

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 10/02022/FULL1

**Ward:
Plaistow And Sundridge**

**Address : Sundridge Park Golf Club Garden Road
Bromley BR1 3NE**

OS Grid Ref: E: 540912 N: 170682

Applicant : Mr R Collins

Objections : YES

Description of Development:

Detached single storey building for use as driving range.

Key designations:

Green Belt
Locally Listed Building
Metropolitan Open Land

Proposal

- The proposal constitutes a detached single storey building for use as driving range.
- The proposed structure will house 4 practice bays, a tuition bay, a fitting bay, and a ball washing machine room.
- The proposed development will consist of a single storey timber structure, located adjacent to the existing car park for the existing area of the golf course currently used as a practise driving range and practise area.
- The structure will be faced with timber and surrounded by trees and shrubs on three sides.
- The proposed structure will measure 26.5 metres in width in total from one flank elevation to the other, 9.2 metres in depth at the widest point from front to rear elevation, the eaves will measure 2.3 metres in height at the lowest point and 3.6 metres in height at the highest point.
- The site will be accessed from the existing car park off of the existing private road which leads to the mansion.
- The basic requirement for a driving range, as outlined within the supporting Design and Access Statement, is for a sufficient distance to be provided for a ball to be driven and viewed. The required distance for junior golf, according to the supporting documentation, is to provide adequate practise facilities of 300 yards. This site has therefore been highlighted by the

applicant as suitable in terms of satisfying Health and Safety requirements, as it does not cross with other activities for example existing trees, greens or fairways, and is fairly self-contained.

Location

- The proposed building is to be located adjacent to an existing practice area which has been in use since 1988 and close to the site of an old cricket pavilion.
- It is envisaged that the new building will be fully screened by trees to be planted on three sides of the structure, and a number of these trees will be semi-mature that will be relocated from other areas of the site.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the following representations were received:

- there was a previous building on the site that attracted noisy nocturnal parties that led to antisocial behaviour, attempted break-ins to the building and at least one attempt of arson;
- such a development will lead to increased road traffic on Willoughby Way, adding to congestion and danger at the point of Plaistow Lane which is a busy junction on one of the most dangerous bends in the borough;
- the danger is likely to be exacerbated by the new proposal to build 67 residential units alongside Sundridge Manor (ref. 10/02308);
- the Health and Safety concerns regarding the existing practice area are a red herring as there has been only one recorded incident of injury over many years;

Full copies of all correspondence can be found on the file.

Comments from Consultees

English Heritage raised no objection to the proposed scheme, and stated that the application should be determined in accordance with national and local policy guidance and on the basis of conservation advice.

No objection was raised from an Environmental Health point of view.

The Highways Engineers stated that the development would utilise the existing access arrangement via Garden Road leading to the surface level car parking which is satisfactory. It was stated that the development will not have a detrimental impact upon the parking and highway safety within the local road network, and on this basis the application is considered acceptable from a Highways point of view.

Any further comments received will be reported verbally by Officers at the Committee meeting.

Planning Considerations

The plans associated with the application shows the locations and species of the trees that will be affected by the proposal. Whilst the proposal will mean the loss of the edge of the woodland and the trees to be lost would be 4 ash trees, 3 cherry trees and 1 poplar tree for the proposed structure, and 8 poplar trees and 1 cherry tree for the driving range. However the existing woodland is well-managed and new area of woodland have been planted. No objections have been raised to this aspect subject to a landscaping condition being imposed to ensure that the building is screened from the access drive, should permission be granted.

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

BE1 Design of New Development
BE15 Historic Parks and Gardens
G2 Metropolitan Open Land
L1 Outdoor Recreation and Leisure

Policy G2 states that the construction of new buildings or for extensions to buildings on land falling within Metropolitan Open Land will be inappropriate, unless it is for the following purposes:

(ii) essential facilities for outdoor sport and outdoor recreation, cemeteries and other uses of land which preserve the openness of the MOL and do not conflict with the purposes of including land in it.

However, Policy G2 further states that “the openness and visual amenity of the MOL shall not be injured by any proposal for development within or conspicuous from the MOL which might be visually detrimental by reasons of scale, siting, materials and design”.

Planning History

In terms of planning history, an application for a detached building for Youth Academy facility with toilets and four bay driving range was refused in August 2006 (ref. 06/02610) on the following ground:

The proposed extension would by reason of its size and design, be detrimental to the openness of this area of Metropolitan Open Land which is included in English Heritage's register of Historic Parks and Gardens, and as such would be contrary to Policies BE1, BE15, G2 and L1 of the Unitary Development Plan.

Following this refusal, a further application was submitted for the erection of a detached Youth Academy facility with toilets and four bay driving range which was also refused under ref. 06/03855 on the following ground:

The proposal would, by reason of its size and design, be detrimental to the openness of this area of Metropolitan Open Land, which is included in English Heritage's Register of Historic Parks and Gardens, contrary to Policies BE1, BE15 and G2 of the Unitary Development Plan.

This application was a revised scheme to the previously refused application (ref. 06/02610) and changes were made to the design of the building, which included a reduction in the basic internal height of the building from 2.750 metres to 2.475 metres, a reduction in the pitch of the roof from 35 degrees to 22.5 degrees and the omission of a centre roof cupola, clock tower and weather vane. These alterations to the design were made in an attempt to reduce the overall impact of the building.

An Appeal was lodged with the Planning Inspectorate under ref. AP/07/00099/S78 which was dismissed. Whilst the Inspector asserted that the proposed building would be reasonable essential for the golfing activities taking place within the grounds of the listed country house, and that the location would be reasonably appropriate as it would be close to the site of a cricket pavilion which may have been on site as recently as 1991, he did state that a building in this position, if designed with due care in response to its landscaped setting, could fit in well with the tradition of incidental buildings in the parkland surrounding a country house, and could act as a marker along the drive leading to the house.

However despite these findings, the Inspector found that the elevations of the proposed structure were be comparatively plain and forbidding in appearance, the design as submitted would result in a building that was intrusive as opposed to complementary to the surrounding parkland, and that the appearance of the development would not rise to the standard of architectural quality that the importance of the site deserved.

As such the Inspector found that the proposed development would not comply with the design requirements of Policies G2 and BE1 nor would it serve to protect the setting of the historic park as expected by Policy BE15, and all of these issues combined would therefore lead to development that would be harmful to the openness and visual amenity of Metropolitan Open Land, and to the special landscape quality of the surrounding parkland.

Following this, an application for a detached single storey building for use as driving range with associated hard standing area was submitted under ref. 09/00644 which was granted permission by the Local Planning Authority.

Within the current application, the orientation and position of the proposed building has been altered, with the structure being set back more towards the roadside than the previously permitted scheme. As a result, the location of the building will require the removal of some existing trees, which has been assessed by the Arboricultural Officer. In addition, the overall size of the proposed building compared to the previously permitted scheme has been reduced slightly in length by approximately 1 metre.

Conclusions

The main issues relating to the application are the effect that the proposal would have on the character and visual amenity of the area, which is designated Metropolitan Open Land, and on English Heritage's Register of Historic Parks and Gardens.

Sundridge Park Golf Course is a late eighteenth century/early nineteenth century landscaped garden associated with the Grade I listed mansion and outbuildings located to northeast of the application site. The area is on English Heritage's Register of Historic Parks and Gardens of Special Historic Interest in England (National Heritage Act 1983). Sundridge Park is classified as Grade II, which means that the site is of special historic interest.

The proposed building would be located on a site that is currently used as a practice driving range and putting area. This area is accessed via the entrance to Sundridge Park Golf Club from Plaistow Lane and is separate to the main club house in Garden Lane. The reasons for siting the building in this location are summarised in the Design and Access Statement, which asserts that the decision is guided by requirements from Health and Safety, which necessitate that a driving range should have sufficient distance for a ball to be driven and viewed. The required distance for junior golf to provide adequate practice facilities is 300 yards and according to the Design and Access Statement, the proposed site is the only area that will satisfy these requirements. It is further claimed in the Statement that the location of the proposed building is close to the site of a former cricket pavilion, which according to The Inspector could have been in situ as recently as 1991.

Policy G2 of the Unitary Development Plan states that "the openness and visual amenity of the MOL shall not be injured by any proposal for development within or conspicuous from the MOL which might be visually detrimental by reasons of scale, siting, materials and design", however the proposed youth academy building would be ancillary to the use of the land as a golf course. Members may wish to note that a single storey 20 bay range was permitted at Bromley Common Golf Club in December 2005 (ref. 05/03108), which falls within the Green Belt.

Based on the current proposal and the minimal alterations in comparison to the previously permitted scheme under ref. 09/00644, it could be considered that as the principle of permission has already been granted, the current scheme is also acceptable. In addition, there remains to be a significant difference between the current scheme and the two previous applications that were refused in 2006 (with one being dismissed at appeal) in order for the scheme to be worthy of planning permission being granted. It is considered that the principle of the development has already been accepted by the Planning Inspector and that the proposed design is more suitable now than in the previously refused schemes. The tree screening to be provided should largely screen the building from site and as such Members may find that the proposal is acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 06/02610, 06/03855, 09/00644 and 10/02022, excluding exempt information.

as amended by documents received on 19.10.2010

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04
- 3 ACC01 Satisfactory materials (ext'n'l surfaces)
ACC01R Reason C01
- 4 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02
- 5 ACD04 Foul water drainage - no details submitt
ADD04R Reason D04
- 6 ACH18 Refuse storage - no details submitted
ACH18R Reason H18
- 7 ACJ22 Lighting Scheme
ACJ22R J22 reason
- 8 The use shall not operate before 08:00 and after 21:30 on any day between the months of May to September, nor before 08:00 and after 17:00 on any day for the remainder of the year.

Reason: In order to comply with Policies G2, BE1 and L1 of the Unitary Development Plan and in the interests of the amenities of the area.

- 9 Details of a scheme of lighting (including the appearance, siting and technical details of the orientation and screening of the lights and the means of construction and laying out of the cabling) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced, and the approved scheme shall be implemented before the development hereby permitted is first occupied. Thereafter the approved scheme shall be permanently maintained in an efficient working manner and no further lighting shall be installed on the site without the prior approval in writing by the Local Planning Authority.

Reason: In order to comply with Policy ER10 of the Unitary Development Plan and in the interest of amenity and public safety.

- 10 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission and shall have no more than 4 driving bays and 1 tuition bay unless previously agreed in writing by the Local Planning Authority.

Reason: In order to comply with Policies G2, BE1 and L1 of the Unitary Development Plan and in the interests of the amenities of the area.

- 11 Details of any floodlights (including their appearance and technical details of the power, intensity, orientation and screening of the lamps) shall be submitted to and approved in writing by or on behalf of the Local Planning Authority, and the floodlights shall be installed in accordance with the approved details and permanently maintained as such thereafter.

Reason: In the interest of the visual and residential amenities of the area and to comply with Policy ER10 of the Unitary Development Plan.

- 12 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission and shall have no more than 4 driving bays, 1 fitting bay and 1 tuition bay unless previously agreed in writing by the Local Planning Authority.

Reason: In order to comply with Policies G2, BE1 and L1 of the Unitary Development Plan and in the interests of the amenities of the area.

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

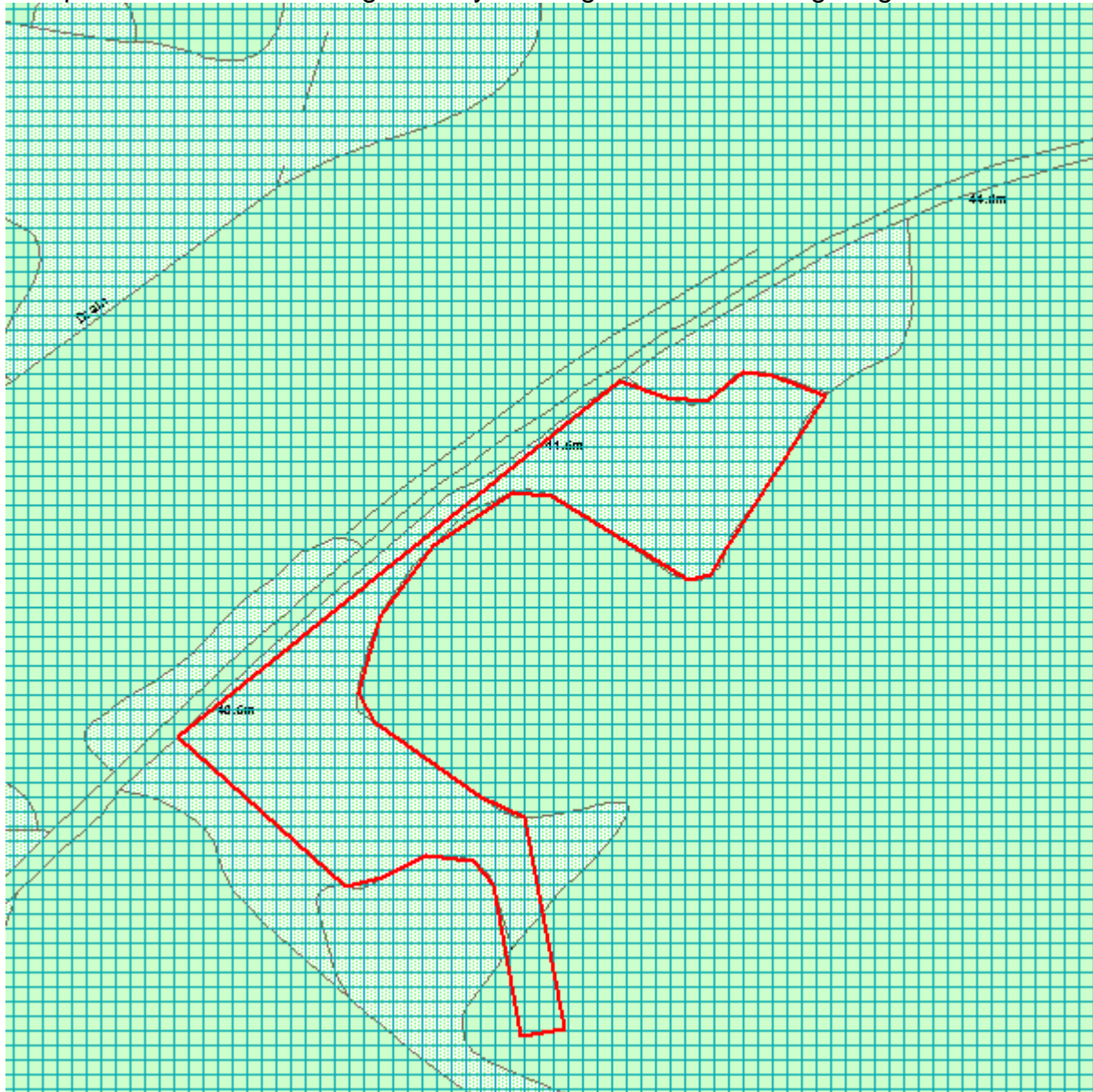
- BE1 Design of New Development
- BE15 Historic Parks and Gardens
- G2 Metropolitan Open Land
- L1 Outdoor Recreation and Leisure

The development is considered to be satisfactory in relation to the following:

- (a) the character of the development in the surrounding area;
- (b) sustainability issues;
- (c) the impact on the amenities of nearby residents;
- (d) the setting of the nearby listed building;
- (e) the Metropolitan Open Land policies of the development plan;
- (f) the preservation or enhancement of the Metropolitan Open Land that the application site is located upon;
- (g) the concerns raised by local residents and interested parties;

and having regard to all other matters raised.

Reference: 10/02022/FULL1
Address: Sundridge Park Golf Club Garden Road Bromley BR1 3NE
Proposal: Detached single storey building for use as driving range.



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