (g) 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.

If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

- 2 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)).

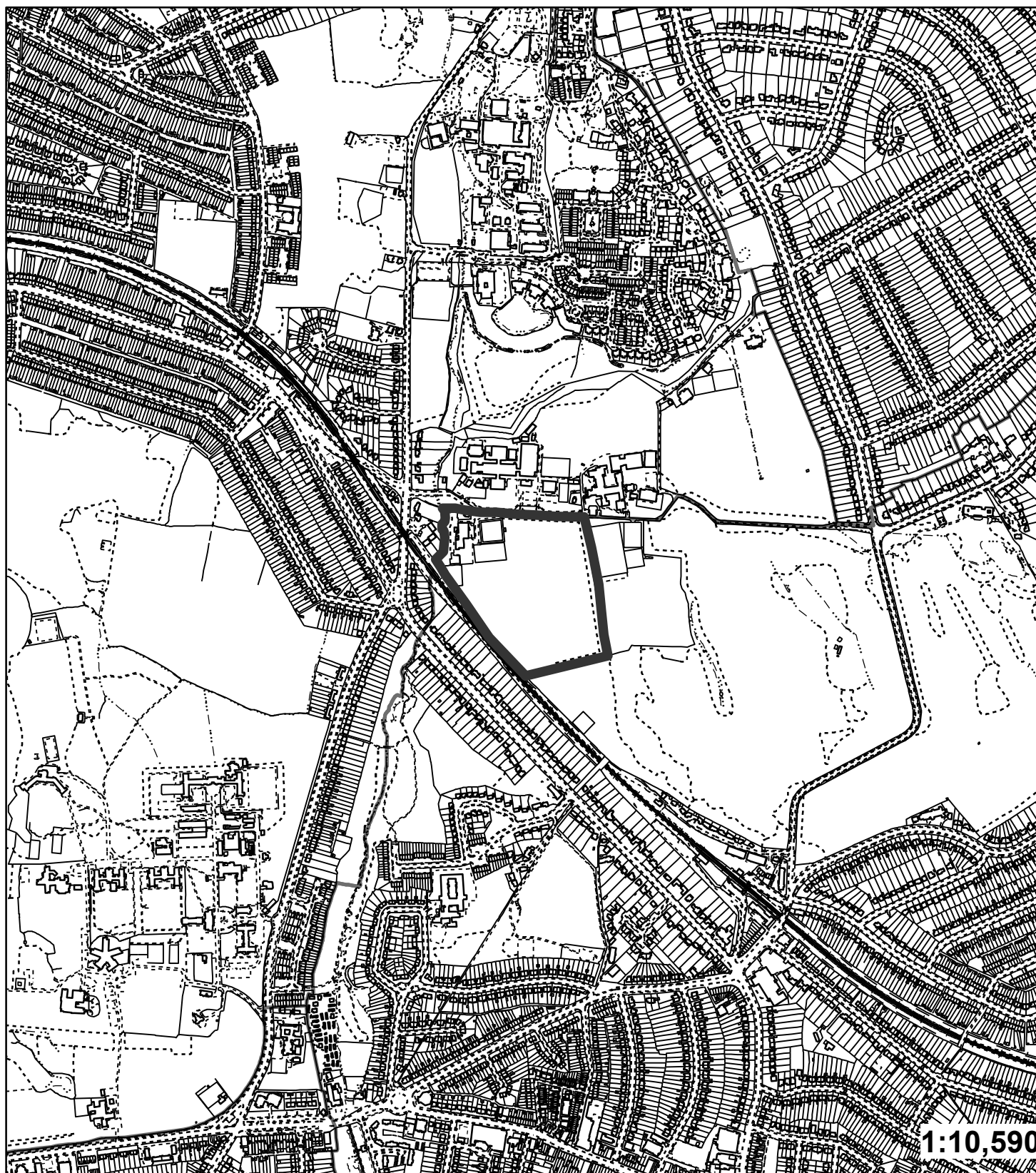
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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

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

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