

SECTION '1' – Applications submitted by the London Borough of Bromley

**Application No :** 13/02192/FULL1

**Ward:**  
**Bickley**

**Address :** Bromley High School For Girls  
Blackbrook Lane Bickley Bromley BR1  
2TW

**OS Grid Ref:** E: 543210 N: 168259

**Applicant :** Mr M Smith

**Objections : NO**

**Description of Development:**

Erection of 6 x 13m high floodlights for the existing Artificial Grass Pitch and 4 x 10m high floodlights for the existing tennis courts

Key designations:

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

**Proposal**

Permission is sought for floodlights to illuminate the existing artificial hockey pitch and netball/tennis courts situated next to each other on the south east side of this school.

There will be 6mx13m floodlights for the hockey pitch and 4x10m floodlights for the netball/tennis courts.

The Design and Access Statement (D&A) advises that the school wishes to use the courts/pitches on weekdays between 9am and 6.00pm and local sports clubs and community groups would use them between 6pm and 9.30pm. Local sports clubs and private hire would use the facilities between 9am and 6pm on Saturdays and Sundays. There would be no lettings on Bank Holidays. The floodlights will be used during these hours when necessary.

The Design and Access Statement advises that the courts/pitches are currently used by Bromley and Beckenham Junior and Senior Hockey Club, Bromley High School and Telestars Netball Club. The floodlights will allow the use of facilities during the winter evenings. The D&A does not anticipate that the noise generated

during the winter months will have an adverse impact on residential amenities, especially as the hours of use would be limited to those above.

In addition to the Design and Access Statement, the applicant has submitted a Lighting Assessment report, an Extended Phase 1 Ecological Habitat Survey Report and a Bat Activity Survey Report to support the application.

### **Location**

The 2 pitches that will be floodlit are located on the south-east side of the existing school buildings. The school lies on the eastern side of Blackbrook Lane with a vacant site to the north and school playing fields immediately to the south and east with Jubilee Park beyond. The school is within the Green Belt.

### **Comments from Local Residents**

Nearby properties were notified and no representations have been received.

### **Comments from Consultees**

The Council's Highways Officer raises no objections to the proposal.

The Council's Environmental Health Officer raises no objections to the proposal.

### **Planning Considerations**

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

- BE1 Design of New Development
- C7 Educational and Pre-School Facilities
- L1 Outdoor Recreation and Leisure
- G1 Green Belt
- NE5 Protected Species

London Plan policies 5.12 and 5.13

The National Planning Policy Framework 2012 is also relevant.

### **Planning History**

The site has been the subject of numerous previous applications, the most recent of which is for the redevelopment of existing courtyard within Senior School comprising hard and soft landscaping works, construction of timber stages and pergola. Permission was granted in July 2011 (ref. 11/01599).

### **Conclusions**

The main issues to be considered are the impact of the proposal on the Green Belt, the amenities of the nearest residents and on the fauna associated with the nearby Jubilee Park.

Policy L1 requires that proposals such as floodlights that are within the Green Belt must accord with policy G1 relating to Green Belt. In this case it is considered that the proposal is small scale and ancillary to the existing use and as such will not adversely affect the character or function of the designated area. The proposal is also considered to be an appropriate use in line with policy G1 in that it supports a facility for outdoor recreation and will preserve the openness of the Green Belt.

With regard to the impact on the amenity of occupants of nearby residential properties, the nearest house is 95m from the courts (The Vicarage) and then 200m (properties in Blackbrook Lane). There is significant tree screening between the courts and the nearby houses. The lighting assessment concludes that light spillage will be limited to a narrow area around the courts. Therefore it is considered that residential properties will not be adversely affected by light spillage.

With regard to noise generated from the use of the courts during the winter months, it is considered that, in light of the distances to the nearest residential properties referred to above, there will not be a significantly adverse impact on residents. It should be noted that there is already evening activity at the school from other activities including the use of the swimming pool and sports hall.

From an ecological point of view, the applicant submitted a supporting report setting out the implications of the development on local habitat and fauna including bats. The Council agrees with the applicants lighting assessment that the new lighting will not have an adverse effect on this sensitive area and recommends that a monitoring visit is carried out post implementation to assess whether the light spill conforms with the lighting assessment and that bat activity remains consistent with that recorded earlier this year.

A condition is recommended to secure this monitoring assessment which would include the opportunity to consider additional mitigation measures if required.

Having regard to the above it is considered that the installation of floodlights will not have an adverse impact on the openness of the Green Belt, the amenities of nearby residents or the local wildlife in the vicinity. As such it is recommended that permission be granted.

Background papers referred to during the production of this report comprise all correspondence on file ref. 13/02192, excluding exempt information.

as amended by documents received on 25.09.2013 27.09.2013 30.10.2013

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1     ACA01       Commencement of development within 3 yrs  
      ACA01R     A01 Reason 3 years
- 2     ACK01       Compliance with submitted plan  
      ACC01R     Reason C01
- 3     The floodlights hereby permitted shall not operate before 09.00 and after 21.30 on weekdays or before 09.00 and after 18.00 on Saturdays and Sundays and shall no operate on any Bank Holidays.  
**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the area.
- 4     Details of cowls to be fitted to the approved floodlights shall be submitted to and approved by the Local Planning Authority prior to the first illumination of the floodlights and shall be installed in accordance with the approved details and retained permanently thereafter.  
**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the area.
- 5     A report setting out the findings of a monitoring visit before the end of the first bat activity season after the installation of the floodlights shall be submitted to and approved the Local Planning Authority. Details of any mitigation measures recommended but the report shall be submitted to and approved by the Local Planning Authority and installed within 3 weeks of approval and permanently retained thereafter.  
**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the area.

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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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