

**Section '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT**

**Application No :** 17/04656/FULL1

**Ward:**  
**Plaistow And Sundridge**

**Address :** 270 Rangefield Road Bromley BR1 4QY

**OS Grid Ref:** E: 539994 N: 171022

**Applicant :** Mr Crouch

**Objections : YES**

**Description of Development:**

Construction of replacement Cricket Club pavilion

Key designations:

Biggin Hill Safeguarding Birds  
Smoke Control SCA 7

**Proposal**

Planning permission is sought for the construction of a replacement cricket club pavilion. The original building on the site was recently destroyed by a fire.

The building proposed is a low rise single storey structure located to the northern side of the playing field that comprises the sports field used by the cricket club.

The structure measures 28.26m by 7.9m by 3.3m maximum height to its ridge and 2.7m to the eaves and is situated 11m from the rear garden boundaries of properties on Rangefield Road. The structure will be clad in irregular Elm boarding wood and will have a decked area to the south side facing the sports ground.

An officer site visit has confirmed that the structure is largely complete on site with an additional scoreboard structure located to the south east corner of the building not indicated on the proposed plans.

**Location and Key Constraints**

Downham Cricket Club is located on Rangefield Road behind the properties on the south west side of the road. The surrounding area is mainly residential in character.

The site is located within a designated area of Urban Open Space and 21m north east of a River Centre Line.

**Comments from Local Residents and Groups**

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

- This is the redevelopment of something critical to the neighbourhood replacing the damage done by arson.

### **Comments from Consultees**

Environmental Health Pollution Officer:

No objections.

Drainage Engineer:

Further details for surface water drainage requested by condition.

Highways:

No objection. The proposal is for a replacement only.

Sport England:

It is proposed to replace an existing cricket pavilion. Having assessed the application, Sport England is satisfied that the proposed development meets the following Sport England Policy exception:

E2 - The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.

This being the case, Sport England does not wish to raise an objection to this application.

### **Policy Context**

Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

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).

The Council is preparing a Local Plan. The submission of the Draft Local Plan was subject to an Examination In Public which commenced on 4th December 2017 and the Inspector's report is awaited. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

The development plan for Bromley comprises the Bromley UDP (July 2006), the London Plan (March 2016) and the Emerging Local Plan (2016). The NPPF does not change the legal status of the development plan.

#### London Plan Policies

##### 3.16 Protection and Enhancement of Social Infrastructure

###### 5.1 Climate Change Mitigation

###### 5.2 Minimising Carbon Dioxide Emissions

###### 5.3 Sustainable Design and Construction

###### 5.7 Renewable Energy

###### 5.13 Sustainable Drainage

###### 5.15 Water Use and Supplies

###### 5.16 Waste Self-Sufficiency

###### 7.2 An Inclusive Environment

###### 7.3 Designing Out Crime

###### 7.4 Local Character

###### 7.6 Architecture

###### 7.18 Protecting Open Space and Addressing Deficiency

###### 7.19 Biodiversity and Access to Nature

###### 7.21 Trees and Woodlands

#### Unitary Development Plan

##### BE1 Design of New Development

##### NE7 Development and Trees

##### G8 Urban Open Space

##### C1 Community Facilities

##### T1 Transport Demand

##### T3 Parking

##### T7 Cyclists

## T18 Road Safety

### Emerging Local Plan

20	Community Facilities
33	Access for All
37	General design of development
55	Urban Open Space
73	Development and Trees
77	Landscape Quality and Character
112	Planning for Sustainable Waste management
113	Waste Management in New Development
116	Sustainable Urban Drainage Systems (SUDS)
118	Contaminated Land
119	Noise Pollution
120	Air Quality
122	Light Pollution
123	Sustainable Design and Construction
124	Carbon dioxide reduction, Decentralise Energy networks and Renewable Energy

### Supplementary Planning Guidance

Supplementary Planning Guidance 1: General Design Principles

### **Planning History**

There is no relevant planning history relating to the application site.

### **Considerations**

The main issues to be considered in respect of this application are:

- Principle of development
- The design and appearance of the scheme and the impact of these alterations on the character and appearance of the area
- Impact on the amenity of neighbouring properties
- Highways and traffic Issues

### Principle

Policy G8 details that proposals for built development Urban Open Space (UOS) will be permitted where the development is related to the existing use or the development is small scale and supports the outdoor recreational uses or children's play facilities on the site; or any replacement buildings do not exceed the site coverage of the existing development on the site. The Council will weigh any benefits being offered to the community, such as new recreational or employment opportunities, against a proposed loss of open space. In all cases, the scale, siting,

and size of the proposal should not unduly impair the open nature of the site. Draft Policy 55 of the emerging Local Plan largely reiterates these criteria.

The replacement building proposed will create a uniform singular building that is of limited scale and height. The original floor area of the pavilion building was marginally smaller. The replacement building would be approximately 223m<sup>2</sup> which equates to a negligible minor increase to the ground floor area. The singular nature of the building is considered to have a neutral impact on the open nature of the site and visual amenity of the area due to the siting of the replacement building being within the approximate same location and footprint as per the original building. The site is located close to the built up area and would be low level and built with complimentary materials. The development would not be located on land used for playing sport but on an existing building footprint.

On this basis it is considered that the proposal whilst being located in Urban Open Space does not contravene policy as the proposed development is of limited size and will be located within an existing developed area of the site as opposed to creating a newly developed area. The proposal will not injure the open nature of the site or harm visual amenity of the locality.

### Design

Design is a key consideration in the planning process. Good design is an important aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

The NPPF requires Local Planning Authorities to undertake a design critique of planning proposals to ensure that developments would function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Proposals must establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks. Developments are required to respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. New development must create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping.

London Plan and UDP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

Policy BE1 states that development should be imaginative and attractive to look at, should complement the scale, form, layout and materials of adjacent buildings and areas. Development should not detract from the existing street scene and/or landscape and should respect important views, skylines, landmarks or landscape

features. Space about buildings should provide opportunities to create attractive settings with hard or soft landscaping and relationships with existing buildings should allow for adequate daylight and sunlight to penetrate in and between buildings.

In terms of design the proposed replacement building on site would not result in the building appearing incongruous within its setting in comparison to the original pavilion building. The building is also proposed to be constructed in timber cladding complimentary to its use and open location. Subject to the compliance of the indicated materials by condition the design is considered to be acceptable within the open character of this location.

### Highways

The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. The NPPF clearly states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

London Plan and UDP Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the London Plan, UDP and emerging draft Local Plan should be used as a basis for assessment.

It is not considered that the proposal would have any effect on highway safety and the proposal would not cause increased on street parking due to the space for parking available on the site as per the existing situation.

### Neighbouring amenity

Policy BE1 of the UDP seeks to protect existing residential occupiers from inappropriate development. Issues to consider are the impact of a development proposal upon neighbouring properties by way of overshadowing, loss of light, overbearing impact, overlooking, loss of privacy and general noise and disturbance.

The building would not be any more visible than the original building on the site from any surrounding residential properties in the vicinity to the site and therefore will not affect residential amenity of any adjoining occupiers to the site. Furthermore, given the location and distance to the nearest residential properties it is not considered that the replacement building will impact on the amenities of surrounding land uses in terms of noise and disturbance.

### Sustainability

The NPPF requires Local Planning Authorities to adopt proactive strategies to mitigate and adapt to climate change. London Plan and Draft Local Plan Policies advocate the need for sustainable development. All new development should address climate change and reduce carbon emissions.

Policy 5.3 Sustainable Design and Construction of the London Plan states that the highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. Policy 5.2 Minimising Carbon Dioxide Emissions of the London Plan states that development should make the fullest contribution to minimising carbon dioxide emissions in accordance with the hierarchy; Be Lean: use less energy; Be clean: supply energy efficiently and Be green: use renewable energy.

An informative is recommended with any approval to ensure that the development strives to achieve these objectives.

### CIL

The Mayor of London's CIL is a material consideration. CIL is payable on this application and the applicant has completed the relevant form.

### **Conclusion**

Having had regard to the above, it was considered that the development in the manner proposed is acceptable in that the character and appearance of the replacement building would be considered an enhancement of the site. The open nature and visual amenities of the Urban Open Space would not be harmed or those of neighbouring property and that there would be no detrimental impact on conditions of road safety.

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

### **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 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.**

- 3 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 in the interest of the appearance of the building and the visual 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 proposals and to accord with Policy 5.13 Sustainable Drainage of the London Plan.

- 5 Notwithstanding the submitted plans, no development is to commence until revised details of the scoreboard structure located to the south east corner of the building have been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved revised details.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interests of the visual amenities of the locality.

**You are further informed that:**

- 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)
- 2 The applicant is advised that the development shall strive to achieve the fullest contribution to minimising carbon dioxide emissions in accordance with the hierarchy; Be Lean: use less energy; Be clean: supply energy efficiently and Be green: use renewable energy of Policy 5.2 of the London Plan.