

Committee Date	05.05.2021	
Address	Coney Hall Recreation Ground Layhams Road West Wickham	
Application Number	20/04744/FULL1	Officer - Seyi Obaye-daley
Ward	Hayes and Coney Hall	
Proposal	Creation of a curved chalk butterfly bank with flat chalk area in front and the erection of a temporary boundary fence	
Applicant	Agent	
Mr James Hilsden	Steven Lofting	
London Borough of Bromley Civic Centre Stockwell Close Bromley BR1 3UH	Highelms Country Park Shire Lane Orpington BR6 7JH	
Reason for referral to committee	LBB Application	Councillor call in No

RECOMMENDATION	Application Permitted
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KEY DESIGNATIONS Biggin Hill Safeguarding Area Green Belt London City Airport Safeguarding Smoke Control SCA 21

Representation summary	Press advert Site notice Letter to adjoining occupiers
Total number of responses	17
Number in support	17
Number of objections	0

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in a harmful impact to the open character of the Green Belt
- The character and appearance of the area would be preserved
- The development would not adversely affect the amenities of neighbouring residential properties

2 LOCATION

2.1 The application relates to land in the south-eastern corner of Coney Hall Recreation Ground.

2.2 The site is bound to the south, west and east by residential properties and open land to the west.

2.3 The land is located within Metropolitan Green Belt land and is also within the following:

- Biggin Hill Safeguarding Area
- London City Safeguarding
- Smoke Control



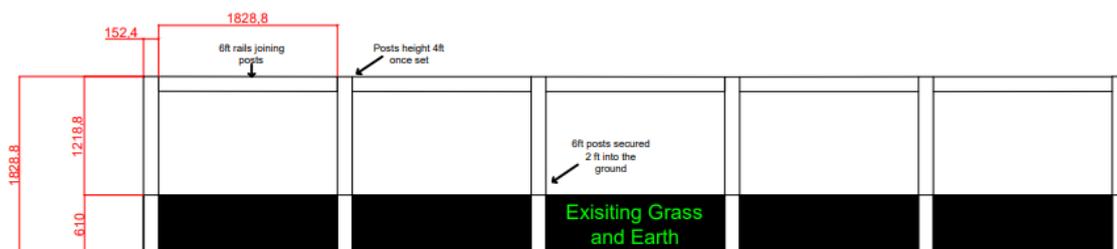


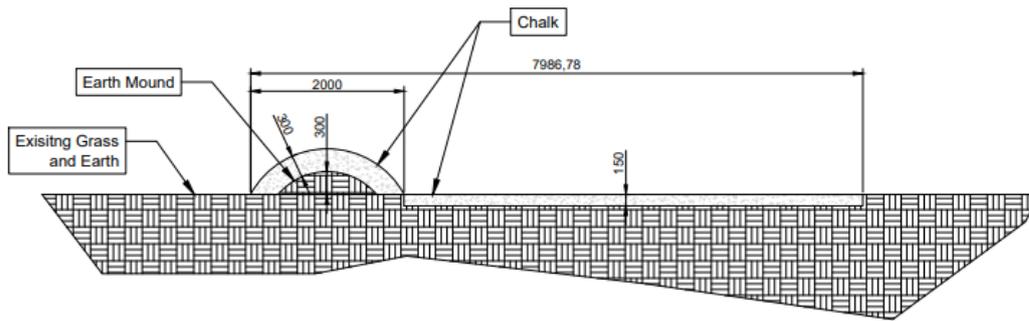


3 PROPOSAL

- 3.1 Planning permission is sought for the creation of a curved chalk butterfly bank with a flat chalk area in front and the erection of a temporary boundary fence.
- 3.2 The butterfly bank is 14m wide, 8m long and approx. 0.6m high.
- 3.3 The temporary fence would form a boundary around the proposed chalk bank and would have a width of 20.1m, depth of 14.1m and would be sited approx. 1.2m above ground level.

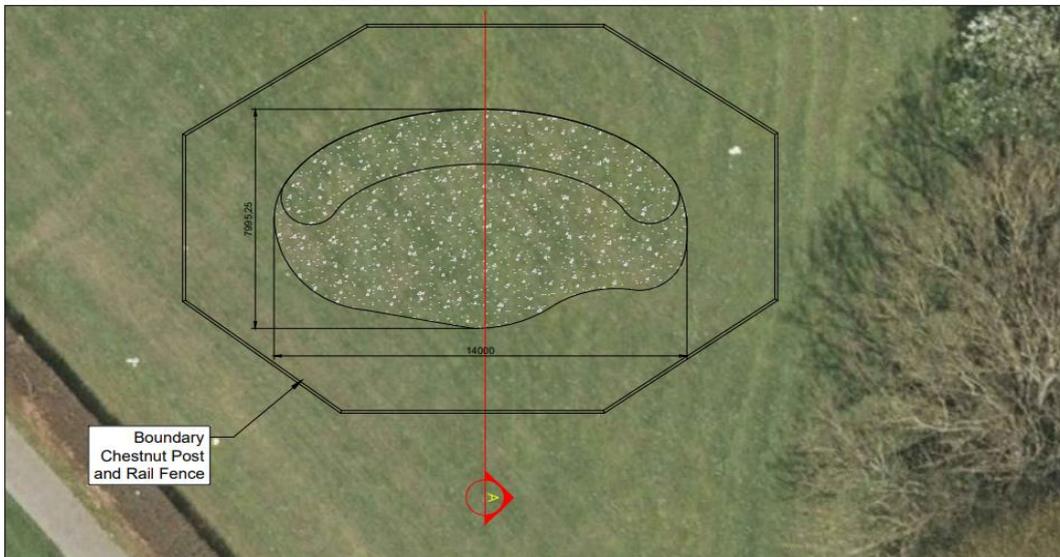
Side elevation of Boundary Fence





A Chalk and Earth Bank
Scale: 1:50

1 Chalk and Earth Mound Plan
Scale: 1:100



4 RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history relating to the application site is summarised as follows:
- 4.2 Under ref. 03/01481/FULL1 planning permission was granted for 2 single storey extensions
- 4.3 Under ref. 06/04513/FULL1 planning permission was granted for single storey detached building to provide changing room at Bowling Club

5 CONSULTATION SUMMARY

A) Statutory

Highways – No objection

- No objections raised

Drainage – No objection

- No objections raised

Thames Water – No comment

- No comments received

Trees – No comment

- No comments received

B) Local Groups

N/A

C) Adjoining Occupiers

Support

- Innovative proposal which should be seen as part of wider initiative to create enhanced environment for wildlife within Coney Hall
- Crucial part of aim to turn Coney Hall into pollinator village
- Certain nursery and primary school would be keen to make use once established. Banks will be an education for general public
- Will increase local biodiversity and bring community together
- Will attract other wildlife and improve local park
- Improve aesthetics of the rec
- Providing much needed environment for helping to save endangered species

Comments are available to view in full on the public access

6 POLICIES AND GUIDANCE

6.1 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.

6.2 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.

6.3 The development plan for Bromley comprises the Bromley Local Plan (Jan 2019) and the London Plan (2021).

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

6.5 **National Policy Framework 2019**

6.6 **The London Plan**

D1 London's form, character and capacity for growth
D3 Optimising site capacity through the design-led approach
D4 Delivering good design
G2 London's Green Belt

6.7 **Bromley Local Plan 2019**

37 General Design of Development
49 Green Belt
73 Development and Trees
79 Biodiversity and Access to Nature
115 Reducing Flood Risk
116 Sustainable Urban Drainage Systems (SUDS)
123 Sustainable Design and Construction

6.8 **Bromley Supplementary Guidance**

Supplementary Planning Guidance 1 - General Design Principles
Supplementary Planning Guidance 2 - Residential Design Guidance

7 **ASSESSMENT**

7.1 Green Belt – Acceptable

7.1.1 Paragraphs 133 - 147 of the NPPF sets out the Government's intention for Green Belt. The NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

7.1.2 The Green Belt is intended to serve five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

7.1.3 Paragraphs 143 – 147 deal specifically with development proposals in the Green Belt. Inappropriate development is, by definition, harmful to the Green

Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

7.1.4 Paragraph 145 states a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions are stated, the most relevant of which to this application is:

a) buildings for agriculture and forestry

7.1.5 Bromley Development Plan Policies provide the same level of protection to Green Belt as the NPPF.

7.1.6 In this instance, the application proposes to create a new chalk bank with a flat chalk area in front in order to achieve stated aims of promoting biodiversity in the area.

7.1.7 Whilst the proposed bank would cover a notable area of the recreation ground, it is not considered to be a new structure and therefore does not constitute inappropriate development within the Green Belt.

7.1.8 The proposals also include the erection of a temporary fence to surround the new chalk bank area.

7.1.9 The applicant has stated that the fence would be in place for a period of up to 2 years and has provided photographs as an example of the type of fence that will be used.

7.1.10 The erection of a new fence does not fall into any of the exemptions identified in policy, so the proposed fence is considered to be inappropriate development within the Green Belt.

7.1.11 Substantial weight must therefore be given to any harm to the Green Belt unless the potential harm by reason of inappropriateness, or any other harm, is outweighed by other considerations.

7.1.12 The proposed structure would be a chestnut post and rail fence located in the south-eastern corner of the recreation ground.

7.1.13 The proposed fence would introduce built form, covering a notable area in an otherwise green and open recreation ground.

7.1.14 However, it would be located in a more discrete area of the recreation ground which is bordered by large hedgerows and the rear boundary fences of properties to the south-east of the site.



7.1.15 In addition, the proposed vertical posts with horizontal rails would provide an element of transparency that helps to retain the open character in the area. Example below.



7.1.16 When considered alongside the proposed height and the impermanence of the structure in addition to the biodiversity benefits of the overall scheme, it is considered that the works would have limited harm to the open character of Coney Hall Recreation Ground.

7.1.17 To safeguard this, a condition will also be added to ensure that the temporary stays in place for no longer than the two years that has been stated by the applicant.

7.2 Design – Layout, scale – Acceptable

7.2.1 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.

7.2.2 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.

7.2.3 Paragraph 127 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area, are not just for the short term but over the lifetime of the development, and are visually attractive and sympathetic to the local character and history, including the surrounding built environment and landscape setting.

7.2.4 It also seeks to ensure that developments establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live.

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

7.2.6 The main considerations for this application with regards to design and scale relates to how the proposed development would impact the character of the recreation ground and wider area.

7.2.7 The Coney Hall Recreation Ground is predominantly made up of grass (of varying lengths), sports pitches, tennis courts and a nursery pavilion.

7.2.8 The application proposes to introduce a curved chalk bank with temporary fencing in the south-eastern corner within a section of the grounds that is screened by hedgerows.

7.2.9 The proposed bank would have a relatively modest height of 0.5m and would be constructed of earth and chalk.

7.2.10 Whilst the proposed development would cover a notable area in the recreation ground, given its location, it would not have a detrimental impact to the open character of the recreation ground or appear out of keeping with the character of the area.

7.2.11 In order to safeguard the open character and the visual amenities of the area, a condition will be implemented to ensure the proposed fence is removed after a period of two years.

7.2.12 Another condition requiring a maintenance plan to be submitted prior to the commencement of works will be implemented to ensure there is a plan to continually upkeep the area.

7.2.13 Based on the above, and having regard to the form, scale, siting and proposed materials it is considered that the proposed development would complement the host property and would not appear out of character with surrounding development or the area generally.

7.3 Residential Amenity – Acceptable

7.3.1 Policy 37 of the Bromley Local Plan seeks to protect existing residential occupiers from inappropriate development.

7.3.2 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.

7.3.3 The proposed development would maintain notable separation from any neighbouring properties.

7.3.4 The height is not considered excessive and it would be located in a discrete location within the recreation ground.

7.3.5 Therefore, having regard to the scale, siting, separation distance, orientation, existing boundary treatment of the development, it is considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would not arise.

8 CONCLUSION

8.1 Having regard to the above, the development in the manner proposed is acceptable in that it would preserve the character and appearance of the Conservation Area and not harm the amenities of neighbouring residential properties.

RECOMMENDATION: Application Permitted

Subject to the following conditions:

- 1. Standard time limit of 3 years**
- 2. Standard compliance with approved plans**
- 3. Time limit for removal of temporary fence (2 years).**
- 4. Submission of Maintenance Plan for the ongoing upkeep of the mounds.**

Any other planning condition(s) considered necessary by the Assistant Director of Planning.