

SECTION '2' – Applications meriting special consideration

Application No : 10/03255/OUT

Ward:
Chelsfield **And** **Pratts**
Bottom

Address : **Orpington Sports Club** **Goddington**
 Lane Orpington BR6 9SH

OS Grid Ref: **E: 547318 N: 164861**

Applicant : **Mr Keith White**

Objections : YES

Description of Development:

Demolition of part of sports and social facilities and erection of two storey building comprising changing rooms, social facilities, gym and ancillary facilities

Proposal

Outline planning permission (including details of layout and means of access) is sought for a two storey clubhouse providing changing rooms, first aid room and toilets at ground floor level and a gym and social facilities at first floor level. The building will be located to the south of the existing buildings and the existing clubhouse will be demolished. A multi-use games area may occupy the site of the existing clubhouse but does not form part of this planning application.

The applicants have provided details of existing and proposed amount of development as follows:

Existing	
Single storey clubhouse	850m ² floorspace
Changing rooms	552m ² floorspace

Total footprint	1,402m ²
Total floorspace	1,402m ²
Total volume	2,688m ³

Proposed	
Two storey clubhouse	968m ² floorspace
Changing rooms refurbished	552m ² floorspace

Total footprint	1,036m ²
Total floorspace	1,520m ²
Total volume	3,388m ³

New floorspace providing additional essential facilities for outdoor sport 382m²

The application is accompanied by a Design and Access Statement which includes the following points:

- existing clubhouse is financially unviable and practically unrealistic to repair and refurbish to modern standards
- grounds and facilities are regularly used by over 500 adults and 500 youngsters and provide community facilities for local organisations
- facilities provide much needed outlet for all ages to participate in sport and leisure activities and require upgrading to retain user base
- club have ambitions to make facility more available to other members of community in order that it can be sustainable
- new building will provide improved acoustic performance.

The applicant has set out 'very special circumstances' to justify inappropriate development in the Green Belt as follows:

- proposal results in demolition of unsightly and unwelcoming existing building which is in poor state of repair and beyond its natural life
- demolition of existing clubhouse will improve openness on that part of site and will open up views of the playing fields from the site entrance
- reduced footprint of development will improve openness of site
- proposed clubhouse will improve security and reduce crime as there will be overlooking of car park and low level fenestration is kept to a minimum
- proposal will open up views of car park from playing fields thereby improving security
- robust boundary enclosure is proposed
- proposed building will improve appearance of site
- proposed clubhouse will be located in less open part of site
- ground floor changing rooms are essential facilities for outdoor sport and recreation and part of the use of the building (454m² floor area) is appropriate in the Green Belt – loss of changing rooms within existing clubhouse is 72m² therefore 42% of proposed new floorspace can be considered essential facilities for outdoor sport
- existing clubhouse provides 577m² gross internal floorspace for social purposes whilst new clubhouse will incorporate 458m² first floor social space (including replacement gym) – proposal will reduce amount of inappropriate floorspace on the site
- changing rooms to new and existing building will provide modern facilities
- social facilities will continue to serve rugby club and community users
- proposal will incorporate renewable energy generation, a green roof or wall and a Sustainable Urban Drainage System (SUDS) in accordance with London Plan Policies 4A.7, 4A.11 and 4A.14.

The application is also accompanied by a Statement of Community Involvement, a copy of a publicity leaflet, a Transport Statement and a car parking survey.

Location

- Westcombe Park and Orpington Sports Club is a multi sport site on the eastern edge of Orpington which accommodates 2 football pitches, 2 cricket pitches in the summer, 6 tennis courts, hall, clubhouse, changing block, modular changing rooms and storage buildings
- hall is used for judo, table tennis, bridge, music acts and club dinners and lunches
- site is surrounded by Green Belt land on three sides and there are detached bungalows fronting Goddington Lane to the west.

Comments from Local Residents

Nearby residents were notified of the application and a representation was received which can be summarised as follows:

- increased traffic and noise and disturbance will result from growth in club members
- anti-social behaviour in car park.

Comments from Consultees

Environmental Health – no technical objections.

Metropolitan Police Crime Prevention Design Adviser - no objections.

Council's in-house Drainage Consultant - no objections.

Council's Waste Adviser – no objections regarding refuse storage and collection arrangements.

Highways - no technical objections.

Planning Considerations

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

Unitary Development Plan

- T3 Parking
- T18 Road Safety
- BE1 Design of New Development
- G1 Green Belt
- L9 Indoor Recreation and Leisure

London Plan

- 3D.6 The Olympic and Paralympic Games and sports facilities
- 3D.9 Green Belt

- 4B.1 Design principles for a compact city
- 4B.8 Respect local context and communities

Policy G1 of the UDP states that permission will not be given for inappropriate development in the Green Belt unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm. The policy indicates that:
new buildings or extensions to buildings providing essential facilities for outdoor sport and outdoor recreation are considered appropriate within the Green Belt.

Planning History

The planning history for the site primarily relates to the existing buildings. A 300 capacity seating grandstand adjacent to rugby pitch granted permission in February 2005 (ref. 04/04404).

Conclusions

The proposed building includes essential facilities for outdoor sport and recreation but is inappropriate development in Green Belt by virtue of the social facilities and gym. The main issues to be considered in this case are as follows:

- whether very special circumstances have been demonstrated to justify inappropriate development in the Green Belt
- impact of the proposal on the character and visual amenities of the area, including impact on the openness of the Green Belt
- impact of the proposal on the residential amenities of nearby occupants
- highways implications of the proposal.

The applicant has set out a case to justify inappropriate development in the Green Belt and the following are considered to be the key arguments:

- need to provide modern facilities
- improved appearance of site and opening up of views of playing fields from entrance to site
- reduction in footprint of development on the site
- significant component of proposal constitutes essential facilities for outdoor sport and recreation
- reduction in amount of floorspace providing social facilities and gym on site.

Whilst the volume of development on the site will increase it can be considered that there will be an overall improvement in openness, particularly when viewed from the public realm. It is considered that the applicant's argument is persuasive and that very special circumstances to justify inappropriate development in the Green Belt have been demonstrated. The proposal provides the opportunity to improve the visual amenities of the area, particularly through removal of the existing clubhouse, subject to satisfactory details of the appearance of the proposed building.

In view of the fact that an existing facility is being replaced it can be considered that there will be no undue harm to the residential amenities of the occupants of nearby properties.

Background papers referred to during the production of this report comprise all correspondence and other documents on file ref. 10/03255, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA02 Details req. pursuant outline permission appearance,
 landscaping and scale
 ACA02R Reason A02
- 2 ACC01 Satisfactory materials (ext'nl surfaces)
 ACC01R Reason C01
- 3 ACC03 Details of windows
 ACC03R Reason C03
- 4 ACI21 Secured By Design
 ACI21R I21 reason
- 5 ACK03 No equipment on roof
 ACK03R K03 reason
- 6 The existing clubhouse building shall be demolished within three months of first occupation of the development hereby permitted.

Reason: In order to comply with Policy G1 of the Unitary Development Plan and in the interest of the openness of the Green Belt.

Reasons for granting planning permission:

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

Unitary Development Plan

- T3 Parking
- T18 Road Safety
- BE1 Design of New Development
- G1 Green Belt
- L9 Indoor Recreation and Leisure

London Plan

- 3D.6 The Olympic and Paralympic Games and sports facilities
- 3D.9 Green Belt
- 4B.1 Design principles for a compact city
- 4B.8 Respect local context and communities

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

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact of the proposal on the openness and visual amenities of the Green Belt
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties
- (f) the safety and security of buildings and the spaces around them
- (g) the design policies of the development plan

and having regard to all other matters raised.

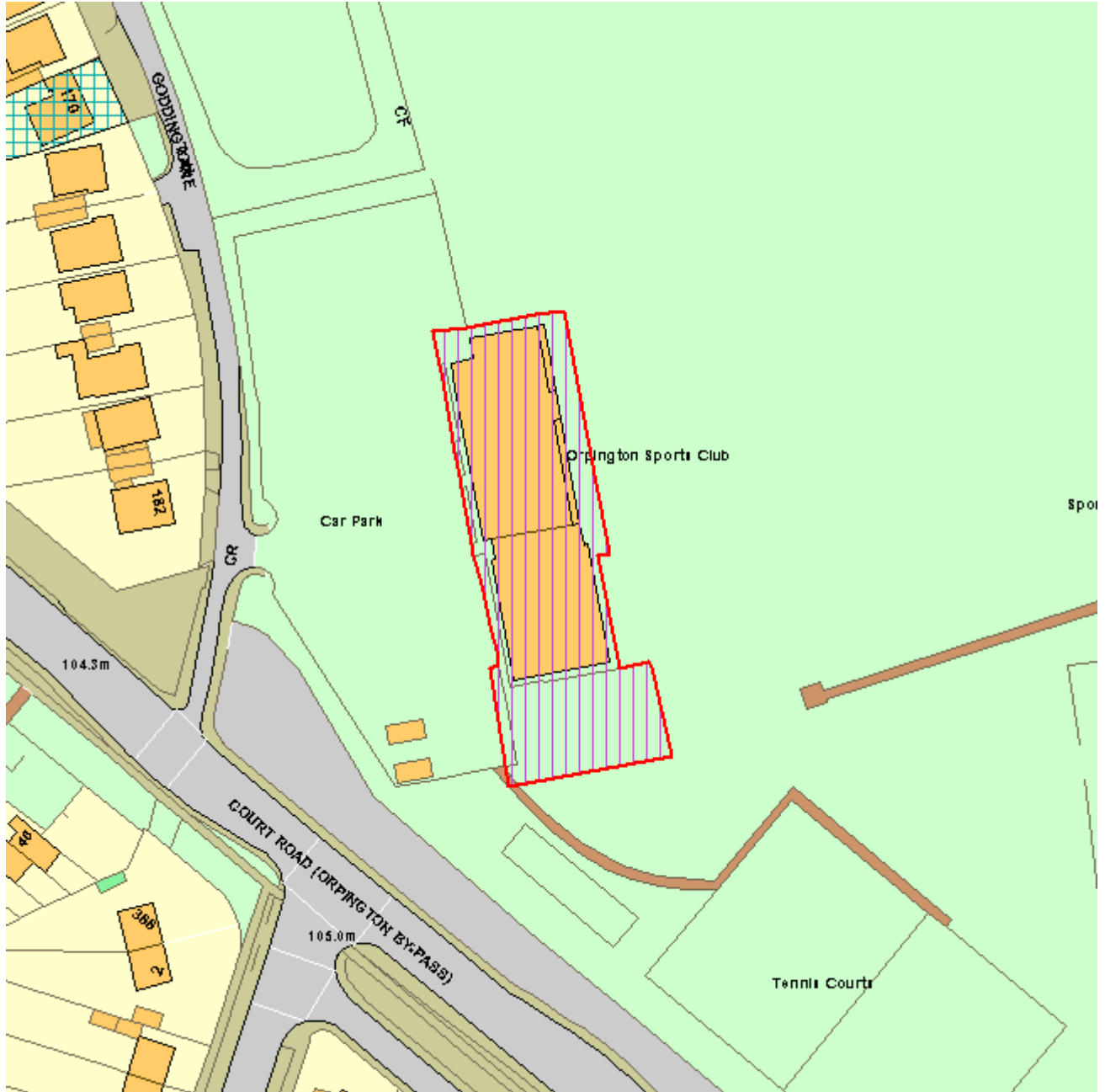
INFORMATIVE(S)

1 RDI06 Notify Building Control re. demolition

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