

SECTION '2' – Applications meriting special consideration

Application No : 15/00060/FULL1

Ward:
Kelsey And Eden Park

Address : Langley Park Sports And Social Club
Hawksbrook Lane Beckenham BR3 3SR

OS Grid Ref: E: 537874 N: 167135

Applicant : Mr Matt Dickens

Objections : No

Description of Development:

Construction of two storey and single storey linked building for use as an indoor sports training centre (Use Class D2)

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
Flood Zone 2
London City Airport Safeguarding
Metropolitan Open Land

Proposal

Planning permission is sought for the construction of a two storey and single storey linked building for use as an indoor sports training centre (Use Class D2)

This will involve the erection of a single storey prefabricated semi permanent structure measuring 40m in length and 20m in width. The height to the eaves level will be 3m and 6.2m to the ridge.

To the western side of this will be a two storey classroom annexe, measuring 9.2m in length along the northern elevation and a depth of 15m. It will have a hipped roof measuring 4.5m to the eaves level and a maximum height of 6.2m to the ridge. The ground floor will consist of a reception area with changing room and the first floor level will be a classroom training facility.

The indoor training centre would provide an all weather facility for the existing football teams, as well as netball, cricket, archery and bowls club.

No additional car parking spaces are proposed.

The proposed materials will be as follows:

Roof: Kingspan Insul Panels with metal finish dove grey

Wall: Kingspan Insul Panels with metal finish off white
Fenestration: White metal
Brick Plint: Yellow stock

The existing containers which are used for storage of equipment will be relocated behind the clubhouse where other storage containers are located.

Location

The site is located on the south side of Hawksbrook Lane and comprises a collection of different buildings relating to Club Langley and the adjacent sports ground within the wider site area. The immediate area of the application site relates to a collection of buildings and shipping containers on the east side of the bowls green. The site is located in Metropolitan Open Land.

Consultations

Nearby owners/occupiers were notified of the application and no representations were received.

External/Internal Consultee Comments

Sport England: No objections raised. The application proposes a multi-use indoor sports facility on the edge of the existing playing field. The proposed facility would not reduce the current level of pitch provision on the site. The development is intended for a number of uses, one of which is cricket practice. In this context, the applicant may wish to re-evaluate the extent of glazing on all elevations of the building and whether this is compatible with hard ball sports. Notwithstanding this design consideration, the development is considered to comply with exceptions E2 and E5 of Sport England's policy.

Environmental Health Officer - No objections subject to clarification of any floodlights

Thames Water: No objection

Technical Highways Engineer: No adverse impact

Planning Considerations

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

BE1 Design of New Development
G2 Metropolitan Open Land
T3 Parking
T18 Road Safety
NE7 Development and Trees
L9 Indoor recreation and leisure

London Plan

7.17 Metropolitan Open Land

5.12 Flood risk management

5.13 Sustainable drainage

Planning History

There are many historical applications relating to the wider site. The most relevant recent applications are listed below.

09/02760/FULL1: Single storey detached building to provide changing rooms, 2 all weather 5 a side football pitches with 6 floodlights (8.3m high) and 3.1m high timber/ mesh fencing around perimeter. Refused 21.05.2010

11/01643/FULL1: 2 All weather 5 a side football pitches with floodlights (8.3m high) and 3.1m high timber/ mesh fencing around perimeter. Approved 17.10.2011

12/01586/FULL1: Detached single storey building for changing room and acoustic fencing on western boundary. Approved 16.01.2013

12/01585/FULL1: Erection of a single storey extension to existing pavilion/ clubhouse. Approved 16.01.13

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the openness and visual amenities of its location within MOL and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Policy G2 of the UDP states that permission will not be given for inappropriate development in the Metropolitan Open Land (MOL) 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 MOL, and would not conflict with the purposes of including land in it.

On Balance, Members may consider that the proposal is for essential facilities for outdoor sport and therefore the proposal would comply with policy G2 of the UDP

The applicants have also provided additional information in response Sport England to regarding the merits of the proposed building, the use and location. This information is available on file.

The site is located within Metropolitan Open Land, which will prevent inappropriate development unless very special circumstances can be demonstrated that outweigh the harm. In this case the building is considered an essential facility for outdoor sport.

The proposed facility will be available for use by the local community. This particular area, located between the car park and the grass pitches has been identified by Club Langley as not viable for use for outdoor sports, and therefore believe the best way to utilise the unusable land is for a much needed indoor training centre.

The indoor training facility would directly benefit the club's junior and adult teams as well as improving their facilities and capacity for providing educational opportunities to young people keen to progress their career in football. The indoor facility will directly support the Club's existing adult and junior football teams as well as the netball, cricket, archery and bowls club by providing all weather facilities.

The new building will enable the club to offer a fit for purpose classroom environment to the Football Academy Education programme by integrating the classroom with the indoor sports hall. The new facility will cater for all their academy programme educational requirements and pupils will be equipped to undertake both the physical and theoretical elements of the BTEC under one roof.

The proposal does therefore not conflict with the purpose of including the land on which it is sited within the MOL

Whilst being located on MOL, the proposed location of the building will be on land that is of low quality. Further, it will be located adjacent to an existing developed area of the site as opposed to creating a newly developed area. The proposal will not injure the openness or visual amenity of the MOL, nor is it to be located within a conspicuous area of the site. On balance it is considered that the given the proposed benefits to the local community through the enhancement of the current facilities, the proposal will not adversely affect either the character or the function of the designated area, it is considered acceptable.

In terms of design the building proposed on site would not appear incongruous within its setting or in comparison to the adjacent club buildings. Subject to the approval of materials that can be requested by condition, the design is considered to acceptable within the open character of this location.

The proposed building will be located to the south of the car park which adjoins the boundary with Hawksbrook Lane and will therefore not be visible from any surrounding residential properties adjacent to the site thereby not affecting residential amenity of any adjoining occupiers to the site

It is not considered that the proposal would have any effect on highway safety and the proposal would not generate a requirement for additional parking spaces or cause increased on street parking due to the ample parking available on the wider site.

As noted earlier Sport England have raised no objections to this proposal.

Having had regard to the above it was considered that on balance the development in the manner proposed is acceptable in that the character and appearance of the building would be an enhancement of a community facility, the openness and visual amenities of the MOL would not be detrimentally harmed or those of neighbouring properties and that there would be no detrimental impact on conditions of road safety.

as amended by documents received on 24.03.2015

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

Reason: Section 91, Town and Country Planning Act 1990.

- 2 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings unless otherwise agreed in writing by the Local Planning Authority.**

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

- 3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously 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 visual and residential amenities of the area.

- 4 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.

Reason:To ensure satisfactory means of surface water drainage and to accord with Policy 5.12 of the London Plan

- 5 The premises shall be used for indoor sports uses only and for no other use in D2 as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended)

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of visual amenities and the amenities of adjacent properties.

- 6 No internal works which will create additional internal floorspace are permitted without the prior permission of the Local Planning Authority.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan in the interest of the amenities of adjacent properties and so that the Council can control any further intensification of the building.

You are further informed that :

- 1 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.