

Application No : 13/02711/FULL1

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:

Permanent spectator stand (capacity 2,048 seats) and associated landscaping including remodelling of earth mound.

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

Planning permission is sought for a permanent spectator stand, for 2,048 persons, together with associated landscaping including the remodelling of an existing earth mound, at the Kent County Cricket Ground, Worsley Bridge Road, Beckenham.

Outline planning permission was granted 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. The spectator stand now proposed would replace the stand for which outline permission was previously granted which, following the carrying out of detailed site surveys, was found to be in the incorrect position to enable adequate visibility of the cricket playing surface. As the revised location for the stand falls beyond the extent of the application site identified at outline stage, a separate full planning application is required for this element of the development.

Members will note that an application seeking approval of all reserved matters in relation to the cricket ground development approved under ref. 11/02140 is being considered under ref. 13/02556 and is also to be found on this agenda. That application includes full details of a spectator stand for 2,048 persons in the original location, as required by Condition 1 of 11/02140, although the applicant does not intend to build a stand in this location for the reasons specified above.

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

- permanent spectator stand located in the north-western corner of the Kent County Cricket Club ground in Beckenham
- 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 bunding at either end
- stand is accessed via a footpath from the main access area to the site
- landscaping around the stand will be minimal to allow the banked areas to be used as informal seating on match days

The application includes a Design and Access Statement and Justification, and a Landscape Design Statement. The Design and Access Statement offer the following points in support of the application:

- the principle of a stand at the ground, and its capacity, was considered with the outline planning permission
- the location of the stand is of paramount importance - a stand located in the wrong location, with the wrong orientation or indeed the wrong distance from the cricket playing square would render it, in some terms, useless, and great care should be taken to ensure it is correctly located
- following accurate surveys of the actual playing area, the correct location of the playing squares have been established
- in order to meet the requirements of KCCC and the ECB, an allowance needs to be made of a pitch of either side of the main pitch, forming the square, and the outer envelope of all three ovals can be established
- the stand has now been correctly located with these in mind, in the optimal position, allowing for safety margins and site screens
- the stand is closer to the playing surface than previously envisaged, and whilst slightly closer to the nearest dwelling (50m compared to 55m) the stand is still a significant distance away and will not affect the occupiers of the nearest residential neighbour
- the proposed landscaping will further reduce any perceived impact, ensuring that the stand blends in with the landscape.

Location

The application site comprises approx. 3.46ha 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. The following representations were received in response:

- spectator stand has only one access from Worsley Bridge Road which will increase traffic and pollution opposite a large residential development
- noise and disturbance
- KCCC fixture list does not justify the construction of a large stand
- impact on MOL
- parking provision insufficient for number of spectators

In addition to the above, one letter in support of the application was received.

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

Comments from Consultees

Highways raised no objection to the development, and recommend a number of conditions.

The Council's Drainage Advisor requested a condition be imposed to secure details of the surface water drainage layout.

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 has objected to the proposal in the absence of clear justification that the revised spectator stand better meets the requirements of the club and the England and Wales Cricket Board. It is understood that this matter is currently being addressed by the applicant and any further comments in respect of this matter will be reported verbally at the meeting.

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

The London Plan

- 3.19 Sports Facilities
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 6.9 Cycling
- 6.13 Parking
- 7.3 Designing Out Crime
- 7.6 Architecture
- 7.17 Metropolitan Open Land

The National Planning Policy Framework (NPPF) is also of relevance.

Planning History

Outline planning permission was granted (subject to legal agreement) 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, together with an enabling development of 48 detached houses.

The reserved matters pursuant to the above permission are currently being considered by the Council under refs. 13/02555 and 13/02556 and can also be found on this agenda.

Conclusions

The principle of a spectator stand of the capacity proposed in this case was accepted under ref. 11/02140, albeit that stand was envisaged in a slightly different location. The main issues for consideration in this case will therefore be the impact of the stand in the location for which permission is now being sought on the character and appearance of the area, the openness and visual amenity of the Metropolitan Open Land (MOL) and the amenities of neighbouring residential properties.

In general terms, it is not considered that the revised location of the stand will have a significantly greater impact on the character of the area than previously expected. The proposed landscaping measures, with earth mounding at either end of the structure, 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.

With regard to the impact on the MOL, the stand approved under ref. 11/02140 was previously found to be appropriate development, as an essential facility for the outdoor sporting use of the site by KCCC. The main consideration will therefore be whether any actual harm will arise to the openness and visual amenity of the MOL by reason of the siting and appearance of the stand, which were not previously determined. As discussed in the preceding paragraph, the design of the stand and the landscaping proposed will result in a development that is well integrated into the landscape, and views of the stand across the open land to the south will not be unduly harmed. The siting of the stand will result in a development which encroaches further into the more open land to the south, towards the cricket square, although this is necessitated by the requirement for the stand to allow adequate visibility of the cricket playing surface in order for the stand to perform its function and is not considered to be unduly harmful given the satisfactory appearance of the stand.

Finally with regard to the impact on the amenities of neighbouring dwellings, the stand has been rotated slightly to the west and slightly further towards the nearest properties in Copers Cope Road, than was previously envisaged. However, the development will have limited visual impact as views will mainly be towards the landscaped earth mounding at the western end, and not towards the stand itself.

If Members are minded to grant planning permission, it is recommended that this is subject to the prior completion of a legal agreement, to secure a deed of variation to the original legal agreement attached to permission ref. 11/02140, to allow for the revised spectator stand to be included within that agreement to ensure that all obligations can be adhered to and either stand constructed, but not both.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/02140 13/02555, 13/02556 and 13/02711, excluding exempt information.

RECOMMENDATION: PERMISSION SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT

and the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 3 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |

- | | | |
|----|---|---|
| 4 | ACH01 | Details of access layout (2 insert) |
| | ACH01R | Reason H01 |
| 5 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 6 | ACH16 | Hardstanding for wash-down facilities |
| | ACH16R | Reason H16 |
| 7 | ACH22 | Bicycle Parking |
| | ACH22R | Reason H22 |
| 8 | ACH29 | Construction Management Plan |
| | ACH29R | Reason H29 |
| 9 | ACH30 | Travel Plan |
| | ACH30R | Reason H30 |
| 10 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |
| 11 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |
| 12 | Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter. | |

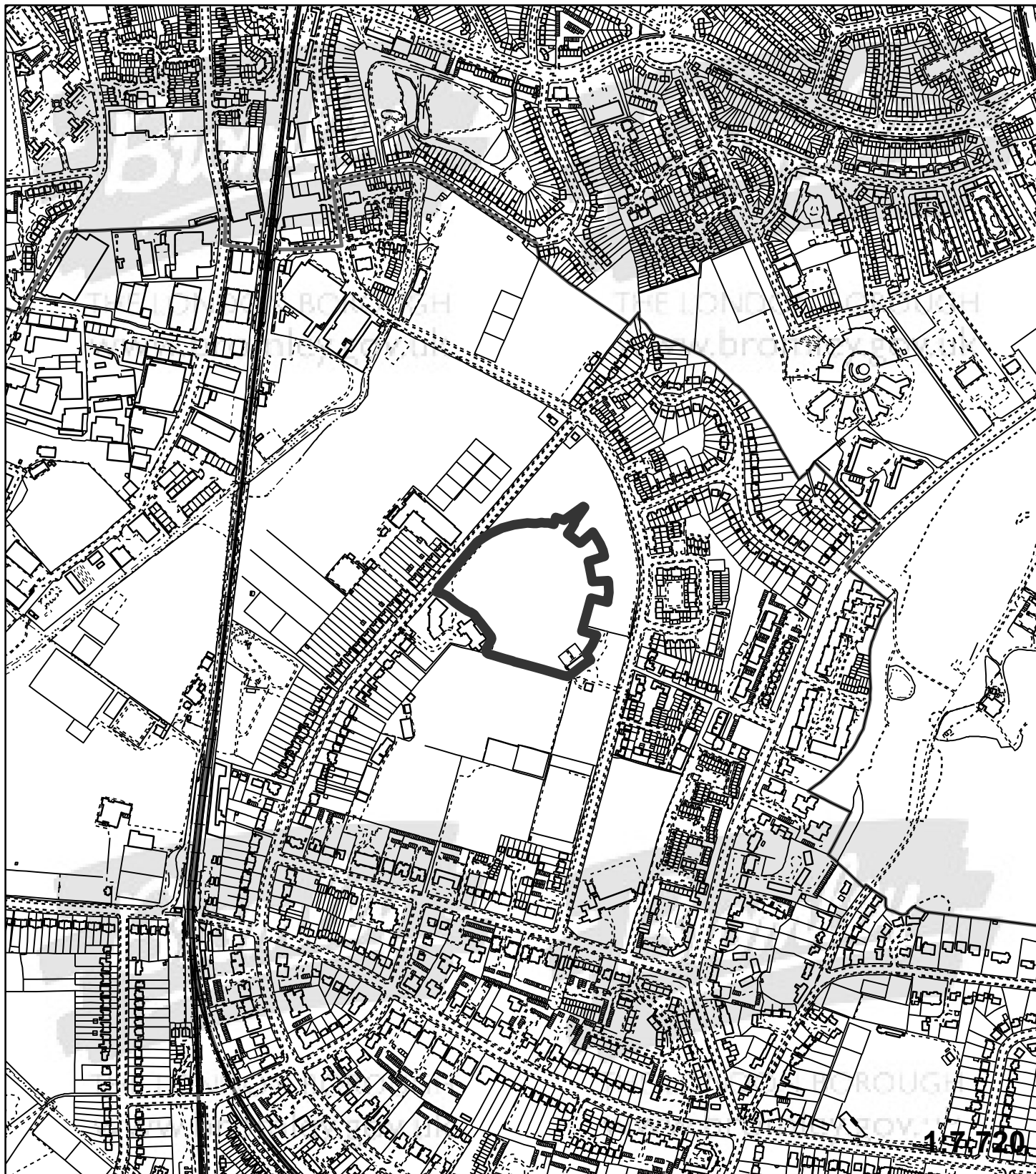
In order to check that the proposed storm water system meets our requirements, we require that the following information be provided:

- A clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways.
 - Where infiltration forms part of the proposed storm water system such as soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
 - Calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change.
- ADD02R Reason D02

Application:13/02711/FULL1

Address: Kent County Cricket Ground Worsley Bridge Road Beckenham

Proposal: Permanent spectator stand (capacity 2,048 seats) and associated landscaping including remodelling of earth mound.



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

© Crown copyright and database rights 2013. Ordnance Survey 100017661.