

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 13/02384/FULL1

**Ward:**  
Kelsey And Eden Park

**Address :** David Lloyd Leisure Stanhope Grove  
Beckenham BR3 3HL

**OS Grid Ref:** E: 536713 N: 167877

**Applicant :** David Lloyd Leisure Ltd

**Objections :** NO

**Description of Development:**

Inflatable seasonal tennis court covering over existing double external tennis courts

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Urban Open Space

**Proposal**

- Erection of a temporary airdome winter covering for existing external double tennis court
- airdome will have a footprint of approx. 33 x 37m and will be approx. 9m high at the highest point
- airdome consists of a clear polythene fabric stiffened with encapsulated wires which is kept in place through a continuous fan
- covering can be dismantled and stored during the summer months when outdoor play is possible - the applicant has indicated that they will be willing to accept a condition restricting the use of the airdome to October through to April.

The application is accompanied by a Planning Statement which includes the following points:

- current tennis programme offered by David Lloyd is limited by the lack of indoor space in poor weather - a full tennis programme at the club would include:
  - Junior squads and All Stars programme
  - Adult coaching
  - Social mixers
  - Member bookings

- Schools programme
- Community special needs programme
- Internal ladders
- Inter-club matches
- proposal will significantly improve the current tennis programme David Lloyd Beckenham is able to offer and would ensure that the club remained one of the top providers of racquet activities and tennis facilities within the borough
- need for the development in light of the national health agenda and the objectives of the Lawn Tennis Association to increase opportunities to play tennis should add significant positive weight to the consideration of this proposal.

### **Location**

- 3.3 ha site is located on the west side of Stanhope Grove and is designated Urban Open Space
- leisure club building is sited to the north and west of the tennis courts and there is car parking to the south and east
- there is a railway line to the south of the site with residential development beyond and there is residential development fronting Stanhope Grove to the east and north - nearest residential properties are approximately 95m from the tennis courts
- there are open playing fields to the north, west and immediately to the east
- club's current racquet facilities include 5 indoor tennis courts, 2 outdoor tennis courts, badminton courts, squash courts, gym, aerobic studios, two swimming pools, on-site café bar, crèche, and sports shop.

### **Comments from Local Residents**

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

### **Comments from Consultees**

Environmental Health has no objections to the proposal, subject to conditions.

### **Planning Considerations**

The proposal falls to be considered primarily with regard to the following policies:

UDP

BE1 Design of New Development

G8 Urban Open Space

L9 Indoor Recreation and Leisure

London Plan

3.19 Sports Facilities

7.4 Local Character

## 7.6 Architecture

### 7.15 Reducing Noise and Enhancing Soundscapes

Policy G8 of the Unitary Development Plan states that:

Proposals for built development in areas defined on the Proposals Map as Urban Open Space (UOS), will be permitted only under the following circumstances:

- (i) the development is related to the existing use (in this context, neither residential nor indoor sports development will normally be regarded as being related to the existing use); or
- (ii) the development is small scale and supports the outdoor recreational uses or children's play facilities on the site; or
- (iii) any replacement buildings do not exceed the site coverage of the existing development on the site. Where built development is involved; the Council will weigh any benefits being offered to the community, such as new recreational or employment opportunities against a proposed loss of open space. In all cases, the scale, siting, and size of the proposal should not unduly impair the open nature of the site.

As part of the application process, it was necessary for the Council to give Screening Opinions as to whether an Environmental Impact Assessment was required. The proposal constitutes Schedule 2 development within the meaning of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011. After taking into account the selection criteria in Schedule 3 of the Regulations and the terms of the European Directive, it was considered that the proposed developments would not be likely to have significant effects on the environment by virtue of factors such as their nature, size and location. This opinion was expressed taking into account all relevant factors including the information submitted with the applications, advice from technical consultees, the scale/characteristics of the existing and proposed development on the site. The applicants have been advised accordingly.

## **Conclusions**

The airdome will be located at least approx. 95m from the nearest residential properties and it is considered that there will be no unduly harmful impacts upon the amenities of the occupants of these properties. The main issue to be considered in this case is the impact of the proposal on the character of the area, including the acceptability of the proposal in terms of the Urban Open Space designation of the site.

The proposal will provide an indoor sport facility for 7 months of the year and is related to the existing indoor sports use of the site. However, Policy G8 (i) precludes indoor sports development and therefore the proposal is not entirely compliant with this part of the policy. It is therefore necessary to weigh the benefits of a year round tennis facility against any harm to the openness of the Urban Open Space. The airdome will be a significant structure which will be visible from

Stanhope Grove and which will affect the openness of the Urban Open Space. The site is currently occupied by hard tennis courts enclosed within a boundary fence and the leisure centre building is located to the north and west whilst there is car parking to the south and east. The structure will not be permanent and any harm to openness will only occur for part of the year. The proposal will result in improved sporting facilities and the applicant has detailed community sporting benefits within the proposed tennis programme.

It may be considered that, on balance, there will be no unduly harmful impact on the openness of the Urban Open Space and the harm that will occur is outweighed by the sporting and community benefits of the proposal.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
ACA01R      A01 Reason 3 years
- 2      ACC01      Satisfactory materials (ext'n'l surfaces)  
ACC01R      Reason C01
- 3      The airdome shall be removed by 1st May each year and shall not be reinstated before 1st October each year.

**Reason:** In order to comply with Policies BE1 and G8 of the Unitary Development Plan and in the interest of the visual amenities of the area.

- 4      At any time during the daytime (07.00-23.00) the combined noise level from all air dome fans and associated plant in terms of dB(A) shall be 10 decibels below the relevant minimum background noise level (LA90 15mins) measured at any noise-sensitive location. If the plant has a distinctive tonal or intermittent nature the noise level of the plant shall be increased by a further 5dBA for comparison with the background level. Thus if the noise level were 40dB(A) from the plant alone and the plant had a tonal nature, the 40dB(A) shall be increased to 45dB(A) for comparison with the background level. The L90 spectra can be used to help determine whether the plant will be perceived as tonal.

**Reason:** In order to comply with Policy 7.15 of the London Plan and in the interests of the residential amenities of the occupants of nearby residential properties.

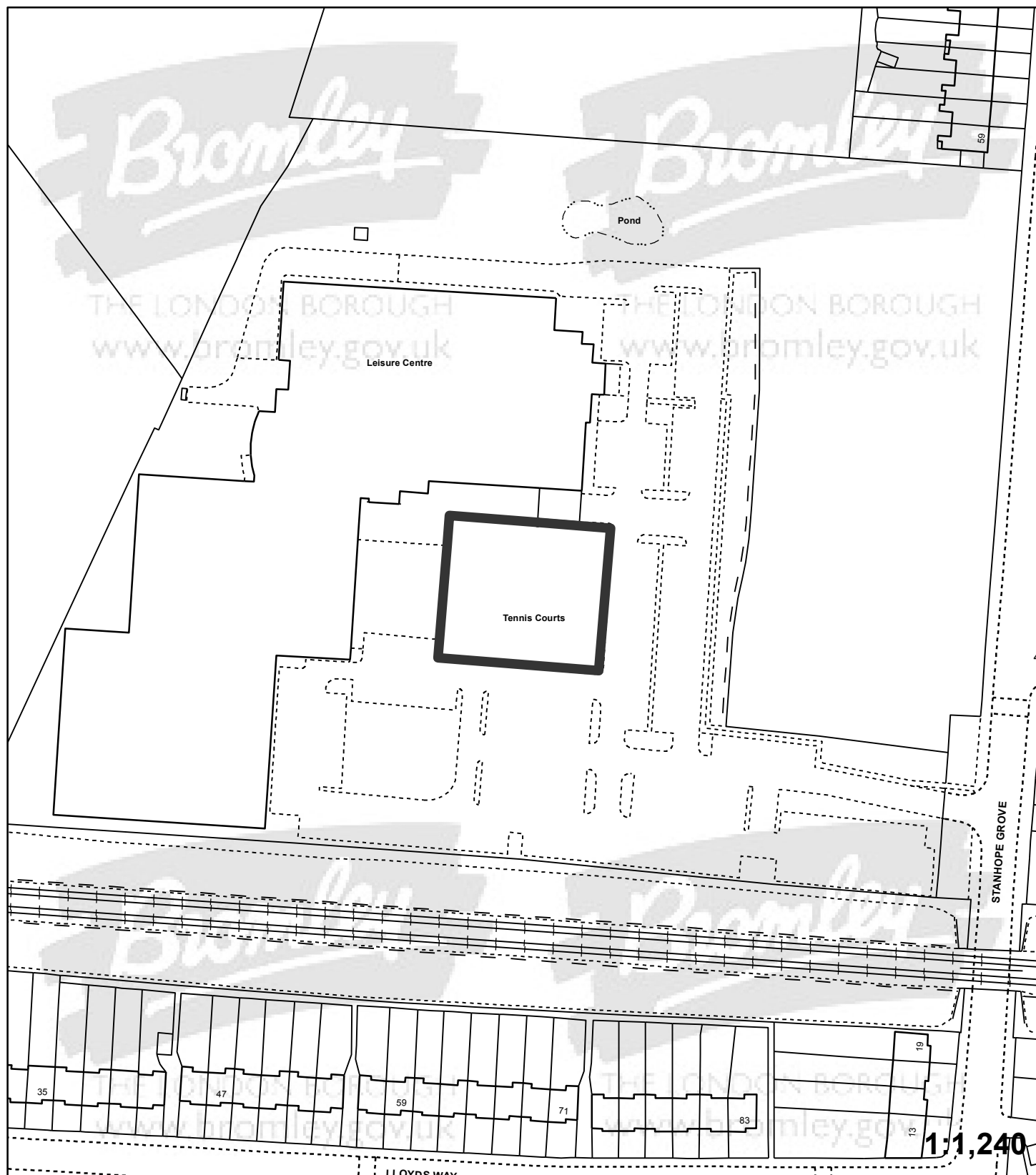
- 5      At any time during the night-time (23.00-07.00) the combined noise level from all air dome fans and associated plant shall not exceed 25dB LAeq (5mins) measured at any noise-sensitive location. If the plant has a distinctive tonal or intermittent nature the noise level from the plant shall not exceed 20dB LAeq (5mins) measured at any noise-sensitive location. The L90 spectra can be used to help determine whether the plant will be perceived as tonal.

**Reason:** In order to comply with Policy 7.15 of the London Plan and in the interests of the residential amenities of the occupants of nearby residential properties.

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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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