

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

**Application No :** 14/04436/FULL1

**Ward:**  
**Chislehurst**

**Address :** Pavilion Chislehurst Recreation Ground  
Empress Drive Chislehurst

**OS Grid Ref:** E: 543511 N: 170779

**Applicant :** Mr Fabio Rossi

**Objections :** YES

**Description of Development:**

Demolition of existing clubhouse and construction of new sports pavilion/changing rooms, cafe and spectator toilets.

Key designations:

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

**Proposal**

It is proposed to replace the existing derelict clubhouse and adjacent storage buildings with a new sports pavilion for F.C Elmstead. The building would measure 24.4m x 9.2m, and would be 4m in height to the top of the pitched roof. It would be set back 3.6m from the southern flank boundary with No.7 Willow Vale, and this area would be used as a fenced off compound for sports equipment and goal posts.

The building would provide team changing rooms with showers and toilets, a changing room for officials, and a café and clubroom with spectator toilets. A lock-up garage and storage room would also be provided at the eastern end of the building.

The applicant has confirmed that there would not be any increase in the use of the sports pitches as they are already booked to capacity, and that the proposals are merely a replacement facility in order to meet the modern requirements of Sport England.

The proposals would require the slight re-alignment of the existing footpath within the park, and a revised plan has been submitted to reflect this.

## **Location**

The site lies within Chislehurst Recreation Ground which is designated as Urban Open Space, and is situated adjacent to the southern boundary with Willow Vale. It is currently occupied by a derelict clubhouse which is currently used for storage by the sports club.

## **Comments from Local Residents**

Letters of objection have been received from nearby residents in Willow Vale and The Chislehurst Society, and their concerns are summarised as follows:

- proposals would contravene Policy G8 of the UDP which states that replacement buildings should not be larger than existing buildings on the site
- unattractive design of the building
- possible fumes from the café would affect No.7 Willow Vale
- youths may climb on top of the building causing noise and disturbance
- loss of outlook from No.7 Willow Vale
- building would be more visible from Willow Vale
- use of the café should be restricted to during football matches and practice sessions
- no hot food should be served by the café, and there should be no outside area for eating or drinking
- kitchen waste shouldn't be stored outside
- there should be no loss of boundary trees/hedging
- details of ventilation of the café and showers should be submitted
- the entrance to the changing rooms should be changed from the side to the front elevation to reduce disturbance to neighbouring properties.

A large number of letters have also been received from local residents in support of the proposals which are considered to be of great benefit to the local community.

## **Comments from Consultees**

The Council's Highway Engineer has raised no objections to the proposals as there would be no increased use of the pitches, and therefore, no increased in parking demand in the surrounding area.

Environmental Health raise no objections to the nature of the café use which precludes the use of the kitchen for commercial purposes, and that any cooking odours produced are likely to be minimal and would not result in loss of amenity to nearby residents.

Drainage raise no objections in principle, and Thames Water have no concerns.

The Council's Head of Parks and Greenspace is fully supportive of the proposals, as are Sport England and the Football Association.

The Crime Prevention Officer has suggested a "Secure by Design" condition.

## **Planning Considerations**

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

BE1 Design of New Development  
G8 Urban Open Space  
T3 Parking

## **Conclusions**

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

Policy G8 of the UDP allows for built development on areas of Urban Open Space where the development is related to the existing use, or where the development is small scale and supports the outdoor recreational use on the site, or where the replacement building does not exceed the site coverage of the existing development on the site.

The proposed replacement sports pavilion would support the existing playing fields within the recreation ground, and although larger than the existing clubhouse building and storage containers, it would still be considered to be of a small scale, and ancillary to the principle use of this part of the recreation ground as playing fields. Furthermore, the building would be situated in the same location as the existing building, close to the southern boundary of the park, and the proposals would not, therefore, unduly impair the open nature of the site.

The proposals are therefore considered to comply with Policy G8 of the UDP. In relation to a resident's concerns, part (iii) of Policy G8 only restricts the site coverage of replacement buildings where they would not be related to the existing use and would not support existing outdoor recreational uses.

With regard to the impact of the proposals on neighbouring properties, the building would be set back a similar distance from the southern boundary with No.7 Willow Vale as the existing building (3.6m) but would extend approximately 3m further to the east of the storage containers and 2m further to the west of the existing clubhouse. The building would be 4m high, which would be the same as the highest part of the existing clubhouse, but would be 1.5m higher than the existing storage containers and 0.5m higher than the lower part of the clubhouse. However, there is good screening along the boundary with No.7, and no windows are proposed in the facing elevation (only roller shutters to a storage area). The boiler flue and domestic kitchen extract vent are not considered to cause harm to the adjacent property, and given the separation distance to the boundary, the proposals are not considered to result in a significant loss of light, privacy or outlook to adjoining residents.

Concerns have been raised by the residents of No.6 Willow Vale concerning the location of the changing room door in the western flank elevation of the building, however, this part of the building would be adjacent to the highway in Willow Vale and would be some distance from the dwelling at No.6. Activity in this location would not be unusual in a recreation ground, and is not considered to be unduly harmful to the amenities of residents at No.6.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) set out in the Planning History section above, excluding exempt information.

as amended by documents received on 27.01.2015

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |   |                   |
|---|--------|---|-------------------|
| 1 | ACA01  | Commencement of development within 3 yrs  |                   |
|   | ACA01R | A01 Reason 3 years                        |                   |
| 2 | ACB01  | Trees to be retained during building op.  |                   |
|   | ACB01R | Reason B01                                |                   |
| 3 | ACC01  | Satisfactory materials (ext'n'l surfaces) |                   |
|   | ACC01R | Reason C01                                |                   |
| 4 | ACD02  | Surface water drainage - no det. submitt  |                   |
|   | AED02R | Reason D02                                |                   |
| 5 | ACH18  | Refuse storage - no details submitted     |                   |
|   | ACH18R | Reason H18                                |                   |
| 6 | ACI17  | No additional windows (2 inserts)         | southern building |
|   | ACI17R | I17 reason (1 insert)                     | BE1               |
| 7 | ACI21  | Secured By Design                         |                   |
|   | ACI21R | I21 reason                                |                   |
| 8 | ACK01  | Compliance with submitted plan            |                   |
|   | ACK05R | K05 reason                                |                   |
| 9 | ACK05  | Slab levels - no details submitted        |                   |
|   | ACK05R | K05 reason                                |                   |

### **INFORMATIVE(S)**

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop

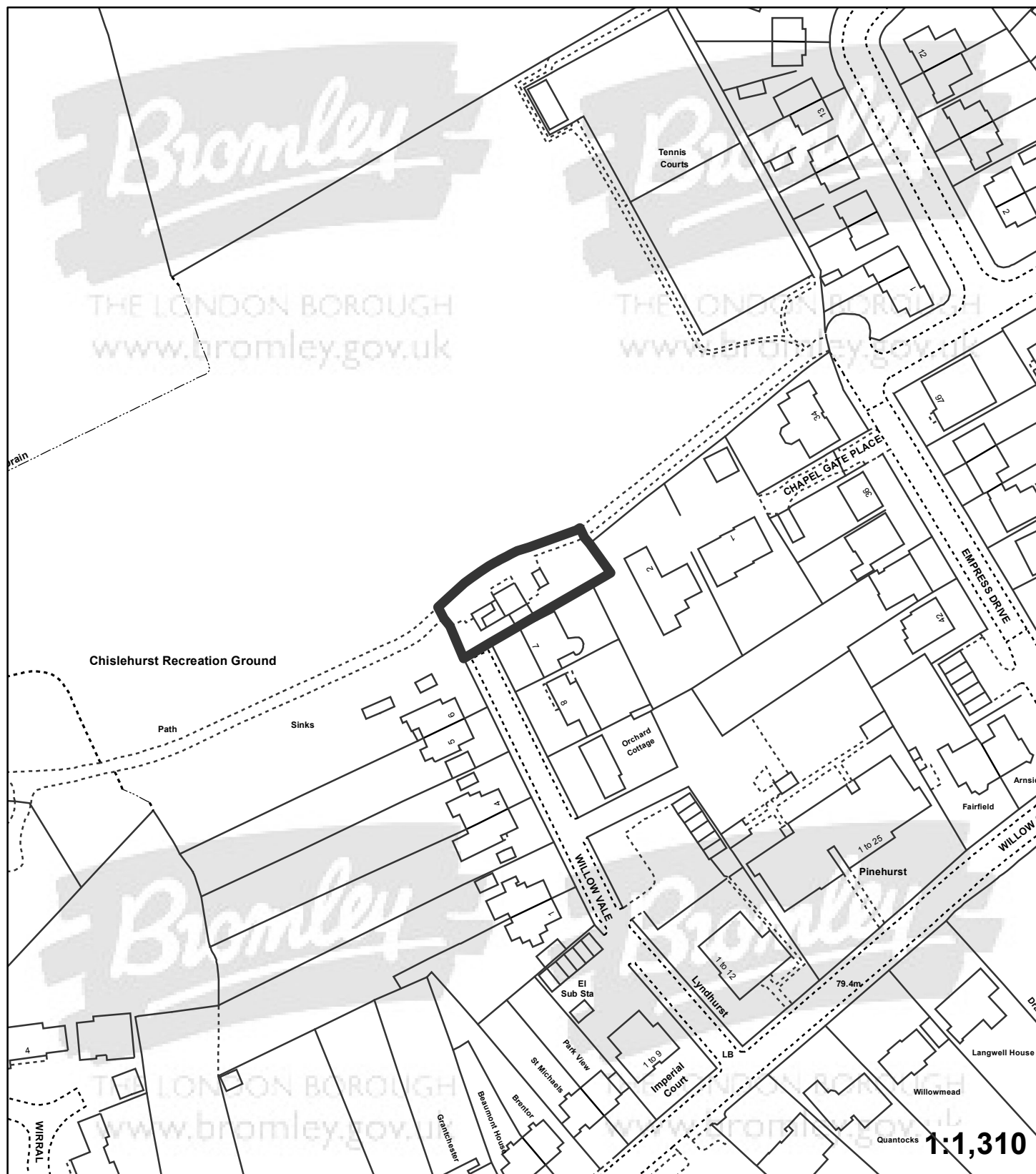
notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website [www.bromley.gov.uk/CIL](http://www.bromley.gov.uk/CIL)

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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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