

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 16/05188/RECON

**Ward:**  
**Kelsey And Eden Park**

**Address :** Beckenham Town Football Club Eden  
Park Avenue Beckenham BR3 3JL

**OS Grid Ref:** E: 537264 N: 167726

**Applicant :** Peter Palmer

**Objections :** YES

### **Description of Development:**

Variation of condition 3 of planning permission 16/00326/FULL1 which allowed the replacement and upgrading of lamps and holders of existing floodlights to allow the lights to be used on a Saturday between 3pm and 6.00pm and a Wednesday evening between 7pm and 10.00pm.

### **Key designations:**

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 18  
Urban Open Space

### **Proposal**

Planning permission if sought for the variation of condition 3 of planning permission 16/00326/FULL1 which allowed the replacement and upgrading of lamps and holders of existing floodlights to allow the lights to be used on a Saturday between 3pm and 6.00pm and a Wednesday evening between 7pm and 10.00pm.

### **Location**

Beckenham Town Football Club is located to the west of Eden Park Avenue and surrounded by residential properties to the north west and east, To the south of the site is the railway line. The main access to the ground is from Eden park Avenue.

### **Consultations**

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

- The lights already seem to be working fine and are plenty bright enough
- Why are the floodlights already being used on a Wednesday night?
- The Eden Park Residents Association supports the application.

Environmental Health - The proposal does involve some light spillage to domestic gardens although this is at a relatively low level. The documents state that the lights result in greater overspill containment than the present installation and therefore no objections. As far as noise is concerned, it is more difficult to estimate and control. Would suggest either limiting the number of occasions or requiring

kick off to be no later than say 3.15 on a Saturday and 6.45 on Wednesdays, accepting that on occasions extra time will be played which will take advantage of the extended hours. This would give residents more comfort that the extended hours were not used on a regular basis.

Network Rail -previously raised no objections

### **Planning Considerations**

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

BE1 Design of New Development  
C2 Community facilities and development

The Council is preparing a Local Plan and commenced a period of consultation on its proposed submission draft of the Local Plan on November 14th 2016 which closed on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). The updated Local Development Scheme was submitted to Development Control Committee on November 24th 2016 and Executive Committee on November 30th 2016, and indicated the submission of the draft Local Plan to the Secretary of State in the early part of 2017.

Draft Policy 37 General Design of Development

### **Relevant Planning History**

00/00696/RENEW Variation of condition 4 of permission 94.0887 to permit floodlights to be illuminated between the hours of 7pm and 9.30pm Granted 12.04.2000

98/03029/FUL Variation of condition 3 of permission 940887 to permit floodlights to be illuminated between the hours of 7pm and 9.30pm. Granted 01/03/1999

16/00326/FULL replacement and upgrading of lamps and holders of existing floodlights. Granted 023/06/2016

### **Conclusions**

The main issues relating to the application are the effect that it would have on the amenities of the occupants of surrounding residential properties.

Planning permission was granted in June 2016 for the replacement and upgrading of lamps and holders of the existing floodlights. Each pole serves three lamps but the proposal will involve two lamps per pole, reducing the number of lamps from 24 to 16 in total. It is understood that these floodlights are now in place. A renewal of planning permission 98.03029 was granted in April 2000 for the floodlights to be illuminated between the hours of 3pm and 5.30pm on a Saturday and 7pm and 9.30pm on any Monday to Friday. However Condition 1 stated that 'the floodlights shall not be used on any Monday to Friday after April 2003'. Given the close proximity of residential properties surrounding the football ground, upon granting planning permission for the replacement lights, officers attached a condition

restricting the use of the floodlights to be illuminated between the hours of 7pm and 9.30pm on a Saturday only.

The applicant now seeks the variation of this condition to allow the lights to be used on a Saturday between 3pm and 6pm and a Wednesday evening between 7pm and 10pm.

Following Council's Environmental Health officers comments in relation to light spillage, a block plan has been submitted which shows that light spillage would be minimal and therefore no objections are raised on this element. However it is acknowledged that noise is more difficult to estimate and control.

In response to noise, the applicant has provided the following supporting information; *'We play in five senior cup competitions; only two have a requirement for extra time and both of these are Football Association Competitions (The FA Cup and the FA Vase). In the FA Vase you can chose whether you want extra time or not, and the FA have expressed in a recent statement that they are considering removing extra time altogether and replacing it with penalties. So that you are able to judge the frequency of the occurrence of extra time, we have had one match in the last three years which involved extra time. I have explained many times that the Football Association impose requirements that far exceed the Club's needs. A Saturday match kicking off at 3:00pm finishes at 4:45pm, and with extra time at 5:30pm*

*With regard to the midweek matches, a 7:30pm kick off results in matches finishing at 9:15pm which would be within your generally approved time limit. In the unlikely event of extra time being required, the finishing time would be 9:45pm. Regarding re-assuring the residents, such is the changes to Senior Cup Competitions that we can assure the residents that the extended hours - far from being used regularly - would hardly be used at all.*

Furthermore the club use Bromley Football Club's 3G pitch for midweek training and therefore their midweek useage during the football season is completely confined to occasional matches on a Wednesday.

In order to protect the amenities of the surrounding residents, one suggested approach was to impose a condition requiring kick off times to be earlier on a Saturday and Wednesday, however the applicant has indicated that this would not be acceptable to the FA.

Beckenham Rugby Club is in close proximity to the site and they have a condition limiting the number of floodlit matches between September to April which reads:

There shall be no more than ten floodlit matches on the main pitch which shall take place between September and the following April, both months inclusive and the floodlighting of this pitch shall not be used before 10am or after 9.30pm on any day or at any time on any Sunday, bank holiday, Christmas day or Good Friday.

Given the applicant has indicated that should the occasional extra time be required a match would be finished at 9.45pm, it would seem appropriate to apply the same

condition as Beckenham Rugby Club, but until 945pm rather than 930pm for a Wednesday.

On balance it is therefore considered that the proposed condition would limit the use of the floodlight, protecting the amenities of the surrounding residents.

Having had regard to the above members may consider on balance that the restriction on the numbers of floodlit matches would not result in a significant loss of amenity to local residents.

**RECOMMENDATION: PERMISSION**

**Subject to the following conditions:**

- 1 The floodlights can only operate at the following times as outlined below:**
  - No more than ten floodlit matches on a Wednesday and the floodlights should not be used before 19:00 or after 21:30 (or after 21:45 if extra time is required) which shall take place between 1st September and 30th April.**
  - On a Saturday between 15:00 and 18:00**

**and at no other times.**

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