

THE FORMER HAYES BOWLS CLUB

London Borough of Bromley – Examination of Local Plan

Wednesday 6th December, Session 3 – Housing Sites

The Former Hayes Bowls Club, West Common Road, Hayes, Kent BR2 7BY

Supplemental Hearing Statement

7. There is no demand whatsoever for Bowls Clubs. Many have already closed because of shortage of members and lack of funding. Local Authority grants have been withdrawn and this is the main reason why the former Hayes Common Bowls Club had to surrender their Lease. Attached is a copy letter from the former Club Secretary confirming that his funding request to Bromley Council was rejected.
8. By definition the former Bowling Club is not a "Playing Pitch" (see attached Sport England Planning Policy Statement extract) and as such there is no conflict with Sport England's Policies.

The site could accommodate just One Tennis Court, but this was refused by LBB, twice. (Planning Refs: DC/16/03072/FULL3 & DC/16/05125/FULL1)

9. Our site is 1.4 acres (as coloured Pink on the attached Plan). The adjoining land, Burton Pynsent House is 1.7 acres and has now become Residential C3 Use (Planning Ref: DC/05/02956/FULL1) (as coloured Yellow). The Cricket Ground is 5.6 acres (as coloured Green).

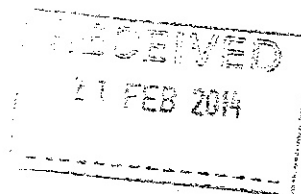
HAYES COMMON BOWLS CLUB

West Common Road, Bromley, BR2 7BY (CASC NO. 05494)

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Denis R Minns MSc FRICS
Managing Director
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Your Ref DRM/140018sp

21st February 2014

Dear Denis

Our Club held an EGM earlier this month when we outlined the correspondence between the Club and DBS since my letter of 19th April 2013 and our meeting with you on 6th January this year. There was considerable dismay that DBS had set the annual rental at £14,000 + VAT – a figure well beyond the means of our Club.

Note for the record: In your Note of our meeting on 6th January it was stated that "It was agreed that the rent would be confirmed at £14,000." This is not correct. What we said was that we would not challenge the calculations of Mr. Lickley which resulted in his figure of £14,350 - this is not the same as our agreeing that £14,000/ £14,350 be the rental. Both our letters of 23rd October 2013 and 9th December 2013 made the point that a rental sum of £14,350 was unrealistic and not affordable by the Club and we did not rescind this position at our 6th January meeting.

We advised members that in the light of your letter of 14th January we had approached the London Borough of Bromley with regard to a grant to offset the required rental charge. We received an unequivocal reply from the Assistant Director, Leisure and Culture Environment Services Department:- "The Council does not have any funding streams available to offset the cost of rent payable by private clubs."

With regard to 3.1 of your letter, in the light of our experience over the last few years, the likelihood of gaining increased membership to be able to meet the cost of the rent of £14,000 pa was nil.

A possible merger with another bowls club was discussed but discounted.

We accept your offer of a rental payment of £5,500 pa for each of the two years 5th January 2014 to 5th January 2016.

A formal proposal was made and seconded and put to the members that Hayes Common Bowls Club should be wound up at the end of the 2015 season. This was carried with an overwhelming majority.

A second proposal was also carried by a similar majority that the Club should honour its commitment to other clubs and complete the arranged fixtures for the 2014 season. Some members indicated that they would join other clubs for the 2015 season therefore the use of our green in 2015 would be for casual play for the reduced membership.

Thus I am now required to formalise the provisional notice in my letter of 19th April 2013 to confirm the termination of our existing lease with effect from 5th January 2014.

During our discussions on 6th January you indicated that a year to year lease would be feasible and we request that one be drawn up to cover the two years from 6th January 2014 to 5th January 2016 at the rent of £5,500 pa for each of these two years.

Yours sincerely

Ken Parsons
Chairman

set out in *'The Playing Pitch Strategy'* published jointly in 1991 by the former Great Britain Sports Council, the Central Council of Physical Recreation and the National Playing Fields Association. It differs only in the definition of the specific circumstances in which Sport England will not object to proposals for development which would adversely affect a playing field. It should not be inferred that the other sponsors of *'The Playing Pitch Strategy'* have adopted any changes to the definition.

- 16 The policy is set out in this document in terms which are used in the planning system and will be readily understood by planning professionals. If you would like further explanation of the policy, and what it means in practice, please contact the nearest regional office of Sport England.

DEFINITIONS

It is important to be clear about the key terms used in the policy, and how Sport England will interpret them:

- * **D1** "Playing field – the whole of a site which encompasses at least one playing pitch".

This definition is given in the 1996 Order. Sport England's policy is to protect all parts of a playing field, not just those which happen,

for the time being, to be laid out as pitches. This is because those other parts of a playing field are a resource which may be needed, now or in the future, and it is important that they be afforded the same protection.

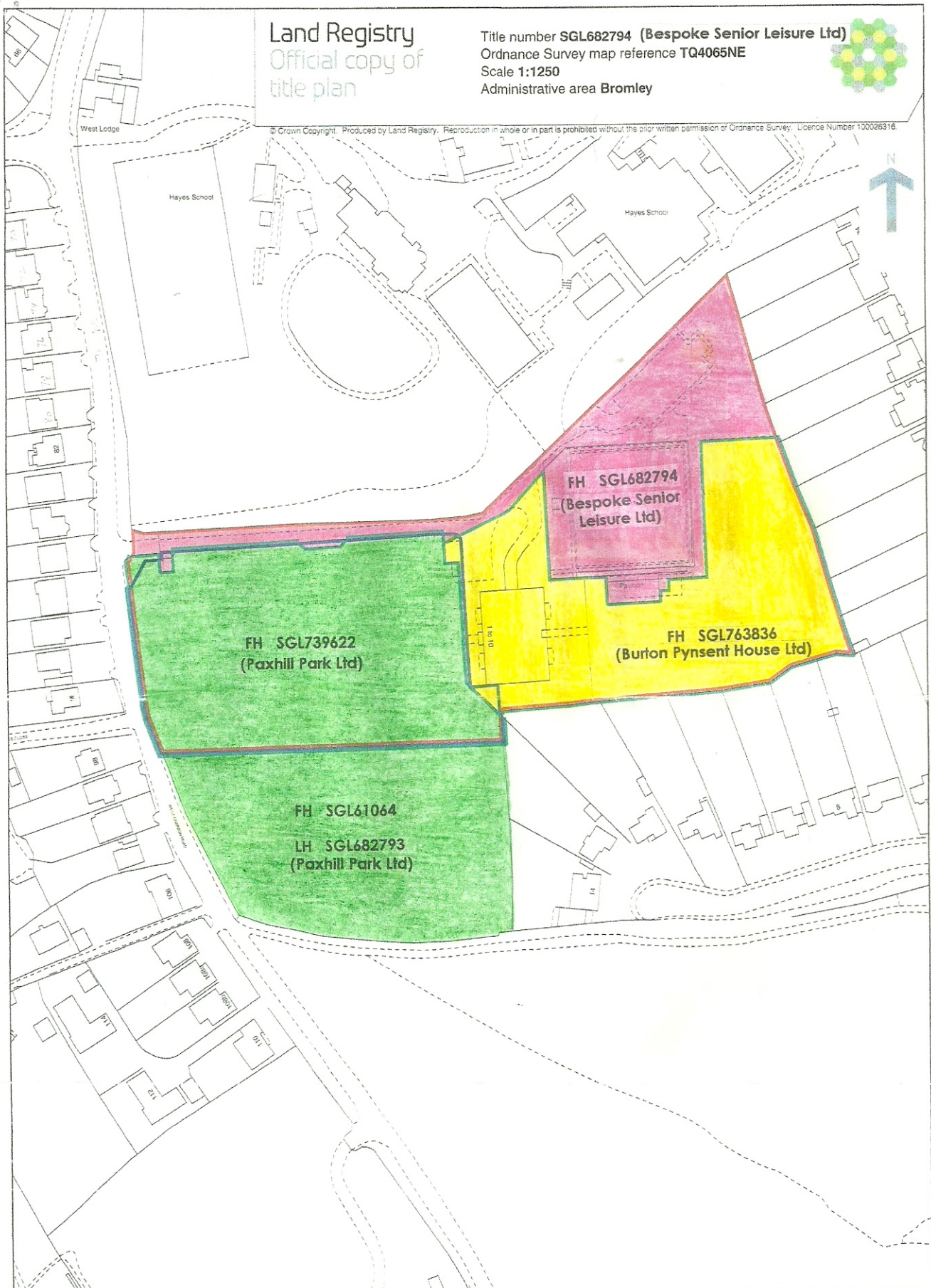
- D2** **"Playing pitch – a delineated area which, together with any run off area, is of 0.2 hectares or more, and which is used for association football, American football, rugby, cricket, hockey, lacrosse, rounders, baseball, softball, Australian football, Gaelic football, shinty, hurling, polo or cycle polo."**

This definition is also found in the 1996 Order. Golf courses, tennis courts and bowling greens are not included in the definition. Playing pitches may have a grass surface or an artificial one.

- D3** **"Catchment – the population of individuals or teams for which a particular playing field would be considered convenient, given the nature and quality of the playing pitches which are, or might be, provided on the playing field."**

Catchment is not a simple geographic measure – it must be judged sport by sport as well as place by place. The catchment of a particular playing field will vary depending on what it can be used

Appendix A



This official copy issued on 16 May 2016 shows the state of this title plan on 16 May 2016 at 15:19:37. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by Land Registry, Croydon Office.