

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

Application No : 13/03422/FULL1

Ward:
Orpington

Address : Goddington Park Goddington Lane
Orpington BR6 9DH

OS Grid Ref: E: 547323 N: 165219

Applicant : London Borough Of Bromley

Objections : NO

Description of Development:

Erection of secure metal storage building beside existing pavilion and steel fencing to surround storage building and pavilion.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
London City Airport Safeguarding
Sites of Interest for Nat. Conservation

Proposal

The proposal is for a metal storage building with external dimensions of approximately 9.1m x 4.5m and a maximum height of 3.65m which will be erected beside the existing pavilion building. It will be used in connection with the recreational facilities at Goddington Park and will be finished in Moorland Green. In addition it is proposed to enclose the existing pavilion building and propose storage building with 2.5m high "Exempla" profiled panel powder coated fencing.

Location

The proposed development site is at the eastern end of Goddington Park which falls within the Green Belt and which forms part of a Site of Interest for Nature Conservation. This area forms part of the outdoor soccer facilities.

Comments from Local Residents

No comments were received from local residents at the time that this report was compiled.

Comments from Consultees

Any comments will be reported verbally at the meeting.

Planning Considerations

Relevant Unitary Development Plan Policies are BE1 (Design of New Development), G1(The Green Belt) and BE2 (Development and Nature Conservation Sites)

Planning History

There is no planning history relevant to this application.

Conclusions

The main issues relating to the application are whether the proposal constitutes appropriate development in the Green Belt, and the effect that it would have on the openness of the Green Belt.

Policy G1, "The Green Belt", advises that the construction of new buildings or extensions to buildings on land falling within the Green Belt will be inappropriate, unless it is for the following purposes:

- agriculture and forestry
- essential facilities for outdoor sport and outdoor recreation and open air facilities and other uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it;
- limited extension, alteration or replacement of existing dwellings

The policy advises that the openness and visual amenity of the Green Belt should not be injured by any proposals for development within or conspicuous from the Green Belt which might be visually detrimental by reasons of scale, siting, materials or design.

The proposed enclosure is aimed at securing the existing building, in view of previous vandalism at the site. However, this needs to be balanced against the need to maintain the overall openness of the site and ensure that the park remains accessible to visitors. Based on the above policy consideration this proposal may be justified on the basis of its proposed use which serves outdoor recreational purposes, and on the basis that the layout and design of the storage building and fencing are not envisaged to appear significantly more dominant than the existing pavilion building or undermine the openness of the Green Belt.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the Conservation Area.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/03422, excluding exempt information.

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 | ACK01 | Compliance with submitted plan |
| | ACC03R | Reason C03 |

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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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