

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 13/04103/FULL1

Ward:
Farnborough And Crofton

Address : Darrick Wood Secondary School
Lovibonds Avenue Orpington BR6 8ER

OS Grid Ref: E: 543971 N: 165093

Applicant : Mrs Jane Hewitt

Objections : YES

Description of Development:

Refurbishment of artificial turf pitch with replacement 4.5m high perimeter fencing and refurbished floodlighting, and increased hours of use.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding
London City Airport Safeguarding
Urban Open Space

Proposal

Permission is sought for the refurbishment of the existing artificial turf pitch at Darrick Wood School which would include replacement surfacing, replacement luminaires to the six existing floodlights, and replacement 4.5m high ball-stop fencing.

It is also proposed to increase the hours of use of the artificial pitch and floodlighting from the permitted 09.00- 21.30 hours on Mondays to Fridays, to 08.00-22.00 hours on those days, along with additional weekend opening between 09.00-20.00 hours on Saturdays, and 09.00-18.00 hours on Sundays and Bank Holidays.

Location

This secondary school site is located to the rear of properties fronting Lovibonds Avenue, whilst the southern part of the site lies adjacent to Darrick Wood Primary School. The site is designated as Urban Open Space within the UDP.

Comments from Local Residents

Letters of objection have been received from local residents, and the main points of concern are summarised as follows:

- noise and disturbance from extended hours of use
- proposals are not for the benefit of the local community as Bromley My Time is no longer involved
- do not believe that there is a shortage of such facilities in the area
- should be restrictions on light levels
- there are only 6 floodlights at present, whereas the proposed plans show 8 (the agent has confirmed that the lighting scheme is based on the existing 6 floodlighting columns only - there are no new floodlighting columns proposed, only new luminaires)
- floodlights should be turned off when not in use
- increased traffic later into the evening
- increased anti-social behaviour from people using the facilities later in the evening.

Letters in support of the proposals have also been received from the Football Association, Charlton Athletic, Age UK, Bullers Wood School, Darrick Wood Junior School and The British American Football Association.

Comments from Consultees

The Council's Environmental Health Officer comments that the proposal to operate at the weekends would result in some loss of amenity to neighbouring residents, but considers that this would be mitigated to a certain extent by the introduction of a small number of luminaires which would result in less light spillage at all times. No objections are therefore raised from an environmental health point of view.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies:

BE1 Design of New Development
G8 Urban Open Space
C8 Dual Community Use of Educational Facilities
ER10 Light Pollution

Planning History

Permission was granted in 1996 (ref. 95/01435) for the construction of this all-weather synthetic grass sports pitch with perimeter fencing, subject inter alia to a condition restricting the use of the pitch on a Sunday to between 09.00-13.00 hours. No restrictions were placed on the hours of use between Mondays and Saturdays.

Permission was granted in 2005 (ref. 05/03480) for the erection of six 12m high floodlights to the all-weather pitch, subject inter alia to a condition preventing the

use of the floodlights on Saturdays, Sundays and Bank Holidays, and restricting their use on Mondays to Fridays to between 09.00-21.30 hours.

Conclusions

The main issues in this case are the impact of the proposals on the designated Urban Open Space, and on the amenities of neighbouring residential properties.

The site is currently being used as an all-weather sports pitch, and its continued use, albeit for extended hours, would not impair the predominantly open nature of the site, and would thus comply with Policy G8 of the UDP which allows for outdoor recreational uses within areas designated as Urban Open Space.

The proposed replacement luminaires atop the 6 existing floodlighting columns would provide an improved system which would result in less light spillage than currently exists, and would therefore comply with Policy ER10 of the UDP which relates to light pollution.

Use of the pitch and floodlighting for an extra hour in the morning and half an hour in the evenings on weekdays is not considered to be unduly harmful to the amenities of nearby residents. With regard to the use of the pitch at weekends and Bank Holidays, the pitch can currently be used (without floodlighting) on Saturdays and between 09.00-13.00 hours on Sundays. Although the proposed use of the pitch until 20.00 hours on Saturdays and 18.00 hours on Sundays with or without floodlighting may result in some additional impact on the amenities of nearby residential properties, this is not considered to be so great to warrant a refusal.

These proposals are also supported by Policy C8 of the UDP which encourages the dual use of educational facilities (including playing fields) in order to provide additional facilities for the local community, so long as the privacy and amenities of adjoining properties are adequately safeguarded, and there would be no detrimental impact on on-street parking or highway safety.

In conclusion, the proposals are not considered to have a detrimental impact on the open nature of the Urban Open Space, nor on the amenities of neighbouring residential properties, subject to safeguarding conditions.

Background papers referred to during production of this report comprise all correspondence on files refs. 95/01435, 05/03480 and 13/04103, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACK01
ACK05R | Compliance with submitted plan
K05 reason |

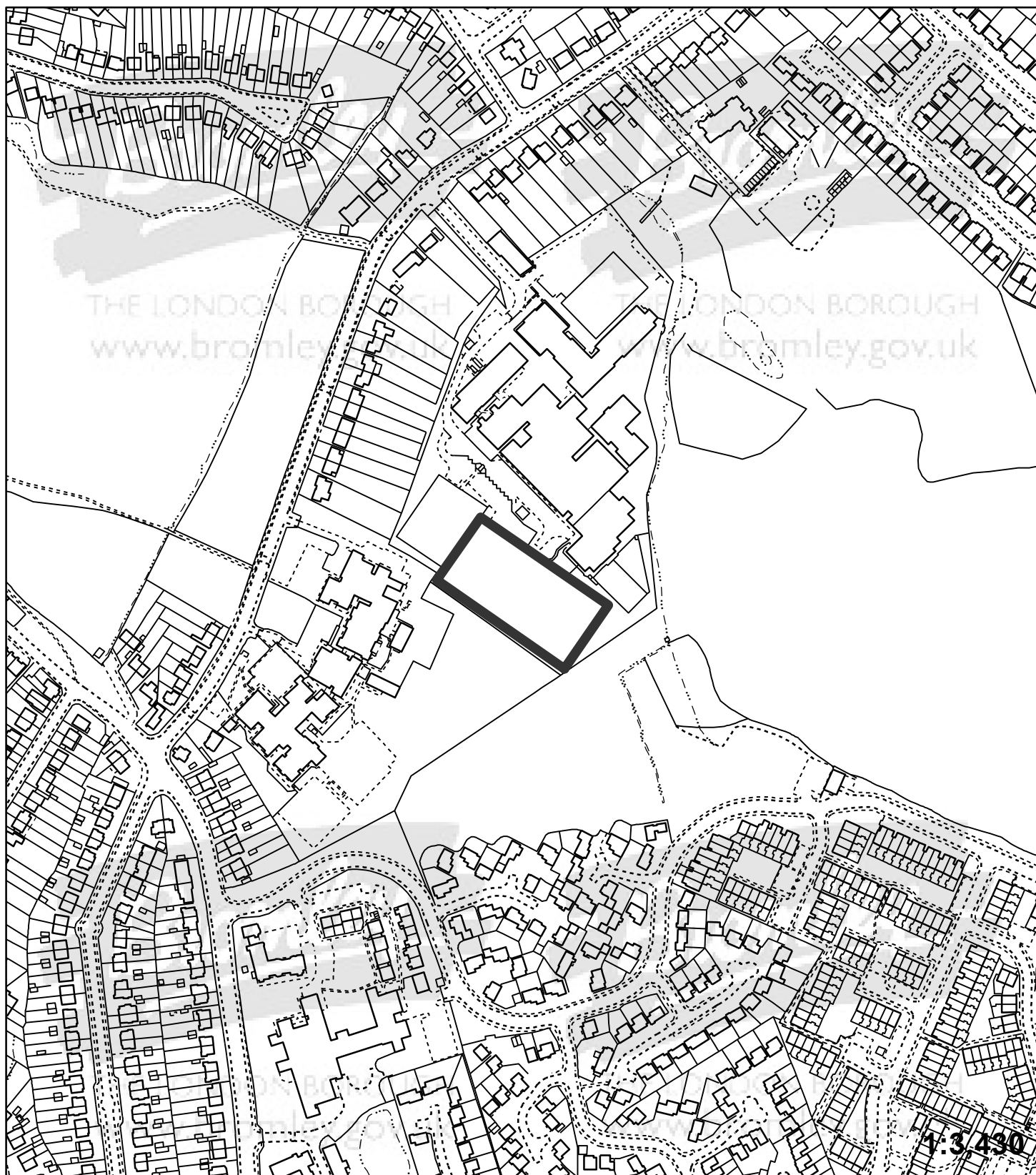
- 3 The artificial turf pitch and refurbished floodlighting hereby permitted shall not operate before 08.00 hours and after 22.00 hours on Mondays to Fridays, nor before 09.00 hours and after 20.00 hours on Saturdays, nor before 09.00 hours and after 18.00 hours on Sundays and Bank Holidays.

ACJ06R J06 reason (1 insert) BE1

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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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