

Application No : 13/02556/DET

Ward:
Copers Cope

Address : Kent County Cricket Ground Worsley
Bridge Road Beckenham

OS Grid Ref: E: 537216 N: 170872

Applicant : Linden Ltd/ Galliford Try PLC

Objections : YES

Description of Development:

Details of appearance, means of access, landscaping, layout and scale relating to the cricket ground development pursuant to Condition 1 of outline permission ref. 11/02140/OUT (granted for 3 detached buildings for use as indoor cricket training centre/ multi-function sports/ leisure facility, health and fitness centre and conference centre. Spectator stand for 2000-3000 people. Car parking. All weather/ floodlit pitches. 48 detached houses)

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Chain
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Metropolitan Open Land

Proposal

Outline planning permission was granted (with all matters reserved) at the site under ref. 11/02140 for 3 detached buildings for use as indoor cricket training centre/ multi-function sports/ leisure facility, health and fitness centre and conference centre, spectator stand for 2000-3000 people, car parking, all weather/ floodlit pitches and an enabling development of 48 detached houses.

This application seeks approval for the details of the appearance, means of access, landscaping, layout and scale relating to the cricket ground development pursuant to Condition 1 of outline permission ref. 11/02140. A separate application, seeking approval for the details of the appearance, means of access, landscaping, layout and scale relating to the 48 detached houses is pending consideration under ref. 13/02555 and can also be found on this agenda.

The full details of the proposal, as set out by the applicant, are as follows:

A - All-weather/floodlit pitches

- pitches located in same position as outline stage

- all-weather 3G synthetic pitch ('rubber crumb') with 60mm pile, designed to meet the FIFA regulations
- tennis/basketball courts with porous macadam surface
- 3G pitch enclosed with 4.5m high steel mesh fencing, powder coated green
- tennis/basketball courts enclosed with 3m high steel chain-link fencing, powder coated green
- eight 13m high floodlighting columns to perimeter of 3G pitch
- four 10m high floodlighting columns to perimeter of tennis/basketball courts

B - Indoor Cricket Training Centre

- located in broadly similar position to that identified at outline stage
- building will measure approx. 44m x 42m and have a maximum height of 11.8m
- finished in white textured render on blue engineering brick plinth, with steel planting frame to Worsley Bridge Road and part of flank elevations
- pitched roof will be finished with light grey insulated cladding panels and flat roof finished in bitumen membrane
- metal framed windows powder coated grey
- functional mass of building broken in two with part-glazed link between double-height cricket hall and ancillary accommodation at the front of the building, with flat roofed section at rear and pitched/gabled design at front (facing the cricket ground) with pitches running flank-to-flank
- includes double-height indoor cricket training hall (suitable for 5 lanes), meeting rooms, changing facilities fitness room and plant on ground floor
- bar/lounge and function room on first floor with internal viewing gallery over indoor cricket training hall and outdoor terrace overlooking the cricket ground

C - Health and Fitness Centre

- located in broadly similar position to that identified at outline stage
- building will measure approx. 45m x 30m and have a maximum height of 11.8m
- finished in white textured render on blue engineering brick plinth, with light grey insulated panels, and with steel planting frame to Worsley Bridge Road and part of flank elevations
- pitched roof will be finished with light grey insulated cladding panels and flat roof finished in bitumen membrane
- metal framed windows powder coated grey
- functional mass of building broken in two with part-glazed link between double-height sports hall and swimming pool, with flat roofed section at rear and pitched/gabled design at front (facing the cricket ground), with pitches running front-to-back
- includes double-height multi-function sports hall at rear and swimming pool at front, with changing facilities and squash court on ground floor
- gym, fitness room and bar with outdoor terrace overlooking the cricket ground on first floor

D - Conference Facility

- located in broadly similar position to that identified at outline stage
- building will measure approx. 40.5m x 21.2m and have a maximum height of 11.4m
- exterior walls and roof finished in light grey insulated cladding panels with blue engineering brick plinth
- metal framed windows powder coated grey
- mass of building broken in two with part-glazed link between larger open-plan offices at rear and smaller rooms at front
- includes office accommodation, ancillary accommodation and meeting rooms on ground floor with further office accommodation and common area with outdoor terrace overlooking the ground on first floor

E - Permanent Spectator Stand

- located in broadly similar position to that identified at outline stage
- will have capacity of 2,048 seats, and will contain storage areas, toilets and cycle parking beneath
- stand has footprint of 869m²
- toilet areas measure 31m²
- storage areas measure 140m² with space for 20 cycles
- stand will have maximum height of 5.5m
- will be clad in horizontal timber boards
- seats will be palette of green colours, set on a concrete terraced structure with earth mounding at either end

Site layout, access and car parking

The site layout in respect of the cricket ground is very similar to that submitted as an indicative layout at outline stage. The three new buildings will be aligned in a curve, facing inwards towards the cricket ground, with the spectator stand located further round to the west. The all-weather pitches will be located to the south of the main access into the ground, with the residential element of the development beyond.

Access to the ground will continue to be via the existing entrances on Worsley Bridge Road, comprising the main access adjacent to the all-weather pitches and the other at the northern end of the site (which is currently only used on match days). The main access road arcing round the perimeter of the site along Worsley Bridge Road leading to an overflow car parking area at the northern end of the site, adjacent to No. 134 Worsley Bridge Road. A total of 95 permanent car parking spaces will be provided in spaces perpendicular to the main access road, with a further 125 spaces available in the overspill area to be used on match days. 50 cycle parking spaces will be provided, divided between the three main buildings and within the spectator stand.

Landscaping

Main access road to be surfaced in grey porous paving in herringbone pattern, with footpaths and parking spaces to be burnt ocre paving in stretcher bond pattern. Overflow parking area to be constructed from GOLPA paving system (plastic hexagonal cells which can be overplanted with grass). New tree planting is proposed around the edge of the new buildings and along the access road, with shrub planting beds adjacent to buildings.

The application includes the following documents in support of the proposal:

Design and Access Statement - sets out the rationale behind the detailed design of the scheme and its evolution, and provides full details of the proposed development.

Landscape Design Statement - sets out details of and rationale behind hard and soft landscaping proposals.

Sustainability Statement - sets out sustainability measures incorporated into the development to comply with national, regional and local planning policy.

Transport Statement - sets out details of access, cycle and car parking provision, site layout and servicing arrangements. Includes an Arboricultural Statement (regarding street trees).

The application also includes a planning statement, which makes the following summary points in support of the proposal:

- the principle of development has already been established through the outline approval
- the proposal seeks for the rejuvenation of Kent County Cricket Club, to allow it to serve as an international sports venue whilst providing recreational facilities for local sports clubs and members of the public
- the scheme will deliver a high quality development in line with the Council's sustainability standards in a location benefitting from transport links in close proximity
- the scheme has been designed with full regard to its context and surrounding buildings and will have no negative effects on the site and its surrounding neighbours
- the proposals comply with national, regional and local policy including all relevant guidance and planning permission should be forthcoming.

Additional detail in respect of the fencing to the all-weather pitches was received on 21st August 2013. Additional detail in respect of the proposed planting, including a detailed planting specification, was received on 19th September 2013. Additional detail in respect of the playing surface for the 3G pitch and extent of the cricket outfield was received on 25th September 2013.

Location

The application site comprises approx. 6.3ha of Metropolitan Open Land (MOL), which fronts Worsley Bridge Road and Copers Cope Road, Beckenham. The site

is host to Kent County Cricket Club, which has been established at the ground since 2002.

At present the site is predominantly open in character, with a two storey pavilion building located to the south of the main cricket pitch, which is served by a relatively small car park to the east, accessed from Worsley Bridge Road. The immediate surrounding area is mixed in character. Areas to the south, east and north-east are broadly residential in character, excluding the adjacent Worsley Bridge Junior School (designated Urban Open Space) which is located at the junction with Worsley Bridge Road and Brackley Road, while to the west is the adjacent Crystal Palace FC Training Ground (designated MOL), flatted residential accommodation at Gallery House and Pavilion House (and dwellings beyond on the opposite side of Copers Cope Road). To the north-west on the opposite side of Copers Cope Road is the former NatWest sports ground, which is now host to an indoor play centre, a 5-a-side football centre and a gym/leisure centre.

Comments from Local Residents

Nearby owners/occupiers were notified of the application by letter, a site notice was displayed and an advertisement published in the local press. At the time of writing a total of 22 representations had been received, comprising 11 in objection and 11 in support.

The following representations were made in objection:

- additional traffic from spectators, deliveries, and concerns regarding car parking
- noise and disturbance
- impact on MOL and loss of playing fields
- no need for another gym in the area or a conference facility
- it is understood that KCCC have scaled down their use of the ground and the original planning permission should be re-considered
- size of buildings has increased from outline approval
- design of buildings not in keeping with the area
- concerns regarding demand for infrastructure including water, power and telecommunications

The following comments were made in support:

- good facilities for local area and community (including local schools and businesses)
- support for new cricket facilities
- support for KCCC remaining at Beckenham
- development will maintain and enhance green character of the area and bring community benefit
- all benefits outweigh any negatives

Comments were received from the Copers Cope Area Residents' Association and the Palgrave Estate in support of the application.

The applicant provided a detailed response on local representations, which was received on 30th September 2013 and is available on file.

Comments from Consultees

Environmental Health raised no objection to the application.

Highways raised no objection to the proposal, with regard to access arrangements, car parking and cycle parking.

The Council's Drainage Advisor confirmed that the submitted information is acceptable to comply with Condition 1 (of the outline permission ref. 11/02140).

The Environment Agency raised no objection on flood risk grounds, and recommended that the Council ensures that soakaways are suitably sized and properly maintained for the lifetime of the development.

Sport England - any comments will be verbally reported to Committee.

Planning Considerations

The application falls to be considered against the following policies:

Unitary Development Plan

- BE1 Design of New Development
- T2 Assessment of Transport Effects
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees
- G2 Metropolitan Open Land
- G7 South East London Green Chain
- L1 Outdoor Recreation and Leisure
- L6 Playing Fields
- L9 Indoor Recreation and Leisure

The London Plan

- 3.19 Sports Facilities
- 5.3 Sustainable Design and Construction
- 5.7 Renewable Energy
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 6.9 Cycling
- 6.13 Parking
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.6 Architecture
- 7.17 Metropolitan Open Land

The National Planning Policy Framework is also of relevance.

The principle of a development of 3 detached buildings for use as indoor cricket training centre/ multi-function sports/ leisure facility, health and fitness centre and conference centre, spectator stand for 2000-3000 people, car parking, all weather/ floodlit pitches at the site was established with the granting of outline planning permission under ref. 11/02140. Planning permission was granted with all matters reserved, and this application requires the Council to consider the acceptability of the detailed appearance, means of access, landscaping, layout and scale of the development. Matters relating to the acceptability of the development in principle, including the acceptability of this quantum of development in MOL, are not material to the determination of this application.

Analysis

Appearance

The detailed appearance of the 3 detached buildings is broadly acceptable. The function of the buildings, particularly the indoor cricket facility and the health and fitness centre dictates a requirement for a large, 'boxy' structure to provide the large double-height spaces required internally. However, the elevational treatment, with textured render and structural elements to add rhythm, together with the proposed planting screen, will add visual interest to these buildings and soften their visual impact in the street scene in Worsley Bridge Road. In addition, the main bulk of these buildings has been broken into two, with the 'boxy' element at the rear separated from the front portion of the building with a part-glazed link. This will further soften the visual impact of the buildings in question, and add interest to their overall form. The conference centre building is the smallest of the three proposed, and features a greater level of glazing on all elevations, with a more interesting gabled roof form at the rear.

All three buildings will be architecturally cohesive, sharing similar materials and design details including the first floor terraces overlooking the cricket ground and the part-glazed link between the two main components of the buildings, and in addition will accord with the design and materials of the existing pavilion building on the site. With particular regard to character, the immediate area is mixed, and whilst the proposed buildings would not be in keeping with the character and appearance of neighbouring dwellings their function dictates a very different form, which given their setting within a sports ground is considered to be acceptable.

The proposed spectator stand will be flanked by earth mounding which will ensure that it is well integrated in the ground's landscape and not unduly prominent. The use of green seating will further soften the visual impact of the stand when not in use. The rear of the stand, which will be visible from Copers Cope Road, will be clad in timber which again will soften its appearance.

The appearance of the proposed all-weather pitches and associated floodlighting columns and fencing, is dictated by the functional requirements of this element of the scheme. However, the proposed fencing will be green, which will minimise its visual impact, and the 3G pitch will have a similar appearance to turf and will not

be unduly prominent as a result. Whilst the tennis/basketball courts will result in additional hard surfacing with macadam, the extent of this area is considered to be relatively limited.

Means of access

The proposed access to the cricket ground will remain as existing for vehicular traffic and pedestrians, being via the existing main ground entrance on Worsley Bridge Road and the occasional access at the top of the ground next to No. 134 Worsley Bridge Road. No technical objections have been raised to the continued use of these accesses as a result of this proposal.

Landscaping

The scheme proposes new hard landscaping around the perimeter of the site, to facilitate vehicular and pedestrian access into the site, the car parking spaces and the new buildings. Differing materials are proposed for these distinct routes which will add visual interest to the development. The use of a reinforced grass surface for the overflow parking will limit the degree of site coverage with hard surfaces and provide an attractive, soft landscaped appearance when not in use.

New tree planting is proposed along the edge of the access road and between the new buildings, whilst shrub planting is proposed in beds to the south of each building also. It is considered that the soft landscaping proposals are satisfactory.

Layout

The site layout is very similar to the indicative layout submitted at outline stage. The existing function of the cricket ground and the location of the cricket square dictates the layout to a degree, with the three new buildings located on the edge of the cricket outfield facing in towards it to maximise views over the ground. The buildings align broadly with the position of existing roads branching off Worsley Bridge Road to the east, with generous separation retained between the buildings to allow views from the public realm and neighbouring dwellings through and across the open land to the west.

The all-weather pitches remain in a similar position to that shown at outline stage, being in a similar position to the existing floodlit pitches at the site, thereby minimising the likelihood of any additional impact on neighbours as a result of this aspect of the development.

The spectator stand is also in a similar position to that shown at outline stage, and would not give rise to any greater impact than was previously anticipated.

Scale

All three detached buildings fall within the illustrative scale parameters set out at outline stage, as follows:

Building B - Indoor Cricket Training Centre

- proposed height 11.8m, width 42m, depth 44m

Building C - Health and Fitness Centre

- proposed height 11.8m, width 30m, depth 45m

Building D - Conference Facility

- proposed height 11.4m, width 40.5m and depth 21.2m

The finished floor levels provided for the buildings indicate that they will typically be set between 2-3m lower than the street level in Worsley Bridge Road.

The outline approval for the spectator stand provides for a capacity of 2-3,000 people. The stand now proposed is for 2,048 and is broadly acceptable.

Conclusions

The proposed development is considered to be consistent with the illustrative details submitted at outline stage, and in some respects (with particular regard to scale) will result in a lesser impact than may previously have been anticipated. The detailed appearance of the development, the landscaping details and the site layout are considered to be of the high quality required in policy terms, and the means of access raises no technical objections.

The application is considered to be acceptable and it is recommended that Members approve the details.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/02140, 13/02555 and 13/02556, excluding exempt information.

as amended by documents received on 21.08.2013 19.09.2013 25.09.2013

RECOMMENDATION: APPROVAL

subject to the following conditions:

- | | | |
|---|-----------------|---|
| 1 | ACC07
ACC07R | Materials as set out in application
Reason C07 |
| 2 | ACK01
ACK05R | Compliance with submitted plan
K05 reason |

Application:13/02556/DET

Address: Kent County Cricket Ground Worsley Bridge Road
Beckenham

Proposal: Details of appearance, means of access, landscaping, layout and scale relating to the cricket ground development pursuant to Condition 1 of outline permission ref. 11/02140/OUT (granted for 3 detached buildings for use as indoor cricket training centre/ multi-function sports/



"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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