

SECTION '2' – Applications meriting special consideration

Application No : 13/03355/VAR

Ward:
Chelsfield **And** **Pratts**
Bottom

Address : **Orpington Sports Club** **Goddington**
 Lane Orpington BR6 9SX

OS Grid Ref: **E: 547318 N: 164861**

Applicant : **Mr Paul Cavalli**

Objections : YES

Description of Development:

Variation of condition 8 of permission reference 13/02314 to enable opening hours to be extended from 10:00 to 20:00 Monday - Friday; 10:00 to 22:00 on Saturdays; and 09:00 to 17:00 on Sundays and Bank holidays to 08:00 to 23:30 Monday - Thursday; 08:00 to 00:30 Friday and Saturdays; and 08:00 to 23:00 on Sundays.

Key designations:

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

Proposal

Permission is sought to vary the opening hours of the proposed replacement clubhouse permitted at the Planning Sub Committee which convened on 5th September 2013. This is on the basis that there was an error in the original application in respect of the proposed opening hours, which were subsequently adopted in the conditions imposed by the Council.

The approved opening hours are:

Mon - Fri: 10:00 - 20:00
Sat: 10:00 - 22:00
Sun & Bank Holidays: 09:00 - 17:00

The proposed opening hours are:

Sun - Thu 08:00 - 23:00
Fri & Sat 08:00 - 00:30

A Supporting Statement (received by email 3.1.14) sets out procedures to deal with noise abatement in relation to Goddington Lane.

Location

The site of the proposed clubhouse building is at the western side of Orpington Sports Club which mainly comprises of open playing fields. It adjoins Goddington Park along its northern boundary. The proposed clubhouse would be served by a car park accessed via Goddington Lane. The opposite side of Goddington Lane (to the car park entrance) is occupied by a number of detached houses, the closest of which would be situated within approximately 60 metres of the proposed clubhouse building and 20 metres of the car park.

Westcombe Park and Orpington Sports Club is a multi-sport site situated within the eastern edge of Orpington. It accommodates 2 football pitches, 2 cricket pitches in the summer, 6 tennis courts, hall, clubhouse, changing block, modular changing rooms and storage buildings

The site is situated within the Green Belt.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which are summarised as follows:

- proposal would increase the scope for anti-social behaviour and car parking difficulties in a very narrow road
- concern that the club is trying to become a full entertainment venue, particularly with the forthcoming building development
- this variation should be refused on the grounds that this is a quiet residential area which is quite unsuited to these long opening hours.
- concern that there will be an increase in traffic, parking problems and late night noise from visitors to the club.

Any further comments will be reported verbally at the meeting

Comments from Consultees

From an Environmental Health perspective, following the submission of a Supporting Statement (received by email 3.1.14) initial objections relating to the hours of operation have been withdrawn. Although it would have been preferable to see the proposals packaged as a "Noise Management Plan" or similar it is considered that the document covers all of the points raised and that the residents will be adequately protected. Accordingly, no objections are raised.

Planning Considerations

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

BE1 Design of New Development
L9 Indoor Recreation and Leisure

Planning History

The planning history for the site primarily relates to the existing buildings.

A 300 capacity seating grandstand adjacent to rugby pitch granted permission in February 2005 (ref. 04/04404).

Under ref. 10/03255, outline planning permission was granted in March 2011 for the demolition of part of the existing sports and social facilities, and for the erection of two storey building comprising changing rooms, social facilities, gym and ancillary facilities which would have been built to the south of the existing changing pavilion. It would have incorporated a footprint measuring approximately 450sq m and a floorspace of 912sq m. That scheme has not been implemented.

Under ref. 13/02314, planning permission was granted for a replacement clubhouse incorporating changing facilities, multi-purpose hall and social rooms (including bar). In contrast to application ref. 10/03255, the siting of the building was revised so that it occupied much of the area of the existing building.

Conclusions

The main issue relating to the application is the impact that it would have on the amenities of the occupants of surrounding residential properties. As noted above, under ref. 13/02314, planning permission was granted for a replacement clubhouse. The replacement building will incorporate an enlarged bar area.

The key consideration in this application relates to the opening hours of the clubhouse which will be available for use for social functions. In essence it is proposed to open up to two hours earlier (from 08:00 daily); and to stay open until 23:00 between Sunday and Thursday and until 00:30 on Friday and Saturday.

The replacement clubhouse will incorporate a substantially larger bar area (measuring 243 sq metres) comprising of two bar areas.

Policy S9 of the UDP relates to Food and Drink Premises. Under the terms of that policy the Council will seek to ensure that proposals would have no adverse impact on residential amenity; and would not cause undue traffic congestion or be detrimental to the safety of other road users and pedestrians.

It is considered that the approved hours which were initially sought by the Agent (in respect of application ref. 13/02314) are somewhat restrictive, although given the primary function of the clubhouse as a sports complex the social provision may be considered to be secondary. In considering the increased hours of use, the relationship to surrounding residential properties fronting Goddington Lane represents an important material consideration, particularly in respect of potential disturbance generated in the late evening. Whilst the clubhouse will maintain a minimum separation of approximately 60 metres to the nearest residential

properties, the car park is situated within much closer proximity. Following the submission of a Supporting Statement (received by email 3.1.14) from the Agent, it is considered that adequate measures are in place to ensure adequate noise abatement in respect of the proposal.

Background papers referred to during production of this report comprise all correspondence on files refs: 04/04404, 10/03255, 13/02314 and 13/03355, excluding exempt information.

RECOMMENDATION: APPROVAL

subject to the following conditions:

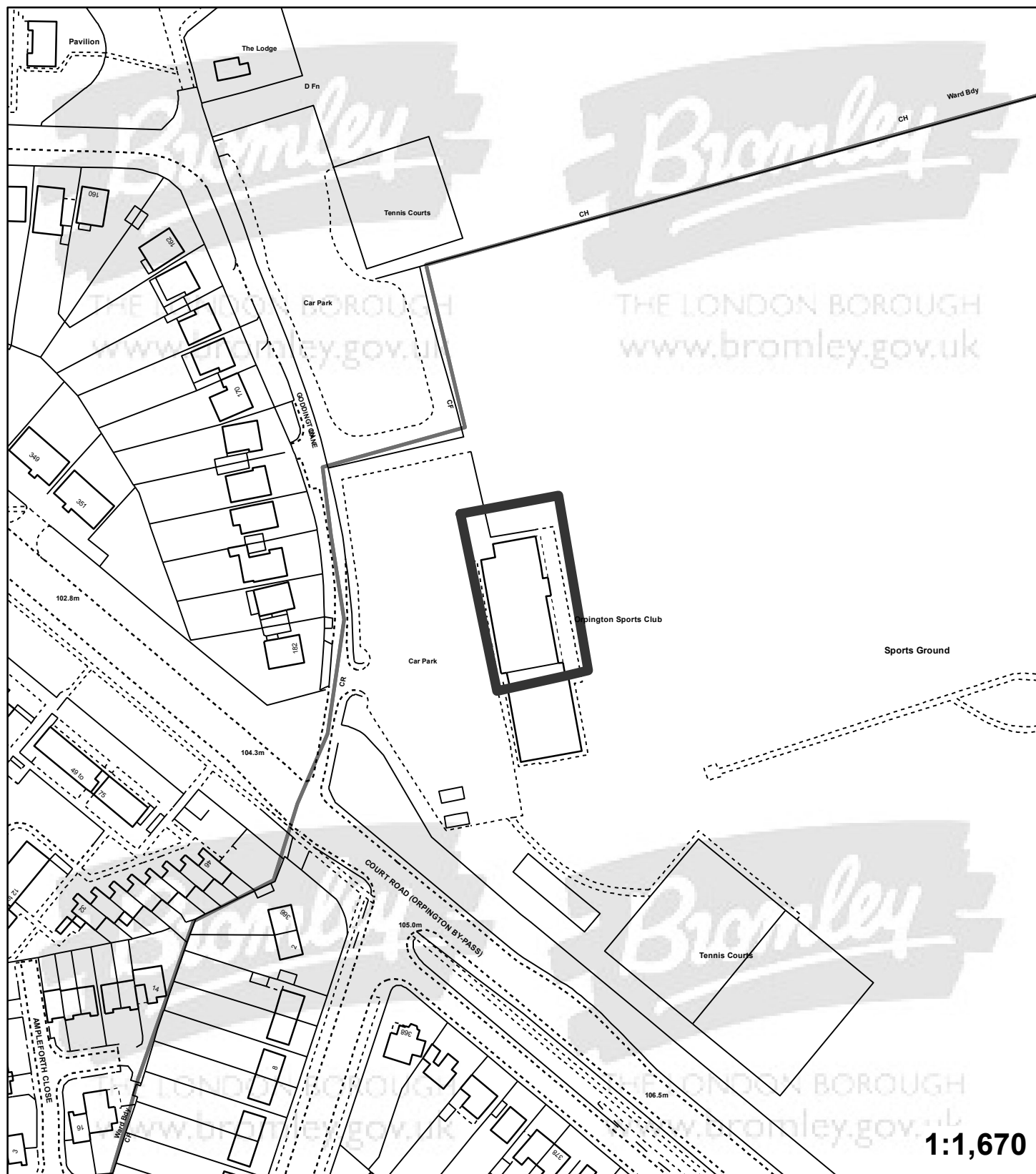
- 1 Customers shall not be admitted to the premises before 08:00 and after 23:30 Sunday to Thursday, nor before 08:00 and after 00:30 on Fridays and Saturdays, unless otherwise agreed in writing by the Local Planning Authority.

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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