

SECTION '2' – Applications meriting special consideration

Application No : 15/00840/FULL1

Ward:
Chislehurst

Address : Old Elthamians Sports Club Foxbury
Avenue Chislehurst BR7 6SD

OS Grid Ref: E: 545071 N: 170932

Applicant : Mr R McMillian

Objections : YES

Description of Development:

Formation of a senior football pitch with two spectators stands comprising 100 seated and 100 standing, and associated floodlighting timber fencing and landscaping.

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds Aldersmead Road
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
London City Airport Safeguarding
London City Airport Safeguarding
London City Airport Safeguarding
London City Airport Safeguarding Birds
Sites of Interest for Nat. Conservation
Smoke Control SCA 16

Proposal

The former Old Elthamians sports ground has been acquired by Glebe Football Club, and it is proposed to form a senior football pitch within the central part of the site, and provide two covered spectator stands to the eastern side of the pitch which would accommodate 100 people seated and 100 people standing. The seated stand would measure 13.2 x 3m, whilst the standing stand would measure 7.5m x 3m. Both stands would measure 3m in height.

The proposals also comprise the installation of six 15m high floodlights surrounding the senior pitch, and the erection of 1.83m high green-painted timber fencing to enclose the pitch which would have planting in front.

Location

This sports ground is located at the northern end of Foxbury Avenue, off Perry Street, and lies within Chislehurst Conservation Area. It occupies an area of 0.6ha and is designated as Green Belt land. It lies adjacent to other similar playing fields and school grounds on its southern and eastern sides, and contains mature trees along much of its boundaries, particularly along the western side of the site.

The site contains a sports pavilion within its south-eastern corner, and three floodlighting columns adjacent to the eastern boundary of the site. A parking area is provided adjacent to the pavilion within the southern part of the site, and a total of 100 cars can be accommodated on the site.

Comments from Local Residents

A number of letters have been received from local residents in support of the proposals, but The Chislehurst Society has raised some concerns which are summarised as follows:

- the two spectator stands and associated floodlights would intrude on the openness of the Green Belt, although it is acknowledged that the applicant has put forward the requirement by the Football Association to provide these facilities in order for them to support the establishment of the club as very special circumstances to justify the development
- the 1.83m high timber fence around the senior pitch would negatively impact on the openness of the Green Belt, regardless of any landscaping provided, and the applicant has failed to justify this aspect of the proposals.

Comments from Consultees

The Council's Highway Engineer requested further information to be submitted regarding the potential parking demand particularly during the peak time, and a further parking statement was submitted on 29th April 2015. In response to this, the Highway Engineer considers that there are sufficient parking spaces to meet current requirements, and no objections are raised subject to standard conditions.

Environmental Health raises no objections in principle, but recommends that use of the floodlights is restricted to between 8.30am - 10pm.

No drainage objections are raised and Thames Water has no concerns.

Planning Considerations

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

- G1 The Green Belt
- T3 Parking
- T18 Road Safety
- ER10 Light Pollution

Planning History

Permission was granted in 1986 (ref. 86/02447) for the erection of six floodlighting pylons which were subject to a restriction on the hours of use of between 8.30am-10pm. Three of these floodlighting columns remain along the eastern boundary of the site.

Outline permission was refused in 1988 (ref. 87/03586) for a covered sports facility and ancillary accommodation, and was dismissed on appeal.

Permission was granted in 2010 (ref. 09/03490) for the erection of a 50 seater spectator stand for the sports pitches, which included the removal of an existing dilapidated spectator stand.

Conclusions

The main issues in this case are the impact of the proposals on the visual amenities and openness of the Green Belt, and on pressure for parking in surrounding roads.

Policy G1 of the UDP states that permission will not be given for inappropriate development in the Green Belt unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm. Essential facilities for outdoor sport and recreation are not considered to be inappropriate development so long as they would preserve the openness of the Green Belt, and would not conflict with the purposes of including land in it.

The permitted use of the site is for outdoor sport and recreation, and the applicant has confirmed that the proposed spectator stands, floodlighting and surround fencing to the senior pitch would be of the standard required by the Football Association in order for the senior team to remain in the Kent Invicta League. The stands would be of fairly low scale (maximum 3m in height) and would be located towards the eastern side of the site, close to the existing pavilion, where they would be least obtrusive. It should be noted that a 50-seater spectator stand was previously permitted within the southern part of the site (to replace an existing stand), but this was never built. The proposed floodlights would be 15m high, and similar height floodlights were previously permitted in the eastern part of the site, three of which remain. The 1.83m high timber fencing surrounding the pitch would be painted green, and planting is proposed to soften the impact, which can be the subject of a condition.

It is considered that the proposed structures would be relatively unobtrusive when viewed from the surrounding area as the site is well screened with mature trees and planting, and are confined to the eastern part of the site close to the existing pavilion and parking area. They are required to improve the facilities for spectators and to safeguard the future of the club, and are not considered to unduly affect the openness of the Green Belt nor conflict with the purposes of including land in it.

The proposals are not, therefore, considered to be contrary to Policy G1 of the Unitary Development Plan.

With regard to parking, the Council's Highway Engineer is satisfied that there are sufficient parking spaces to meet current requirements.

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 29.04.2015 19.05.2015

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
ACC07R Reason C07
- 3 ACK01 Compliance with submitted plan
ACK05R K05 reason
- 4 The floodlights hereby permitted shall not be used before 08.30 hours or after 22.00 hours on any day.
ACJ23R J23 Reason
- 5 The timber fencing hereby permitted shall be painted green, and a scheme for planting in front of the fencing shall be submitted to and approved in writing by the Local Planning Authority, and shall be implemented in the first planting season following the substantial completion of the development. Any plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.
ACA04R Reason A04

INFORMATIVE(S)

- 1 If during works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.
- 2 Before works commence, the applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990.