

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

**Application No :** 10/02864/FULL2

**Ward:**  
**Farnborough And Crofton**

**Address :** Tugmutton Allotment Gardens  
Lovibonds Avenue Orpington

**OS Grid Ref:** E: 543784 N: 165063

**Applicant :** London Borough Of Bromley

**Objections :** NO

**Description of Development:**

Change of use from grazing land to public open space and allotments

Key designations:

Flood Zone 2  
Historic Flooding  
Urban Open Space

**Proposal**

- The proposal is for a change of use of the site from grazing land to allotments and public open space
- The proposal will accommodate approximately 20 further allotment plots and a large recreation area and area for biodiversity and wildlife. The site includes raised beds, communal areas, hardstanding for deliveries, and manure and fertiliser storage with access from Lovibonds Avenue. There is also a portakabin proposed to accommodate a meeting room and toilet facilities. Gates and fencing are proposed to some parts of the site measuring approximately 1 metre in height.
- The site will accommodate a further 20 plots which will potentially lead to 60 further users including families and community groups.
- The portkabin measures approximately 10 metres in length, 4.2 metres in width and 2.5 metres in height.
- Other features are proposed at the site including bee hives, benches and an area for stag beetles.

**Location**

- The application site is located to the west of Lovibonds Avenue and adjacent to the Farnborough recreation ground.

- The surrounding area is comprised of residential properties, open space and Darrick Wood School.
- The site vehicular access is from Lovibonds Avenue with pedestrian access from various other points around the site.
- Between the proposed allotment/recreation site and Farnborough recreation ground there is a small stream which is a Site of Importance for Nature Conservation.
- The site is designated Urban Open Space.
- The site is currently largely overgrown with a number of trees surrounding and within the site.
- The site is visible both from Lovibonds Avenue and Farnborough recreation ground and the area acts as a buffer between the two.
- There are two existing allotment sites adjacent to the application site and the proposal will extend one of these to create a larger site with vehicular access and toilet facilities.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and no representations were received.

### **Comments from Consultees**

The following comments have been received from countryside management:

'I have no objections to the above application. The area is a SINC and this has been addressed in the draft management plan which also sets out benefits and enhancements in the proposed biodiversity area. The management plan is sound and we should ensure that the recommendations by Judy John, section 11 in the application pack, to improve Biodiversity value are delivered.'

The Highways Engineers have commented that there is concern over parking and road congestion. Further comments from the Highways Engineers will be reported verbally.

### **Planning Considerations**

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

- BE1 Design of New Development
- G8 Urban Open Space
- L7 Leisure Gardens and Allotments
- C1 Community Facilities
- T11 New Accesses
- T18 Road Safety

As this is Council owned land there is no TPO affecting this site. There are a number of trees which are worth retaining, some of which are identified on the

plans as being retain. However, there are likely to be a number of young oaks which will need to be removed to accommodate the allotments and these would in the future grow into a small oak woodland. There is also an attractive Birch tree which is worthy of retention.

## **Planning History**

Planning permission was granted for a detached storage shed for the storage of maintenance machinery in 2000 under ref. 00/03034.

There appear to be no other relevant planning applications at the site.

## **Conclusions**

The main issues relating to the application are the impact the proposed change of use is likely to have on the character of the area of Urban Open Space and the amenities of surrounding residents. Members will also need to consider any impact on trees, road safety and potential benefits for the surrounding community.

Policy L7 looks to safeguard existing land used as allotments and highlights the positive contribution they make in supporting healthier and more sustainable lifestyles. Allotments are considered to be important in allowing for self sufficiency, social interaction and supporting the wildlife of the surrounding area. They are beneficial to different communities and important in achieving healthy and active lifestyles. The allotment plots proposed include raised beds which are to accessible for disabled users and an areas for bees which would not only support biodiversity but also have a positive impact on the produce from the plots.

Policy G8 seeks to only allow development on Urban Open Space which is related to the existing use or small scale development which relates to outdoor activity. Members may consider that the small amount of built development in the form of the proposed hardstanding and portakabin is unlikely to harm the overall character of the area and is in relation to the proposed use as allotments and open space. The proposed hardstanding and portakabin are located to the east of the site with access from Lovibonds Avenue. Members may consider that this location is the least harmful to the open character of the rest of the site and the Farnborough recreation ground beyond. The portakabin is not considered to be excessive in size and is to house essential toilet facilities and a meeting room for the use of the surrounding community. Members may therefore consider that the benefits to the community of the proposed built development outweigh the harm that it may cause on the open nature of the site with regard to its designation as Urban Open Space.

The proposal includes an area of community land which offers benefits to children, adults and wildlife. This area is mainly open land with some trees and planting and designated areas for community activities. Policy C1 identifies the need for community facilities and looks at the health, education, social, faith or other needs of a particular community. Members may consider that the area to the north of the site may offer an outdoor facility which meets some if not all of the needs identified in the Policy. This area retains the open nature of the site whilst retaining trees and hedgerows which are essential to supporting the wildlife of the area.

Policy C1 also states that permission will normally be granted for developments addressing the above needs providing it is accessible by modes of transport other than the car and is accessible to the community it is intended to serve. Concerns have been raised by the Highways engineers and from the Public Consultation meeting in relation to the parking implications and road congestion at the site. There is no parking proposed at the site other than for disabled persons. The access and turning area will allow community groups to be dropped off by mini-bus. Other than this, it is anticipated that users would walk to the site or use the on-street parking along Lovibonds Avenue. The applicants envisage that no more than 4-5 plot holders would be in the allotment extension area at any one time. Members are asked to consider whether this is likely to cause a harmful impact on the parking and road safety of the area.

Members may consider that the proposal is not unduly harmful to the open nature of the site and its surrounding in terms of its designation as Urban Open Space. The built development is considered to be in relation to the use of the site and is of a suitable scale, location and form for the site. The use is likely to be beneficial to the community, especially in relation to the school children in close proximity of the site – providing a site which is likely to be educational and of benefit to the health and wellbeing of the community. There may be some impact on parking and traffic congestion in the area, although the majority of users are likely to walk or be taken to the site by mini-bus. Members may therefore consider that the benefits of the proposal are likely to outweigh the harm and planning permission should be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 00/03034 and 10/02864, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACA07  | Boundary enclosure - no detail submitted |
|   | ACA07R | Reason A07                               |
| 3 | ACH03  | Satisfactory parking - full application  |
|   | ACH03R | Reason H03                               |

### **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
- G8 Urban Open Space
- L7 Leisure Gardens and Allotments
- C1 Community Facilities
- T11 New Accesses

## T18 Road Safety

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

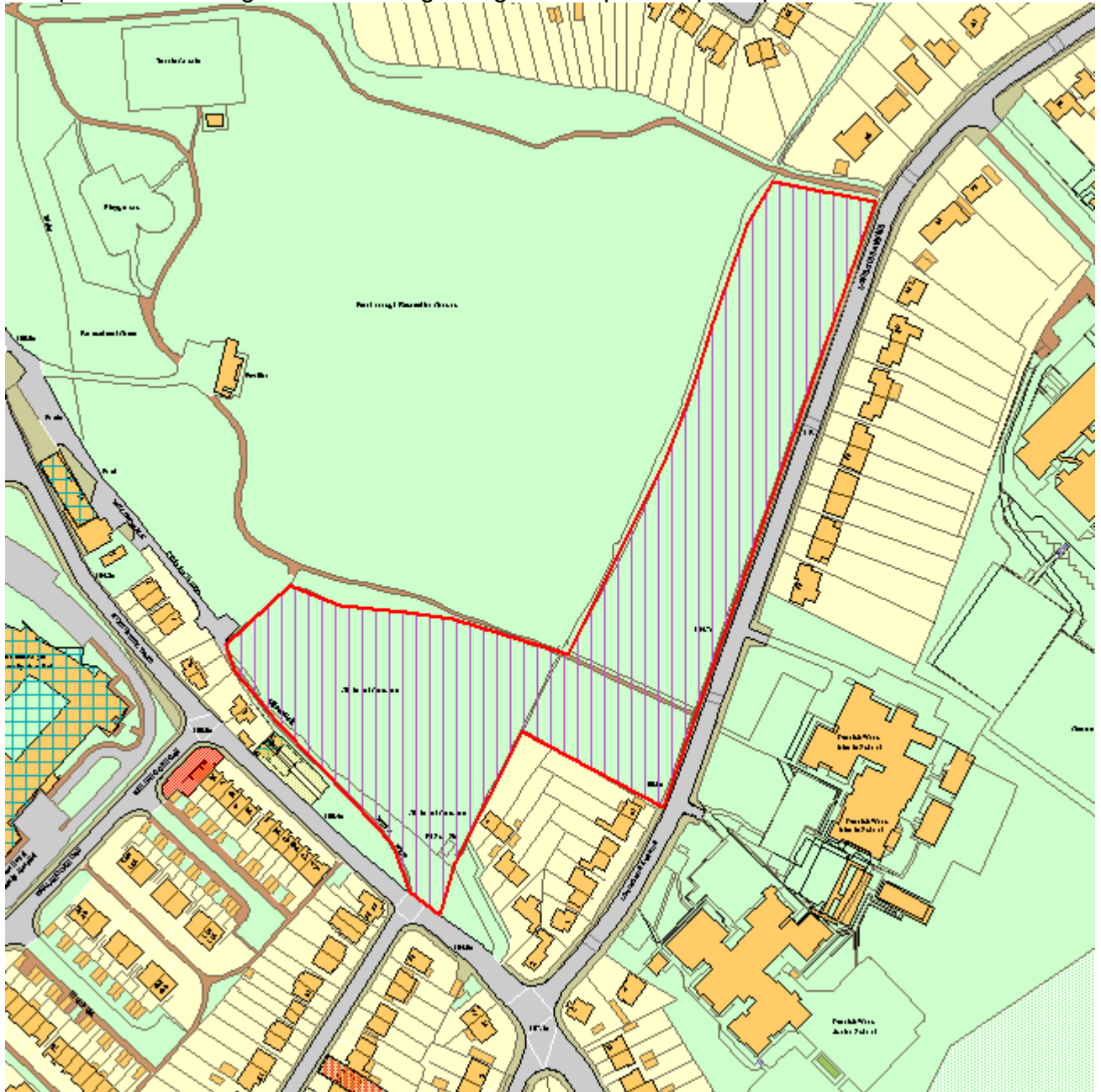
- (a) the appearance of the development in the streetscene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area and in relation to its designation as Urban Open Space
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the impact on the local community
- (f) the impact on road safety

and having regard to all other matters raised.

Reference: 10/02864/FULL2

Address: Tugmutton Allotment Gardens Lovibonds Avenue Orpington

Proposal: Change of use from grazing land to public open space and allotments



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Bromley. Lic. No: 100017661