

3. Application No : 04/04778/VAR

Ward:
Kelsey And Eden Park

Address : Croydon Road Recreation Ground
Croydon Road Beckenham Kent

Conservation Area:NO

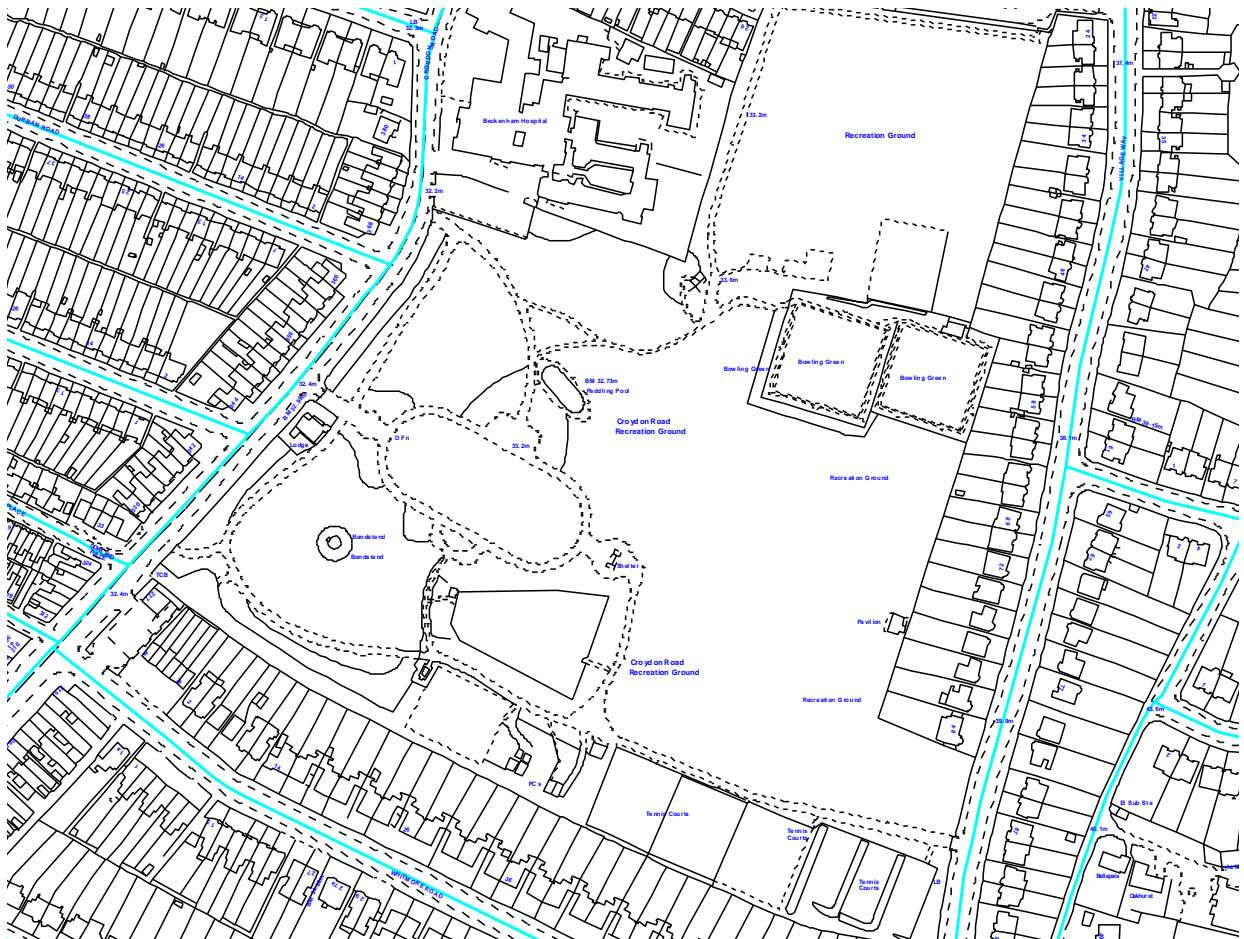
OS Grid Ref: E: 536930 N: 169030

Applicant : Bromley Primary Care Trust

Objections : YES

Description of Development:

Variation of condition 1 of permission ref. 03/04613, granted for two storey portable buildings to provide temporary accommodation for hospital and day nursery during redevelopment of Beckenham Hospital, to extend the period of temporary permission from 31st December 2006 to 30th April 2008



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Proposal

Temporary permission has been granted for two storey portable buildings on part of the Recreation Ground adjacent to the Hospital. When applications were being processed during the early part of 2004 for the redevelopment of the Hospital and for the temporary accommodation, it was envisaged that development could start in August that year.

It is now envisaged that work will not start until the end of June 2005 ie 10 months later.

The architects explain that the reason for requesting a longer period for the temporary buildings are –

- it has taken longer than originally envisaged to achieve agreements between the NHS Primary Care Trust and development parties, delaying installation of the temporary buildings
- increased length of construction period for the hospital redevelopment due to additional asbestos found in the existing building.

The additional period sought is 16 months, though the architects have indicated that a period until the end of 2007 may be adequate. In any case they point out that retaining the buildings in the Recreation Ground incurs a rental payment, and hence it is in the interest of the contractors to keep the period to a minimum.

When the previous applications were being processed the architects pointed out that establishment of the “decant village” of temporary accommodation would take 6-8 weeks, with a 3 month decant and commissioning phase, and a period for dismantling would be required. The drawings indicate that none of the temporary accommodation will be located anywhere within 1m of the fullest extent of the root zone of the trees as defined by the maximum extent of the tree canopy as surveyed.

The temporary units will be brought to site initially to the front car park. A large mobile crane will be used to hoist the units cleanly over the mature trees between the car park and the proposed site. A second smaller mobile crane will be located on the proposed decant site to accurately place the units to the required configuration. The units will be placed on the eastern extremity and work backwards to the car park entrance position. The large mobile crane within the car park will be used to accurately place the final units at the western end of the site.

Consultations

Any comments from consulted residents will be reported verbally at the meeting.

Planning Considerations

On 30th March 2004 the Development Control Committee granted permission for 2 applications concerning Beckenham Hospital, as follows –

03/04595 – Redevelopment of hospital comprising retention of former cottage hospital and former Kelsey Park Farmhouse and two/three storey building (including minor injuries unit, GP surgeries and ancillary offices, with plant at second floor level), formation of vehicular access and alterations to existing accesses to Croydon Road, highway works to Croydon Road, servicing, 128 car parking spaces, 3m high wall on north boundary and 2.4m high fence on south and east boundaries.

03/04615 – Two storey portable buildings to provide temporary accommodation for hospital and day nursery during redevelopment of Beckenham Hospital.

Application ref. 03/04595 was the subject of a Section 106 Agreement and the Plans Sub-Committee received a report on 15th July 2004 regarding the Agreement and revised plans, the permission being issued on 5th August 2004.

The Recreation Ground is Urban Open Space (UOS), and as the temporary buildings will be removed and the land reinstated there will be no lasting effect on the openness of UOS.

Policy G.28 of the adopted Unitary Development Plan and Policy NE7 of the draft UDP state that proposals for new development will be expected to take particular account of existing trees which in the interests of visual amenity are considered desirable to retain.

At the meeting on 30th March 2004, the Development Control Committee authorised the making of a Tree Preservation Order for protecting trees at the Recreation Ground. TPO 1987 confirmed in August 2004 protects 6 individual trees.

There were no technical objections to the proposal in respect of its effect on trees, subject to imposition of planning conditions.

Conclusions

No planning or technical objections are seen to a later start on the project and a longer period for retention of the temporary buildings on part of the Recreation Ground, the principle of such buildings having previously been accepted by the Development Control Committee.

Background papers referred to on the production of this report include all correspondence on files refs. 03/04595, 03/04613 and 04/02441, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 DCE01 Limited period - building(s) (1 insert) 30.04.08
DCE01R E01 reason
- 2 No site preparation works shall be undertaken, and no equipment, plant, machinery or materials for the purposes of development shall be taken onto the site until an arboricultural method statement detailing the measures to be taken to protect trees is submitted to and approved in writing by or on behalf of the Local Planning Authority.

The statement shall include details of:

Type and siting of protective fencing, and maintenance of protective fencing for the duration of project;
Type and siting of scaffold (if required);
A schedule of timing of site preparation and building works;
Method statement for the installation and removal of the modular buildings;
Depth, extent and means of excavation of foundations and measures for prevention of leaching of deleterious materials into the surrounding ground;
Information as to the means and timing of removal of foundations;

Location of site facilities (if required), and location of storage areas for material, structures, machinery, equipment or spoil, and mixing of cement or concrete;
Location of bonfire site (if required);
Treatment of any roots cut in the course of construction;
Methods proposed for the watering of the trees during the course of the project;
Removal, storage and replanting of the commemorative cedar tree.

The method statement shall be implemented according to the details contained therein until completion of building works, and all plant, machinery or materials for the purposes of development have been removed from the site.

DCB02R B02 reason

3 The applicant shall at his own expense instruct an arboricultural consultant, approved by the Council in writing to oversee the works and report to the Council throughout the period of the works insofar as the works may affect trees around the perimeter of the site. Works shall not commence on site until a consultant has been appointed. After commencement of the project, all persons employed or engaged on the project shall immediately comply with any reasonable instruction, advice or request given or made by the arboricultural consultant in respect of works insofar as they relate to or affect trees around the perimeter of the site, including an instruction to cease work if the arboricultural consultant considers that works have deviated from the agreed working methods and in these circumstances works shall not recommence until or unless written authority has been given by the Council or the arboricultural consultant that such works may recommence.

DCB02R B02 reason

4 There shall be no excavation works beneath the canopy of any trees shown to be retained on the submitted plan. The paths from the main entrance and emergency exit shall be constructed in accordance with details to be submitted to and approved by or on behalf of the Local Planning Authority.

DCB16R B16 reason

5 Before any of the portable buildings hereby permitted are first occupied enclosures of a height and type to be approved in writing by or on behalf of the Local Planning Authority shall be erected in such positions around the buildings as shall be approved. The enclosures shall be retained while the buildings are on site, and removed within one month of removal of the buildings.

DCA07R A07 reason

6 AJ02 Justification UNIQUE reason OTHER apps

6 Policies (AUDP)

E.1: Design of New Development

G.11: Urban Open Space

G.28: Trees, Woodland and Landscaping

C.1: General Policies for Community Services

Policies (2DDUDP)

BE1: Design of New Development

G10: Urban Open Space

NE6: Protection of Trees and Woodland Amenity

C1: Community Facilities

C5: Health Facilities.

