

**SECTION '1' – Applications submitted by the London Borough of Bromley**

**Application No :** 17/01433/FULL1

**Ward:**  
**Petts Wood And Knoll**

**Address :** Willett Recreation Ground Crossway  
Petts Wood Orpington BR5 1PE

**OS Grid Ref:** E: 544666 N: 168010

**Applicant :** Mrs K Barritt

**Objections : YES**

**Description of Development:**

Single storey detached timber building for storage and extension to existing 2 metre high palisade fence

Key designations:

Area of Special Residential Character  
Biggin Hill Safeguarding Area  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding  
Smoke Control SCA 4  
Urban Open Space

**Proposal**

The application is accessed from the western side of Crossway and forms part of the Willett Recreation Ground site.

The proposal seeks permission for a single storey detached timber building for storage and extension to existing 2 metre high palisade fence.

Amended plans were received on 19th May 2017. The plans were amended as follows:

- Rotate the shed/hut 180 degrees so that the entrance is facing the existing building.
- Reduce the length of the path significantly so that it only goes up to the proposed gate in the palisade.
- Move the storage/hut facility forward towards the existing building so that the new fence would be brought forward by 750mm.
- We would maintain the 500m access around the shed/hut to allow us to maintain the grassed area.

The proposed storage hut will measure 3.66m in length, 3m in width, and have an eaves height of 2m and an overall height to the pitch of the roof of 2.65m.

## Consultations

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

- I fully support the Petts Wood Runners and their use of the Rec. but have following concerns:
- The size of the footprint of the proposed shed / fence / path;
- The extreme 'boginess' of the area in wet periods;
- The restriction presented to the contractors accessing the area beyond the proposed structure;
- The need to exhaustively explore any existing under-utilised storage areas in the pavilion;
- The principle of giving up public use green space to an individual group;
- Firstly Willett Recreation ground is very small compared to most in the area. It already has 6 tennis courts, a childrens' play area, a bowling green, a cricket club and a pre-school. This is all in a relatively small space with the corresponding need for parking/access;
- The area for people to walk or children to play is restricted by the cricket club having a large area in the middle roped off for the whole of the year. This must (I presume) be with the council's approval but should in my opinion just be in operation in the cricket season;
- The access to the recreation park is tiny, just a small drive into it just about a little larger than the width of a car. It can, and I speak from experience, be quite daunting when walking through with a car entering or leaving. When the running club meet the surrounding roads are full of parked cars. Presumably there will be more and more cars from the members. The car park in the rec is small and reflects the reasonable use of the park;
- The pavilion is quite large, It is used by the pre-school in term time only and the cricket club and the bowling club in the summer only. Surely there must be way that the running club can share some of these premises. For many months of the year they are unused;
- There are other more suitable sites in the area. Poverest Road recreation ground is much larger and has adequate parking and, indeed , much more room to run, which is presumably the point of the club;
- I oppose it because it is taking public, green parkland to build a storage facility that will only be used by a few;
- The erection of more palisade fencing and another shed in this area would create an eyesore;
- The park is there for the use of all- not to erect storage facilities. this would be a mis-use of open space;
- This is Public Open Space;
- Alternative options must be considered like the free space in the Pavilion and ancillary building which are available;
- This will set a precedent to any other club/association requesting a shed/building. How many clubs can you have?
- This outside the UDP recommendations for public open space and a clear disregard for an area of special character;
- Overbuilt/out of keeping;

- Security and safety disregard;
- Although there is already a metal fence in position around the bowling facilities, erecting an additional metal fence is not in keeping with park landscaping and my view is that access to any facilities should be through existing access points i.e. through the pavilion or bowling facilities.

Representations of support have also been received, which can be summarised as follows:

- Petts Wood Running (PWR) Club are a valuable community group;
- PWR has grown in the 10 year existence of the club and now requires a large amount of equipment to safely stage events;
- The proposed storage shed is significantly smaller than surrounding buildings, including those used by the cricket and bowls clubs;
- Proposed location would not affect users of the Willet Rec grounds as a recreation amenity for the public;
- Having the club use the recreation ground provides the local residents with additional security as it helps to deter vandals.
- I am a Petts Wood Runner. The club has almost doubled in size to 500 since I joined just two years ago. The club's members are primarily local people aged between 30-70 exercising within a supportive community to help achieve a healthy balance in their lives. The growth of the club requires that some infrastructure be put in place to help it function safely. In this case some storage is essential for the organisation and safety equipment in the location where the club's runs begin and end. On a typical Tuesday evening run we have 100-120 participants. The participants need to gather quietly in a public space and it benefits the club and the community if the necessary equipment is to hand.

## **Planning Considerations**

The application falls to be determined in accordance with the following policies:

National Planning Policy Framework:

Chapter 7- Requiring Good Design

London Plan:

Policy 7.4 Local character

Policy 7.6 Architecture

Unitary Development Plan:

BE1 Design of New Development

H8 Residential Extensions

H10 Areas of Special Residential Character

G8 Urban Open Space

SPG1 General Design Guidance

SPG2 Residential Design Guidance

According to paragraph 216 of the NPPF, decision takers can also give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given.

As set out in paragraph 216 of the National Planning Policy Framework, emerging plans gain weight as they move through the plan making process.

The Council is preparing a Local Plan. A period of consultation on the proposed draft Local Plan (under the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended) ran from November 2016 and closed on December 31st 2016. It is anticipated that the draft Local Plan will be submitted to the Secretary of State in 2017.

Draft policies of relevance to the application comprise:

Draft Policy 6 Residential Extensions  
Draft Policy 37 General Design of Development  
Draft Policy 44 Areas of Special Residential Character

## **History**

There are a number of historical planning approvals on the wider application site, relating to mixed-use of the sports pavilion to include pre-school use, floodlighting to the tennis courts, temporary changing rooms and toilets, replacement building for sports pavilion, and a single storey detached building for a changing room.

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the Urban Open Space where Policy G8 applies 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.

The proposed storage building is to be located at the northern end of the Urban Open Space and to the west of the existing pavilion building. The structure and extended fencing will be in close proximity to the existing pavilion. The proposal is small scale and supports the continued outdoor recreational use of the land. The siting, height and scale of the structure is sympathetic and does not detract from

the open character of the area. Indeed, the structure will not be visible from the car park nor from the majority of the wider recreation ground as it will be located close to the existing buildings.

It is proposed to use the structure as a storage unit for collapsible tables, chairs, banners, barriers, signage boards etc for when the Petts Wood Running Club are holding events to raise monies for charities. No neighbouring residential properties are considered to be significantly affected as the nearest dwellings are approx. 40m away to the north.

The proposal is considered to comply with Policy G8 as the use of the new structure will be related to the existing use; it is small scale and supports the outdoor recreational use of the site, and does not unduly impair the open nature of the site.

Concerns have been raised by local residents stating that if all of the clubs that utilise the recreation ground were to erect permanent storage structures, then there would be no open recreation ground left to use, however each case should be taken on its own merit and dealt with at the time of application. The current application, for the reasons cited above, is considered acceptable and unlikely to harm the visual or residential amenities of neighbouring properties or the urban open space designation of the site.

Having had regard to the above it is considered that the siting, size and design of the proposed extension is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area and Urban Open Space designation of the site.

**RECOMMENDATION: PERMISSION  
as amended by documents received on 19.05.2017**

**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 Details of the materials and colour to be used for the external surfaces of the structure hereby permitted shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details and shall be permanently maintained as such thereafter.**

**Reason: In order to comply with Policies BE1 and G8 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.**

**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.**