



THE LONDON BOROUGH  
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DATE: 2 September 2014

To: Members of the  
**PLANS SUB-COMMITTEE NO. 4**

Councillor Richard Scoates (Chairman)  
Councillor Peter Dean (Vice-Chairman)  
Councillors Vanessa Allen, Nicky Dykes, Simon Fawthrop, Samaris Huntington-Thresher, Russell Mellor, Melanie Stevens and Michael Turner

A meeting of the Plans Sub-Committee No. 4 will be held at Bromley Civic Centre on  
**THURSDAY 11 SEPTEMBER 2014 AT 7.00 PM**

MARK BOWEN  
Director of Corporate Services

Members of the public can speak at Plans Sub-Committee meetings on planning reports, contravention reports or tree preservation orders. To do so, you must have

- already written to the Council expressing your view on the particular matter, and
- indicated your wish to speak by contacting the Democratic Services team by no later than 10.00am on the working day before the date of the meeting.

These public contributions will be at the discretion of the Chairman. They will normally be limited to two speakers per proposal (one for and one against), each with three minutes to put their view across.

**To register to speak please telephone Democratic Services on  
020 8313 4745**

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**If you have further enquiries or need further information on the content of any of the applications being considered at this meeting, please contact our Planning Division on 020 8313 4956 or e-mail [planning@bromley.gov.uk](mailto:planning@bromley.gov.uk)**

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**Information on the outline decisions taken will usually be available on our website (see below) within a day of the meeting.**

*Copies of the documents referred to below can be obtained from  
[www.bromley.gov.uk/meetings](http://www.bromley.gov.uk/meetings)*

## A G E N D A

- 1 **APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**
- 2 **DECLARATIONS OF INTEREST**
- 3 **CONFIRMATION OF MINUTES OF MEETING HELD ON 17 JULY 2014**  
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- 4 **PLANNING APPLICATIONS**

### **SECTION 1** (Applications submitted by the London Borough of Bromley)

Report No.	Ward	Page No.	Application Number and Address
4.1	Cray Valley East	11-18	(14/01926/FULL1) - St Pauls CE Primary School, Buttermere Road, Orpington
4.2	Penge and Cator Conservation Area	19-22	(14/02045/FULL1) - Alexandra Junior School, Cator Road, Sydenham
4.3	Cray Valley West	23-26	(14/02313/MATAMD) - Riverside School, Main Road, St Pauls Cray
4.4	Copers Cope	27-42	(14/02367/FULL1) - Clare House Primary School, Oakwood Avenue, Beckenham

### **SECTION 2** (Applications meriting special consideration)

Report No.	Ward	Page No.	Application Number and Address
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4.6	Cray Valley East	49-52	(14/02605/FULL6) - 124 Chislehurst Road, Orpington
4.7	Petts Wood and Knoll	53-58	(14/03044/FULL1) - 80 Crescent Drive, Petts Wood

**SECTION 3** (Applications recommended for permission, approval or consent)

Report No.	Ward	Page No.	Application Number and Address
4.8	Farnborough and Crofton	59-64	(14/01131/FULL1) - Newstead Wood School, Avebury Road, Orpington
4.9	West Wickham	65-68	(14/01611/FULL6) - 18 Blakes Green, West Wickham
4.10	Chelsfield and Pratts Bottom Conservation Area	69-72	(14/01641/FULL1) - Access way to Glebe Land, Skibbs Lane, Orpington
4.11	Chelsfield and Pratts Bottom	73-76	(14/01896/FULL1) - Norsted Manor, Norsted Lane, Orpington
4.12	Farnborough and Crofton	77-82	(14/02210/FULL1) - Newstead Wood School, Avebury Road, Orpington
4.13	Bromley Common and Keston	83-88	(14/02223/FULL6) - 2 Gravel Road, Bromley

**SECTION 4** (Applications recommended for refusal or disapproval of details)

Report No.	Ward	Page No.	Application Number and Address
4.14	Bromley Common and Keston	89-98	(14/02135/FULL1) - Scrubs Farm, Lower Gravel Road, Bromley

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## **PLANS SUB-COMMITTEE NO. 4**

Minutes of the meeting held at 7.00 pm on 17 July 2014

### **Present:**

Councillor Richard Scoates (Chairman)  
Councillor Peter Dean (Vice-Chairman)  
Councillors Vanessa Allen, Nicky Dykes, Simon Fawthrop,  
Samaris Huntington-Thresher, Russell Mellor, Melanie Stevens  
and Michael Turner

### **Also Present:**

Councillors Nicholas Bennett J.P. and Catherine Rideout

### **1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**

No apologies for absence were received.

### **2 DECLARATIONS OF INTEREST**

Councillor Scoates declared a personal interest in Item 4.7 as he was a former pupil of Braeside Preparatory School.

Councillors Scoates, Stevens and Turner declared personal interests in Item 4.14 as they were Members of the Bigghin Hill Heritage Centre Working Party.

Prior to this meeting, an Urgency Committee was convened to consider a dispensation request from Councillor Nicholas Bennett JP to permit him to address Members on Item 4.3 - (14/00877/FULL6) - 18 Upper Park Road, Bromley, in which he had a Disclosable Pecuniary Interest as the owner of the property. An unconditional dispensation was granted and Councillor Bennett JP spoke as a member of the public but did not take part in the discussion or vote.

### **3 CONFIRMATION OF MINUTES OF MEETING HELD ON 15 MAY 2014**

**RESOLVED** that the Minutes of the meeting held on 15 May 2014 be confirmed and signed as a correct record.

## 4 PLANNING APPLICATIONS

### SECTION 1

(Applications submitted by the London Borough of Bromley)

#### 4.1 PLAISTOW AND SUNDRIDGE

**(14/01300/FULL1) - Parish School, 79 London Lane, Bromley**

Description of application - Single storey extension to existing modular classroom and erection of decking with canopy.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

### SECTION 2

(Applications meriting special consideration)

#### 4.2 BROMLEY TOWN

**(13/03530/RECON) - 29 Gwydyr Road, Bromley**

Description of application - Removal of condition 5 of planning permission reference 11/00407 requiring arrangements to be in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a residents parking permit within any controlled parking zone which may be in force in the vicinity of the site at any time.

**THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.**

#### 4.3 PLAISTOW AND SUNDRIDGE

**(14/00877/FULL6) - 18 Upper Park Road, Bromley**

Description of application - Part one/two storey side extension and roof extension incorporating 2 rear dormers with juliet balconies.

Oral representations in support of the application were received at the meeting.

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**4.4  
PLAISTOW AND  
SUNDRIDGE**

**(14/01145/FULL1) - Land adjacent to 27 Edward Road, Bromley**

Description of application - Detached two storey six bedroom house with accommodation in roofspace, integral garage and associated vehicular access and car parking.

Oral representations in support of the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

**4.5  
CRAY VALLEY WEST**

**(14/01377/FULL6) - 214 Chislehurst Road, Orpington**

Description of application - Part one/two storey side/rear extension.

Oral representations in support of the application were received at the meeting.

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**4.6  
BICKLEY**

**(14/01555/FULL1) - 21 Denbridge Road, Bickley**

Description of application - Replacement three storey 6 bedroom detached dwelling with integral garage with accommodation above, refuse storage container and front boundary wall and gates to maximum height of 1.8 metres.

Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-

1 The proposed replacement dwelling, by virtue of its overall scale, height, width and depth in this prominent location would represent an overdevelopment of the plot, thereby contrary to Policy BE1 and H7 of the Unitary Development Plan.

4.7  
BICKLEY

**(14/01566/FULL1) - Braeside Preparatory School,  
41-43 Orchard Road, Bromley**

Description of application - Replacement single storey library extension to main school building, replacement single storey classroom block and replacement single storey kindergarten classroom block.

Oral representations from Ward Member Councillor Catherine Rideout in support of the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

4.8  
KELSEY AND EDEN PARK

**(14/01636/FULL1) - Harris Academy Beckenham,  
Manor Way, Beckenham**

Description of application - Erection of 3 temporary buildings to provide primary school accommodation for 2 forms in 2014/15 and 2 forms in 2015/16 plus staff support, together with associated hardstanding and landscaping works and 2 car parking spaces.

Oral representations in objection to and in support of the application were received at the meeting.

The Chief Planner advised that the date stipulated in the second line of condition 17 should read 'July 17<sup>th</sup> 2017'.

It was reported that further objections to the application had been received.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-

1 The proposed development would represent a cramped, over-intensive use of the site, giving rise to a detrimental impact on the character of the area, including the Manor Way Conservation Area and on the amenities of nearby residential properties by way of increased traffic generation and parking pressure, not outweighed by local educational need and thereby contrary to Policy BE1, BE13, C1, C7, T3 and T18 of the Unitary Development Plan.



**4.9  
CHELSFIELD AND PRATTS  
BOTTOM**

**(14/01747/FULL1) - Eastern House, Clarence  
Court, Rushmore Hill, Orpington**

Description of application - Single storey side extension to provide car parking and archive store and rearrangement of car parking layout.

Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-

1 The proposed development, by reason of its design, scale and siting would continue to appear overbearing and likely to result in an undue increase in local parking demand in the vicinity of the site and vehicle manoeuvring likely to be inconvenient to road users and prejudicial to the safety and free flow of traffic, contrary to Policies BE1, T3 and T18 of the Unitary Development Plan.

**4.10  
PLAISTOW AND  
SUNDRIDGE**

**(14/01976/FULL6) - 70 Park Road, Bromley**

Description of application - Part one/two storey rear extension.

Oral representations in support of the application were received at the meeting.

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**SECTION 3**

(Applications recommended for permission, approval or consent)

**4.11  
CRYSTAL PALACE  
CONSERVATION AREA**

**(13/04238/FULL1) - 51 Fox Hill, Anerley**

Description of application - Part demolition of existing extensions and excavation and extension to provide eight apartments over basement, ground, first and second floor accommodation, including roof gardens and terrace/balcony areas.

It was reported that the application was amended by documents received on 2 July 2014.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

**4.12  
CHELSFIELD AND PRATTS  
BOTTOM**

**(14/00656/FULL6) - 19 Warren Gardens, Orpington**

First floor side and rear extensions to include terrace and balustrade, front porch and elevational alterations.

Comments from the Planning Officer were reported at the meeting.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**4.13  
DARWIN**

**(14/02032/FULL6) - Penny Cottage, Farthing Street, Downe**

Description of application - Single storey side/rear extension.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with the addition of a further condition to read:-

'4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no buildings, structures, alterations, walls or fences of any kind shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

Reason: In the interest of the visual amenities of the area and to prevent an overdevelopment of the site, in order to comply with Policy BE1 of the Unitary Development Plan.'

**4.14  
BIGGIN HILL  
CONSERVATION AREA**

**(14/02136/FULL1) - RAF Station, Main Road, Biggin Hill**

Description of application - Construction of a Museum with integral cafeteria, shop, display areas and lavatories and relocation of existing car park.

Oral representations in support of the application were received.

Comments from Ward Member Councillor Julian Benington in support of the application were reported at the meeting.

Further letters of support had been received.

Members were advised that Environmental Health and the Metropolitan Police raised no objections to the application.

Comments from the Highways Agency were reported.

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner with the addition of a further 7 conditions to read:-

'11 Notwithstanding the access details shown on drawing 4671-201A, details of the layout of the proposed vehicular access onto Main Road and the coach parking area, including dimensions of visibility splays, a Road Safety Audit to inform the design of the access and details of any related changes to the existing accesses onto Main Road, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development and these access arrangements shall be substantially completed before any part of the development hereby permitted is first used. There shall be no obstruction to visibility in excess of 1.0m in height within the approved splays and the splays shall be permanently retained.

Reason: In order to comply with Policy T18 of the Unitary Development Plan and in the interest of pedestrian and vehicular safety.

12 Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development Order 1995 (or any Order amending, revoking and re-enacting this Order) or not, shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

Reason: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

13 Details of the finished surfaces of the access road and parking areas and of the street lighting installations, shall be submitted to and approved in writing by the Local Planning Authority before the development commences and the access road, parking areas and street lighting shall be completed in accordance with the approved details before the development hereby permitted is first used. The approved lighting scheme shall be self-certified to accord with BS 5489-1:2003.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual amenities of the area.

14 Before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) shall be provided at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority and the bicycle parking/storage facilities shall be permanently retained thereafter.

Reason: In order to comply with Policy T7 and Appendix II.7 of the Unitary Development Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.

15 Whilst the development hereby permitted is being carried out, provision shall be made to accommodate operatives and construction vehicles off-loading, parking and turning within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall remain available for such uses to the satisfaction of the Local Planning Authority throughout the course of development.

Reason: In the interests of pedestrian and vehicular safety and the amenities of the area and to accord with Policy T18 of the Unitary Development Plan.

16 Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.

Reason: To ensure a satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.

17 The development hereby permitted shall incorporate measures to minimise the risk of crime. No development shall take place until details of such measures, according to the principles and physical security requirements of Secured by Design, have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented before the development is occupied and thereafter retained.

Reason: In the interest of security and crime prevention and to accord with Policies H7 and BE1 of the Unitary Development Plan.’

#### **SECTION 4**

(Applications recommended for refusal or disapproval of details)

#### **4.15 COPERS COPE CONSERVATION AREA**

#### **(14/00231/FULL1) - 28 Downs Hill, Beckenham**

Description of application - Demolition of existing house and erection of replacement single family dwelling with associated excavation, landscaping and front boundary treatment.

Oral representations in objection to and in support of the application were received at the meeting. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner.

#### **4.16 PENGE AND CATOR**

#### **(14/01249/FULL1) - 1 Kingswood Road, Penge**

Description of application - Demolition of existing buildings and erection of two x 2 bedroom and one x 3 bedroom dwellings with associated parking and amenity areas.

It was reported that the application had been significantly amended by revised documents and in this respect, a new application would be required. Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner.

- 8 The Chairman moved that the attached report, not included in the published agenda, be considered as a matter of urgency on the following ground:-

'In order that the proposed works can be carried out over the school summer holiday and be ready for the new school year should Members consider the application to be acceptable.'

8.1  
COPERS COPE

**(14/01411/FULL1) - Worsley Bridge Junior School,  
Brackley Road, Beckenham**

Description of application - Replacement glazing to form larger windows and new door openings out on to the playground.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with the addition of a further condition to read:-

'4 Notwithstanding the submitted details, before the commencement of development (unless otherwise agreed in writing by the Local Planning Authority), details of the glazing to be used in the replacement windows hereby approved shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building.'

The meeting ended at 8.25 pm

Chairman

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

**Application No :** 14/01926/FULL1

**Ward:**  
Cray Valley East

**Address :** St Pauls Cray Church Of England  
Primary School Buttermere Road  
Orpington BR5 3WD

**OS Grid Ref:** E: 547653 N: 168586

**Applicant :** Mr D Margetson

**Objections :** YES

### **Description of Development:**

Proposed extension to existing school comprising two modular buildings to accommodate additional classrooms and nursery to expand school permanently from 1 form of entry to 2 forms of entry.

Key designations:

Areas of ArchAeological Significance  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Open Space Deficiency

### **Proposal**

The proposal is aimed at providing additional accommodation to facilitate expansion of classes within the school from one form of entry to two forms of entry, and to provide an expanded nursery facility. It is also intended to renovate and modify some of the existing school facilities, including the partial remodelling of two first floor classrooms. The proposal is for an expansion of the school leading to an increase in pupils from 196 to 406 over a period of a few years.

The proposal comprises of modular buildings which will occupy two areas of the site. The largest addition will form a single storey linear suite of classrooms which will extend to the north of the existing eastern wing of the school. It will incorporate four new classrooms and include in an expansion of an existing corridor

It is also proposed to expand the "Early Years" unit which is situated to the south of the main school buildings. This will enable the formation of a two form of entry nursery with a nursery room. The proposed building will be situated between the school hall and existing "Early Years" building and will provide additional accommodation for 2- and 3-year old internees. The building will be single storey and maintain a minimum separation of 6.0m to the southern boundary (backing on

to Buttermere Road). Two new trees are proposed between this building and the southern boundary.

The application is accompanied by a Design, Access and Security Statements; a Contaminated Land Risk Assessment; a Geotechnical Soil Survey; an Asbestos Management Location & Assessment Report; a CCTV Camera Inspection Report; a Mechanical, Electrical and Public Health Scheme Design & Energy Strategy Proposal; a Transport Assessment; and a Tree Survey.

### **Location**

The site is bounded to the south by Doveney Close and Buttermere Road, the latter of which provides the main access point to the school, including vehicular access. To the north the site is bounded by Francis Road and to the east by Sandpiper Way, both roads being residential. To the west the site is bounded by allotment gardens and Millwood Road. The overall site measures 2.3 hectares in area and includes playing fields to the north and west of the main school complex. The site is designated as an Area of Archaeological Significance.

### **Comments from Local Residents**

The following comments were received from neighbouring residents which are summarised as follows:

- enlargement of the existing nursery which is very close to a neighbouring garden will lead to increasing noise and disturbance
- what provision has been made to reduce the noise impact?
- proposed nursery expansion will lead to loss of light and outlook
- proposal will lead to increase in traffic and a doubling in cars
- as pupils travel from further afield they are likely to travel by car
- no additional parking is proposed

### **Comments from Consultees**

No technical Highways objections have been raised, subject to conditions relating to a construction management plan, and the provision of a revised School Travel Plan within six months of the occupation of the proposed development.

No objection has been raised by the "Design Out Crime Officer" subject to a "Secure By Design" condition.

No objection has been raised by the Environmental Health Officer.

No objection has been raised by the Council's Drainage Consultant, subject to conditions.

No objection has been raised by Thames Water.

English Heritage has not imposed any archaeological requirements.



Any comments from the Tree Officer will be reported verbally at the meeting.

### **Planning Considerations**

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

- BE1 Design of New Development
- NE7 Development and Trees
- C1 Community Facilities
- C7 Educational and Pre School Facilities
- T1 Transport Demand
- T3 Parking
- T18 Road Safety

London Plan:

- 3.18 Education facilities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable Design and Construction.
- 5.7 Renewable Energy
- 5.13 Sustainable Drainage
- 5.15 Water use and supplies
- 5.16 Waste self-sufficiency
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road network capacity
- 6.13 Parking.
- 7.2 An Inclusive Environment.
- 7.3 Designing out Crime
- 7.4 Local Character
- 7.6 Architecture
- 7.21 Trees and woodlands

### **Planning History**

There have been a number of applications at the site over recent years, the most recent of which are summarised below:

- 98/02518 - Retention of mobile unit for pre-school use and teaching school age children
- 08/00226 - Single storey front extension to provide office accommodation/enlarged entrance lobby and disable access ramp
- 10/02602 - Replacement single storey modular building for childrens nursery, retaining walls and hardstanding for play area and pedestrian access path
- 13/00134 - Replacement 2.7m high chain link fencing fronting pedestrian footpath at Millwood Road
- 13/03130 - Erection of 4m high fence to part of northern boundary

## **Conclusions**

The main planning considerations relevant to this application are:

- The principle of the proposed additional classroom buildings and extensions.
- The impact of the scheme on the residential amenity of neighbouring properties.
- Traffic, parking and servicing.

### Principle of Development

Policy C1 is concerned with community facilities and states that a proposal for development that meets the identified education needs of particular communities or areas of the Borough will normally be permitted provided the site is in an accessible location.

Policy C7 is concerned with educational and pre-school facilities and states that applications for new or extensions to existing establishments will be permitted provided they are located so as to maximise access by means of transport other than the car.

Policy C8 is concerned with dual use of community facilities and states that the Council will permit proposals which bring about the beneficial and efficient use of educational land and buildings for and by the community, provided that they are acceptable in residential amenity and highways terms. The subtext at para. 13.27 states that the Council wishes to encourage schools and other educational establishments to maximise the contribution their buildings and grounds can make to the local community.

The addition and use of new buildings to enhance the existing teaching facilities at the school is therefore in line with policy. The use should also be located in an appropriate place that both contributes to sustainability objectives and provides easy access for users.

### Design

Paragraph 63 of the NPPF states that 'in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area'. Paragraph 131 states that 'in determining applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

Policy BE1 requires that new development is of a high standard of design and layout which complements the surrounding area and respects the amenities of the occupants of nearby buildings.

In terms of their design, the proposed buildings will maintain a broadly similar appearance to the existing buildings, both in terms of scale and use of materials.

Accordingly, it is not considered that the proposed buildings will dominate their surroundings or adversely affect local visual amenity. This approach is supported within this context with the proposed building extensions complementing the design of the original school buildings.

### Residential Amenity and Impact on Adjoining Properties

Policy BE1 also requires that development should respect the amenity of occupiers of neighbouring buildings and those of future occupants and ensure their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing.

In terms of neighbouring residential amenity, the closest neighbouring properties adjoining the school site are those houses along the northern side of Buttermere Road which border the southern perimeter of the school site. Objections have been received from residents occupying properties within this cluster of houses which will be situated within relatively close proximity of the proposed "Early Years" (nursery) extension. The south-western corner of this building will be situated a minimum 5.0m away from the boundary abutting those properties. Taking account of the proposed design of this extension, which will incorporate a flat roof design and rise to a maximum height of approximately 4.5m (as scaled) it is not considered that the impact of this extension will be sufficiently adverse to warrant refusal; given the separation between this proposed extension and those neighbouring residential properties, it is considered that the visual impact of the development will be limited.

With regard to the proposed linear suite of classrooms, which will extend to the north of the existing eastern wing of the school, given its substantial separation to surrounding residential properties it is considered that there will be no significant impact on the privacy and amenity of adjoining occupiers in terms of loss of light and outlook, siting and position of the extended buildings.

Therefore, it is considered that there will not be any loss of privacy or unacceptable overlooking as a result of the proposal in accordance with Policy BE1.

### Highways and Traffic Issues

A Transport Statement has been submitted, the contents of which have been reviewed by the Council's Highway's Officer who has no objection to the proposal to increase school capacity from 2 form entry to 3 form entry, subject to planning conditions requiring a construction management plan, and the submission of a revised School Travel Plan.

As such it is not considered that the proposal would have any significant effect on highway safety.

### Summary

This application has been considered in the light of policies set out in the development plan and other material considerations

On balance, Officers consider that the proposal represents a sustainable form of development in accordance with the aims and objectives of adopted development plan policies. The proposed extensions are considered to be of appropriate scale, mass and design and relate well to their context in the locality. The proposal will provide a good standard of accommodation for the expansion of the school in a suitable location. It is not considered that the proposal will have an unacceptable impact on visual amenity in the locality or the amenity of neighbouring occupiers and the scheme is therefore considered acceptable.

Background papers referred to during production of this report comprise all correspondence on the file refs set out in the Planning History section above, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1     ACA01        Commencement of development within 3 yrs  
ACA01R        A01 Reason 3 years
- 2     ACH29        Construction Management Plan  
ACH29R        Reason H29
- 3     Before the development hereby permitted is first occupied, a revised School Travel Plan shall be submitted to and agreed in writing to the satisfaction of the Local Planning Authority, and this shall be implemented in accordance with the agreed details prior to first occupation.  
ACH28R        Reason H28
- 4     ACD02        Surface water drainage - no det. submitt  
AED02R        Reason D02
- 5     ACD04        Foul water drainage - no details submitt  
ADD04R        Reason D04
- 6     ACA05        Landscaping scheme - implementation  
ACA05R        Reason A05
- 7     ACC07        Materials as set out in application  
ACC07R        Reason C07
- 8     ACI11        Obscure glaz'g/details of opening (1 in)     along the southern  
elevation of the proposed nursery room  
ACI11R        Reason I11 (1 insert)             BE1
- 9     ACK01        Compliance with submitted plan  
ACC01R        Reason C01
- 10    ACI21        Secured By Design  
ACI21R        I21 reason
- 11    ACK03        No equipment on roof  
ACK03R        K03 reason
- 12    ACK06        Slab levels - compliance  
ACK06R        K06 reason

**Application:**14/01926/FULL1

**Address:** St Pauls Cray Church Of England Primary School Buttermere Road Orpington BR5 3WD

**Proposal:** Proposed extension to existing school comprising two modular buildings to accommodate additional classrooms and nursery to expand school permanently from 1 form of entry to 2 forms of entry.



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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

**Application No :** 14/02045/FULL1

**Ward:**  
**Penge And Cator**

**Address :** Alexandra Junior School Cator Road  
Sydenham London SE26 5DS

**OS Grid Ref:** E: 535952 N: 170915

**Applicant :** Alexandra Junior School

**Objections :** NO

### **Description of Development:**

Demolition of existing modular building to eastern elevation and erection of single storey building with ramped and stepped access

Key designations:

Conservation Area: Cator Road  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Open Space Deficiency  
Urban Open Space

### **Proposal**

It is proposed to demolish an existing 1960s built modular building to the south of the main school building and erect a replacement single storey modular building. The building will provide a classroom with wet area facility, 2 group rooms, toilets and an entrance lobby. The external walls will feature timber effect weatherboard cladding.

The application states that the existing building has reached the end of its lifespan.

The existing building is approx. 8m wide, 16.5m deep and 3.8m high at the highest point. The replacement building will be approx. 8m wide with a 12.5m wide roof overhang, 20m deep and 3.8m high at the highest point.

### **Location**

The school is located on the eastern side of Cator Road in a residential area primarily comprising two storey dwellings. The site adjoins residential rear gardens to the north and east and there is a football ground and houses fronting Cator Road to the south.

The main school building is a locally listed building and the site lies within the Cator Road Conservation Area.

### **Comments from Local Residents**

Nearby residents were notified of the application and no representations were received.

### **Comments from Consultees**

The Advisory Panel for Conservation Areas have commented that the proposal harms the setting of the Locally Listed school building. However, on the basis that the proposed building replaces an existing building no objections are raised.

Any further responses to consultations will be reported verbally at the meeting.

### **Planning Considerations**

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

- C1 Community Facilities
- C7 Educational and Pre-School Facilities
- G8 Urban Open Space
- BE1 Design of New Development
- BE10 Locally Listed Buildings.

### **Conclusions**

The main issues to be considered in this case are as follows:

- impact on the residential amenities of the occupants of nearby dwellings
- impact on the character and appearance of the Cator Road Conservation Area
- impact on the setting of the locally listed school building
- impact on the openness of the Urban Open Space.

The building will be sited a significant distance from the nearest residential dwellings and will not result in a detrimental impact on the amenities of the occupants of these dwellings.

The replacement building will be erected on the site of the existing modular building and will be approx. 3.5m deeper than the existing building. It is considered that the replacement building will result in no greater impact on the character and appearance of the Conservation Area or the setting of the locally listed school building

Policy G8 of the UDP states that proposals for built development in Urban Open Space will be permitted where the development is related to the existing use of the site. It further states that the Council will weigh any community benefits against the



loss of open space and that in all cases the scale, siting and size of the proposal should not unduly impair the open nature of the site. The building is related to the existing use of the site and will provide educational benefits whilst the increased impact of the building on the openness of Urban Open Space is not considered to be unduly harmful. The proposal is considered acceptable in Urban Open Space terms.

The proposal will result in provision of an improved educational facility and is considered acceptable.

Background papers referred to during production of this report comprise all correspondence on file ref. 14/02045, excluding exempt information.

**RECOMMENDATION: PERMISSION**

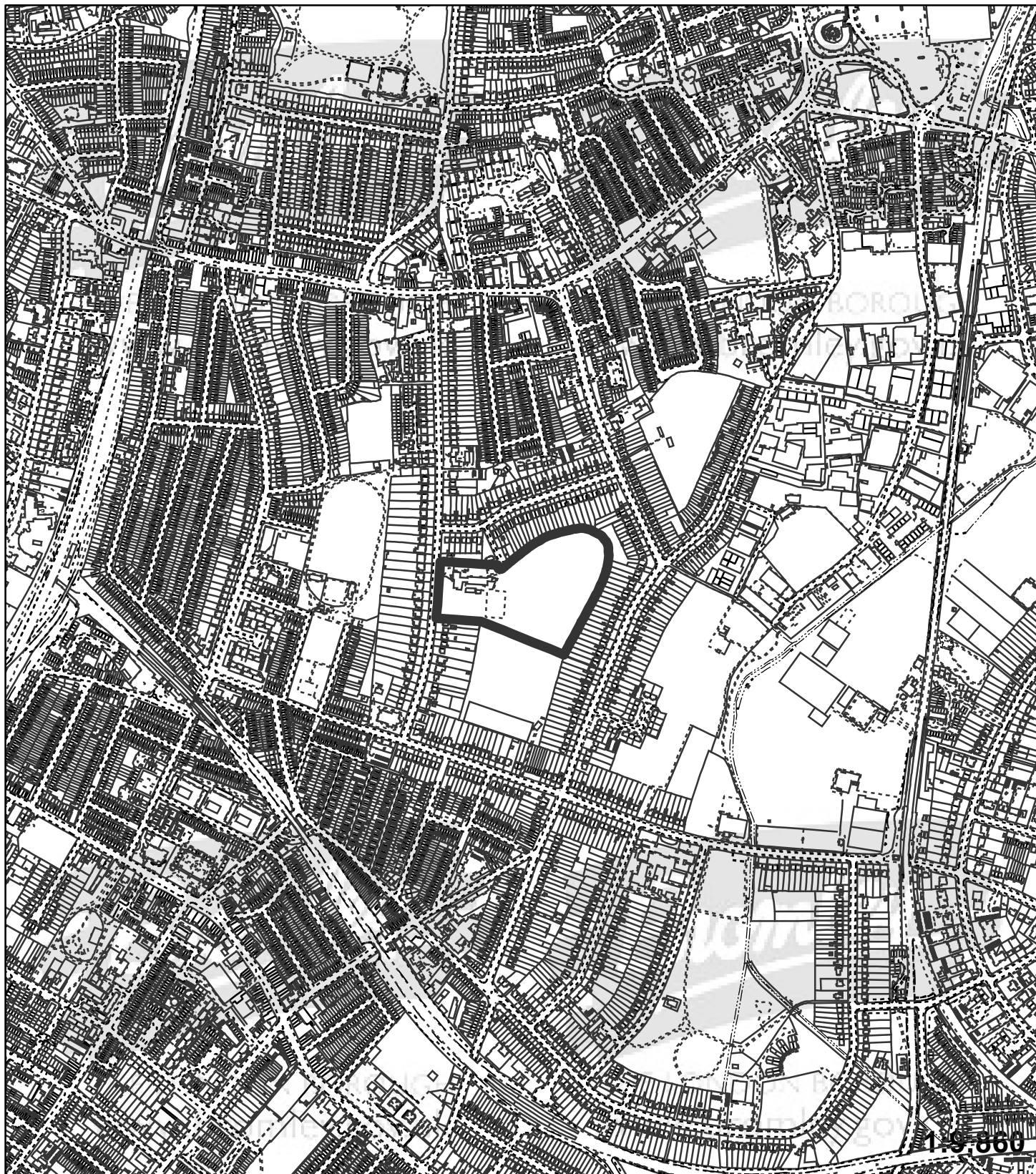
Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACC01  | Satisfactory materials (ext'nl surfaces) |
|   | ACC01R | Reason C01                               |
| 3 | ACK01  | Compliance with submitted plan           |
|   | ACC01R | Reason C01                               |

**Application:**14/02045/FULL1

**Address:** Alexandra Junior School Cator Road Sydenham London SE26 5DS

**Proposal:** Demolition of existing modular building to eastern elevation and erection of single storey building with ramped and stepped access



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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

**Application No :** 14/02313/MATAMD

**Ward:**  
Cray Valley West

**Address :** Riverside School Main Road St Pauls  
Cray Orpington BR5 3HS

**OS Grid Ref:** E: 547193 N: 169402

**Applicant :** Mrs S Crane

**Objections :** NO

### **Description of Development:**

Minor Material Amendment to application ref. 13/01744 - Erection of part 3m / part 1-2m boundary fence and 1.2m gate. Erection of 1.2m internal fence with light fittings. Relocation of existing 3m gates

Key designations:

Areas of Archaeological Significance  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Flood Zone 2  
Flood Zone 3  
Gas HP Zones Gas HP Zones:  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Local Distributor Roads  
Urban Open Space

### **Proposal**

In August 2013 (ref. 13/01744) planning permission was granted for a new access road and vehicle turning area on the southern side of this school, which specialises in the provision of education for children with Autism Spectrum Disorder, to provide dedicated safe and secure vehicle access for pupils and associated landscaping. The access and turning area have been provided and fencing erected in accordance with the permission.

Permission is currently sought to relocate the existing 3m high fencing to the perimeter of the site and relocate the existing 3m high gates further eastwards. This would provide an increased secure area and enable the school to provide more amenity space for pupils.

### **Location**

Riverside School is located on the western side of Main Road and backs on to residential properties in Main Road. There is a public park to the south and commercial properties to the north and east. The site lies within designated Urban Open Space.

### **Comments from Local Residents**

Nearby properties were notified and no representations have been received.

### **Comments from Consultees**

The Council's Parks and Greenspaces Officer raises no objection.

The Council's Education Officer supports the proposal.

### **Planning Considerations**

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

- BE 1 Design of New Development
- G8 Urban Open Space
- C7 Education and Pre School Facilities

A consultation on draft Local Plan policies was undertaken early in 2014 and will be a material consideration. The weight attached to the draft policies increases as the Local Plan process advances

In strategic terms the most relevant London Plan policies are:

#### **3.18 Education Facilities**

Draft Alterations to the London Plan have been published and consultation undertaken. An Examination in Public is scheduled to commence in September 2014

The National Planning Policy Framework 2012 is also relevant.

### **Planning History**

The site has been the subject of numerous previous applications the most relevant of which is

13/01744 - 2 lean to canopies with railings and 1 access ramp to the rear of the school building. Landscaping works to south-eastern edge of site including new tarmac road, 1.2m high fencing, external lighting, vehicle turning area and new planting granted on August 13th 2013.

### **Conclusions**

The main issues to be considered are the visual impact on the adjoining park.

At present there is a 3m high boundary fence enclosing the school's multi use games area with a 1.2m high boundary fence that extends to Main Road.

An internal 3m high fence currently runs along the northern side of the internal access road. The proposal is to move this fence to the perimeter of the site for part of the remainder of the boundary with a lower 1.2m boundary fence finishing the boundary treatment to Main Road. The existing 3m high gates will be pulled closer to Main Road and will provide a larger secure and safe area within the school boundary.

As a result the higher fence will be more visible from the adjacent park but it is considered that the impact on the appearance of the area will not be so significant as to cause any undue harm.

The amended layout will ensure that maintenance access is maintained to the adjacent park.

Having regard to the above it is considered that the benefit of providing additional outdoor space on this cramped site is considerable and the impact on the visual amenity is not significant and, as such, permission is recommended.

#### **RECOMMENDATION: MINOR MATERIAL AMENDMENT APPROVED**

Subject to the following conditions:

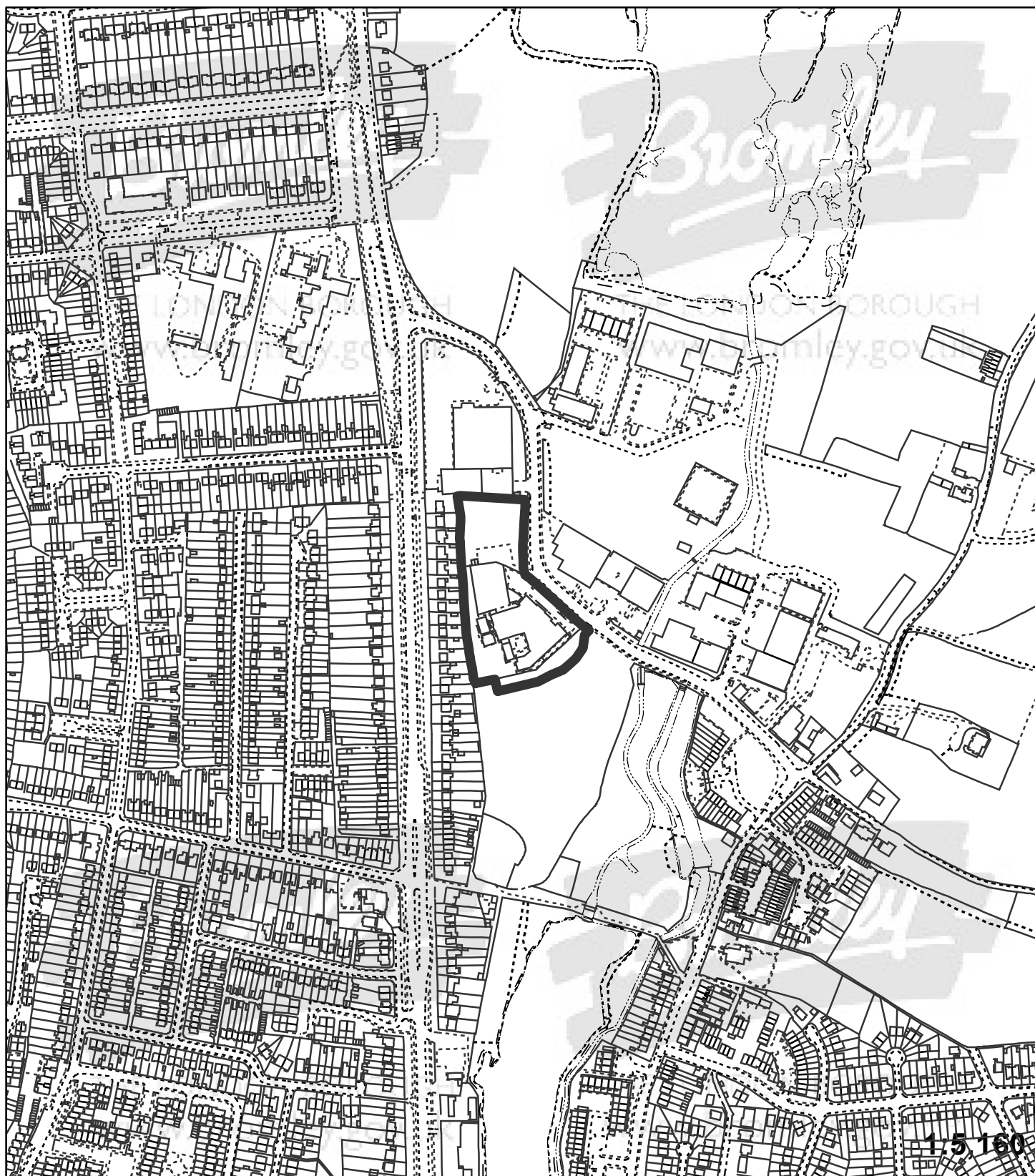
- 1 The development to which this permission relates must be begun not later than 13th August 2016.  
ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details  
ACA04R Reason A04
- 3 ACC07 Materials as set out in application  
ACC07R Reason C07
- 4 ACH03 Satisfactory parking - full application  
ACH03R Reason H03
- 5 ACD02 Surface water drainage - no det. submitt  
AED02R Reason D02
- 6 ACK01 Compliance with submitted plan  
ACK05R K05 reason
- 7 Details of the proposed surface water infiltration and sub base storage below the new access road shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced.

**Reason:** To reduce impact of flooding both to and from the proposed development and third parties.

**Application:**14/02313/MATAMD

**Address:** Riverside School Main Road St Pauls Cray Orpington BR5 3HS

**Proposal:** Minor Material Amendment to application ref. 13/01744 - Erection of part 3m / part 1-2m boundary fence and 1.2m gate. Erection of 1.2m internal fence with light fittings. Relocation of existing 3m gates



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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

**Application No :** 14/02367/FULL1

**Ward:**  
Copers Cope

**Address :** Clare House Primary School Oakwood  
Avenue Beckenham BR3 6PJ

**OS Grid Ref:** E: 538295 N: 169170

**Applicant :** Mr J Budden

**Objections :** YES

### **Description of Development:**

Demolition of existing school building and erection of a two storey school building with associated landscaping including and artificial multi use sports pitch

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Local Distributor Roads  
Open Space Deficiency  
Urban Open Space

### **Proposal**

Planning permission is sought for the demolition of the existing school building and the erection of a two storey school building with associated landscaping including an artificial multi use sports pitch.

The proposal will enable the expansion of the school from a 1 form of entry primary school to a 2 form of entry primary school to meet the demand for primary school places in the area.

The number of pupils is proposed to increase from 302 to 420 by September 2015 with an effective increase of 8 members of staff.

The Design and Access Statement accompanying the application details a number of design options leading to the formulation of the current application. In summary the scheme will involve the construction of a new two storey school building in a linear format to the south western corner of the site. The existing school building will then be demolished and an artificial multi use sports pitch will be sited approximately on the footprint of the old school building. A hard play area will be

located between the new school building and the multi use sports pitch midway within the site.

The new building will measure at its maximum extents approximately 66m in length by 25m depth with a height of 9.5m in the area of the main hall and 8m in other sections of the building. The ground level floor base of the building is indicated to be set 1.8m below the level of Overbury Avenue at the southern end of the site rising to 1m below at the northern end of the building. The building has been set back approximately 25m from the nearest neighbouring boundary on Holmdene Close to the south and averages 40m separation from the front elevations of properties on the opposite side of Overbury Avenue. The main pedestrian entrance to the building will be from Overbury Avenue via an entrance piazza.

This proposal includes an increase to staff car parking spaces accessed from Oakwood Avenue from 4 car parking spaces to provide 11 parking spaces for staff use only, one of which is for disabled use. The scheme retains the existing cycle hoops that the school have and increases this number with a covered shelter for an additional 10 bikes, as well as scooter pods for 20 scooters.

The materials palette proposed consists of Ibstock linear "olde English" brickwork to the main sections of the building. The taller main hall section comprises a mix of standing seam zinc vertical cladding in red, brown and green to east and west elevations, a Warm Weiss Perma Rock render system to opposing elevations and standing seam zinc horizontal cladding to the first floor plant works area.

Window frames are proposed in powder coated aluminium in dark grey. Majority of the buildings windows are to be fitted with a slatted composite Brise Soleil in cedar. Canopies are proposed in polycarbonate with powder coated aluminium posts.

Landscaping works are proposed that indicate new permeable paved areas to front of the new building, boundary fence and improvements to entrances including covered gates, enclosed outdoor teaching spaces and soft play area.

Energy use reduction and renewable energy and carbon reduction is proposed and seeks to improve energy efficiency using passive methods. Strategies include the use of natural ventilation and minimising solar gain as well as improved U values for each construction element above those set out in Part L of the Building Regulations. Solar powered natural vent cowls are indicated to assist with ventilating the classrooms whilst rooflights and corridor glazing promotes natural daylighting of spaces and ventilation. Solar photovoltaic panels are indicated.

## **Location**

Clare House School is located on the north west side of Overbury Avenue, adjacent to the junction with Oakwood Avenue. The site is currently accessed from Oakwood Avenue just off of Bromley Road (A222). Surrounding the site are residential properties with Kelsey Park a short distance away to the in the west. To the north west of the site is St Barnabas Church.



The existing school is located to the north east of the site towards the junction of the two roads. The site is split level with the existing main school building being sited on a lower level with a sloped grassed area and path to the frontage with Oakwood Avenue. Retaining walls and a planted bank run along the frontage to Overbury Avenue. A retaining wall and external ramps are located between the main school building and the upper hard play area to the south west of the site. This hard play area contains a temporary classroom with a second temporary classroom under construction at the time of the Officer site visit

Vehicular access into a small delivery area, with limited on site car parking is from Oakwood Avenue, with further grounds maintenance access from Overbury Avenue towards the former school caretakers house. Pedestrian access is currently from both Oakwood Avenue and Overbury Avenue. There is a perimeter paved walkway around the main school building.

A number of smaller building structures including shelters and external stores area situated on either side of the large hard play area. A wooden adventure play area is situated to the corner of the hard play area. A former caretakers house is located in the south east of the site and currently not in school use.

The site is designated as Urban Open Space.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and a number of representations were received which are summarised as follows:

In support:

- Demolition of unsightly school welcomed. Noise levels possibly higher at Oakwood Avenue end due to open spaces but this is accepted.
- New building is attractive and blends well with the local environment.
- Delighted a new school is being built for the children of Beckenham.

Objections:

- concern regarding the location of the Astroturf pitch on the Oakwood Avenue end of the site and the potential use by external parties outside of school hours in terms of additional noise and disturbance. Concern regarding the potential use of flood lights on the pitch.
- increase in on street parking. Eleven spaces are not adequate for the increase in staff numbers. Preference to see entrance exits for Astroturf pitch relocated to Overbury Avenue.
- double the size of the school will significantly increase traffic in a quiet residential area and increase the lack of available on street parking during pick up/ drop off and school parent evenings.
- the relocation of the school is based on convenience not children or local residents.
- loss of the grass field not beneficial for local environment.

- already significant congestion and parking issues associated with the school due to restricted width of Overbury Road caused by parking on both sides.
- locating school nearer to Holmdene Close will increase noise and disturbance to residents in the Close. Expansion of the school should be attached to the existing building.
- concern regarding the extent of the use of the Astro turf facility in the evenings, weekends and during holidays in terms of noise and disturbance and increased on street parking.
- concern regarding the hiring out of school facilities.
- location of new building will increase noise for local residents throughout the day.
- concern regarding the flow within watercourses in the area caused by the new building.
- concerns regarding the effect of an expanded school in terms of one to two form entry on the community in terms of space and environment.
- issues raised regarding the accuracy and finding of the Transport Assessment.
- concerns regarding construction on Saturdays.
- adverse effect on residential amenity of neighbours by reason of noise, disturbance, light pollution and anti social behaviour.
- visual impact of 4m high fence around pitch will look out of place.
- development is over bearing, out of scale and out of character compared to existing development.
- loss of existing views from property will adversely affect residential amenity.
- need for an artificial pitch questioned. Present grounds fit for purpose for children.
- concerns regarding subsidence in relation to proximity of homes on Holmdene Close.
- proposed building is too close to homes in Holmdene Close compromising privacy and outlook.

### **Comments from Consultees**

Technical Highways comments were received. The new building will be constructed with two pedestrian accesses from Overbury Avenue (one of which is currently a vehicular access), and the vehicular access from Oakwood Avenue retained to provide access into the car park.

In terms of access the separate pedestrian and vehicle entrances to the school located off Oakwood Avenue and Overbury Avenue will be retained as per the existing situation but the vehicular access from Overbury Avenue will become a pedestrian access only.

In terms of parking the existing hard standing accessed from Oakwood Avenue accommodates 4 car parking spaces for staff use only and this facility will be expanded to provide 11 parking spaces inclusive of one disabled bay. Parents/carers are not permitted to use any on-site parking facilities. The site is also located within an area where on-street parking space is available.

The bicycle shed on site that currently houses bicycles and scooters and currently has spare capacity as it is currently used to store 2 bicycles and 26 scooters during the day. However, despite the spare capacity a new cycle shed by Overbury Avenue for 10 cycles and 5 scooter pods that house a total of 20 scooters will also be provided as part of the development for staff and pupils to use. The proposed development requires an additional 13 cycle parking spaces which can be provided within this existing and proposed storage facility.

The bin stores are to be located on the Overbury Avenue frontage. The servicing and deliveries will occur on-street on Overbury Avenue outside school morning and afternoon peak hours. This is acceptable given that Overbury Avenue is a quiet wide road.

In terms of effect on the Local Highway Network, Oakwood Avenue is a residential road with a road width of 10.2m and generous footways of 2.8m width. The carriageway links A222 Bromley Road to the north-west with Scott's Lane to the southeast connecting with further residential streets in the area. Oakwood Avenue is also a bus route. There is a right turn lane and hatching marked on the carriageway of Oakwood Avenue at the junction with Overbury Avenue. Overbury Avenue measures approximately 10.4m wide and benefits from footways on both sides of the carriageway which are around 3m in width and are generally in good condition. Both carriageways are subject to a 30mph speed limit.

Clare House Primary School has a Travel Plan and a 'hands up' survey was conducted on 3rd March 2014. Pick Up/Drop Off Surveys were also conducted. The 'drop off' survey was conducted on Wednesday 17th July 2013 within 200m of the school from 08.00 - 09.30 am. The roads considered were Oakwood Avenue, Overbury Avenue and Stanley Avenue. The results indicate that there were 10 vehicle drop offs along Oakwood Avenue, 71 along Overbury Avenue and 9 along Stanley during the survey period. A further 'pick up' survey was conducted from 14.30 - 16.00pm. The results indicate that there were only 6 vehicles picking up along Oakwood Avenue, 63 along Overbury Avenue and 7 along Stanley Avenue during the survey period. The low number of pick up/drop offs recorded reflects the fact that majority of pupils live in close proximity to the school.

An On-Street Parking Surveys was also carried out on Wednesday 17th July 2013 during the same periods. The results indicate that there are on average 173 unrestricted on-street parking bays within a 200m walk distance of the site. Only 101 of the unrestricted spaces were occupied during the survey leading to a parking stress of 58% (72 available spaces). During the afternoon peak period 87 of the 173 spaces were available (50%).

Traffic Impact and Traffic movements have been compared between the existing and proposed respectively, and this reveals there will be an additional 42 vehicular movements as a result of development. It has been demonstrated from the parking survey that there are 72 available spaces in the morning peak hour and 87 spaces in the evening peak hour. The demand for a further 42 vehicles can therefore be accommodated on-street.

The Environment Agency have commented and not raised any objection subject to details regarding Sustainable Urban Drainage Systems and Land contamination issues. This information can be provided through standard planning conditions.

From a Drainage perspective, no objection is raised subject to further details as regards drainage as per the Environment's Agency comments above.

The Council's Environmental Health Officer has no objections to planning permission being granted.

Thames Water have no objections to planning permission being granted.

The Crime Prevention Officer has no objection subject to the inclusion of measures to reduce the risk of crime. A standard planning condition can secure this.

The Tree Officer has raised no objections.

Sport England have not raised any objections to the loss of the existing sports pitch as a replacement is being provided. They would also prefer to see a larger artificial pitch and commented that lighting would extend the period of use. The pitches should also be made available for community use.

### **Planning Considerations**

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

- BE1 Design of New Development
- NE7 Development and Trees
- G8 Urban Open Space
- C1 Community Facilities
- C7 Educational and Pre School Facilities
- C8 Dual Community Use of Educational Facilities
- T1 Transport Demand
- T3 Parking
- T18 Road Safety

#### London Plan

- 3.18 Education facilities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable Design and Construction.
- 5.7 Renewable Energy
- 5.13 Sustainable Drainage
- 5.15 Water use and supplies
- 5.16 Waste self-sufficiency
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion

- 6.12 Road network capacity
- 6.13 Parking
- 7.2 An Inclusive Environment
- 7.3 Designing out Crime
- 7.4 Local Character
- 7.6 Architecture
- 7.21 Trees and woodlands
- 8.3 Community infrastructure levy

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework which is a key consideration in the determination of this application.

The Councils adopted SPG design guidance is also a consideration.

### **Planning History**

Planning permission (ref. 89/01651) was granted for a single storey front extension to form a dining area and entrance in July 1989.

Planning permission was granted for a cycle shed (ref. 07/00388) in March 2007 and detached single storey shed (91/02644) in May 1992.

Temporary planning permission (1 year) was granted for a single storey classroom block with entrance lobby, toilets and class stores, plus associated external works including canopy, ramp, steps and fences in October 2013 (ref. 13/02432).

Temporary planning permission (1 year) was granted for modular single storey classroom block with entrance lobby, toilets, stores and associated external works including ramp and steps on 5th August 2014 (ref. 14/02013)

Temporary planning permission (1 year) was granted for an extension of time for the single storey classroom block with entrance lobby, toilets and class stores, plus associated external works including canopy, ramp, steps and fences on 28/8/14 (ref. 14/02544)

### **Conclusions**

The main planning considerations relevant to this application are:

- The principle of the replacement of the existing school buildings with a purpose built new school with increased capacity.
- The design and appearance of the proposed scheme and the impact of the new school buildings and site alterations on the character and appearance the locality as an area of Urban Open space.
- The impact of the scheme on the residential amenity of neighbouring properties.
- Traffic, parking and servicing.
- Sustainability and Energy.
- Ecology and Landscaping.

## Principle of Development

Policy C1 is concerned with community facilities and states that a proposal for development that meets an identified education needs of particular communities or areas of the Borough will normally be permitted provided the site is in an accessible location.

Policy C7 is concerned with educational and pre school facilities and states that applications for new or extensions to existing establishments will be permitted provided they are located so as to maximise access by means of transport other than the car.

Policy C8 is concerned with dual use of community facilities and states that the Council will permit proposals which bring about the beneficial and efficient use of educational land and buildings for and by the community, provided that they are acceptable in residential amenity and highways terms. The subtext at para. 13.27 states that the Council wishes to encourage schools and other educational establishments to maximise the contribution their buildings and grounds can make to the local community.

The replacement of the existing school building with a new school building and improved external facilities on site to enhance the teaching facilities at the school is therefore in line with policy. The use should also be located in an appropriate place that both contributes to sustainability objectives and provides easy access for users.

Policy G8 of the UDP states that proposals for built development in areas defined as Urban Open Space (UOS), will be permitted only under the following circumstances:

- (i) the development is related to the existing use (in this context, neither residential nor indoor sports development will normally be regarded as being related to the existing use); or
- (ii) the development is small scale and supports the outdoor recreational uses or children's play facilities on the site; or
- (iii) any replacement buildings do not exceed the site coverage of the existing development on the site.

Where built development is involved; the Council will weigh any benefits being offered to the community, such as new recreational or employment opportunities, against a proposed loss of open space. In all cases, the scale, siting, and size of the proposal should not unduly impair the open nature of the site.

With regard to the impact upon the Urban Open Space, the development is related to and essential for the function of the existing use of the site as a school and would not largely exceed the site coverage of the existing development on the site. The proposal would, by reason of its scale, siting and size, not unduly impair the open nature of the site.

## Design

Paragraph 63 of the NPPF states that 'in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area'. Paragraph 131 states that 'in determining applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

Policy BE1 requires that new development is of a high standard of design and layout which complements the surrounding area and respects the amenities of the occupants of nearby buildings.

In terms of design the proposed building design is contemporary and uses a modern palette of materials with a high quality approach. This approach is supported within this context with the proposed building .

The layout and access of the school building follows a linear format following the course of Overbury Avenue and being set away from its boundary between 7.5m and 17m. The ground level of the school is also sited below street level as detailed above to minimise impact. Officers welcome the overall layout of the scheme in relation to the site constraints. The building is located to respect the existing street form and allow for a buffer space to be provided. The location of the main entrance on Overbury Avenue will also enhance the safety and security of this road.

The scale of the school building is designed to broadly reflect the scale of buildings in the area. In particular, the height of the building reflects that of buildings in the vicinity. The separation from residential properties opposite on Overbury Avenue and to the south on Holmdene Close is considered acceptable. Officers support the scale of the building, given the sense of place and destination it would create as a school building in a residential area.

In terms of appearance and elevational treatment the applicant intends that all of the building will have a consistent design, though the design and treatment of the main hall part of the development varies to reflect its primary role as place of assembly as part of the wider school building. In principle the materials palette as detailed above is considered acceptable subject to further details and samples which can be obtained by planning condition.

Officers thus consider that the layout, scale and mass, elevational treatment and composition of the frontages to public roads would be particularly successful. The proposed elevational treatment and use of materials can be secured by a condition on a planning permission.

#### Residential Amenity and Impact on Adjoining Properties

Policy BE1 also requires that development should respect the amenity of occupiers of neighbouring buildings and those of future occupants and ensure their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing.

In terms of neighbouring residential amenity it is considered that there would be no significant impact on the privacy and amenity of adjoining occupiers in terms of loss of light and outlook, siting and position of the replacement school building.

The bulk and mass of the two storey building is set away from the site boundary to Overbury Avenue and substantially below the footway level.

The nearest residential property is located Holmdene Close where the south elevation of the building will face the rear elevations of No's 7 to 11 with a separation distance of in excess of 30m. Three upper floor windows to a corridor and a non-classroom space will face this direction and some tree cover will remain along this boundary in part obscuring views of the new building. Given the separation distance and function of the rooms it is not considered that the residential amenity of occupiers will be affected significantly.

Many of the classroom windows will face towards Overbury Avenue with the main entrance to the school building also on this side. A number of mature street trees are located in the footway and given the below street level siting of the building and substantial separation distance across the road to these properties it is not anticipated that any loss of privacy or overlooking will occur in accordance with Policy BE1. It is acknowledged that the outlook from these properties will be altered and that they have enjoyed an unimpeded view of the Urban Open Space for many years. However, it is considered that the siting of the building at a lower level goes some way to mitigate this and given the need for the building to provide school places, on balance this is not considered a reason to withhold planning permission.

### Highways and Traffic Issues

A Transport Statement has been submitted, the contents of which have been reviewed by the Council's Highway's Officer and is detailed above. It is noted that many representations have been received about parking congestion on street, parking provision on site and highway safety issues. However, taking these issues into account and the Highways Officers findings it was concluded that the proposal to increase school capacity from a 1 form entry to 2 form entry is not objectionable subject to planning conditions to provide more information. This is in respect of construction and logistics, car parking layout and management, secure cycle storage, travel plan review. The applicant has also intimated that a greater parking provision could be possible on site. A car parking layout and management condition can address this issue.

### Sustainability and Energy

Policy 5.3 Sustainable Design and Construction of the London Plan states that the highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime.

The scheme is a major application and therefore is required by Policy 5.2 of the London Plan to achieve a 40% reduction in carbon emission on 2010 Building



Regulations between 2013 and 2016. In this case the applicant has submitted an Energy Strategy Report that concludes that the average reductions in carbon dioxide from all the proposed building is 51.2%.

The Energy Strategy Report accompanying the application has detailed that due to the site spatial limitations, location and the other issues, technologies such as Ground Source Heat Pump, Biomass, Solar Thermal, Hydroelectricity and Wind turbines are immediately unfeasible. The report states that the design has incorporated building fabric enhancement (above current building regs requirements) to increase the energy efficiency of the building.

The recommendation for the proposed development is that Efficient Condensing Gas Boilers (89% efficiency) should be progressed for the school. In addition, a total of 22.2kWp PV (which equals to 68 PV panels in total) should be progressed for the whole development. The plant would be located on the flat roof area. The strategy would provide a 69.4% reduction of CO2 emissions the energy demand via onsite renewable technology (PV) for the overall development.

A separate BREEAM pre-assessment has been undertaken for the new school. The pre-assessment demonstrates that an "Excellent" rating can be achieved.

For a development of this scale therefore the approach stated is considered acceptable in this case.

#### Sports Pitches, Ecology, Landscaping

As detailed above an artificial grass pitch will be located approximately on the site of the old school to be demolished. The pitch will measure 45m by 27m and is proposed to be surrounded by a 4m high mesh fence in order to retain balls within the field of play. The pitch is located below the levels of Oakwood Avenue and Overbury Avenue. The grassy bank with tree cover will remain to Overbury Road. It is not anticipated that the pitch or surrounding mesh fence will be greatly visible from surrounding property.

General landscaping works are proposed that include, footpaths around the new build and an extension to the staff car park.

Some minor works to trees have been identified with the removal of a small specimen in the car park area and a second on the site of the new building. It would be intended to replace these as part of the detailed landscape proposals. The Council's Tree officer has reviewed the information submitted and has not raised any objection. A planning condition can ensure protection of trees along the boundary to both roads during construction.

An Extended Phase 1 Habitat Report has been submitted. The findings have been reviewed and no objection is raised in this regard.

#### Land contamination and Site Investigation

A Site Investigation report by agb Environmental Ltd has been submitted to the Council as part of the application. The Environmental Health Officer has reviewed the information and has raised no objection. However, in view of the very sensitive nature of the receptor group utilising this site i.e. young children and the stated limitations of the report; it is suggested that further investigation and delineation is undertaken. In this respect of the standard site contamination condition is recommended. The submission in terms of a desk top study is acceptable while further information is required. This can be obtained by planning condition.

### Summary

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

This application has been considered in the light of policies set out in the development plan and other material considerations

On balance, Officers consider that the proposal represents a sustainable form of development in accordance with the aims and objectives of adopted development plan policies. The proposed replacement school building and external works are considered to be of appropriate scale, mass and design and relate well to their context in the locality. The proposal would provide a good standard of accommodation for the expansion of the school in a suitable location. It is not considered that the proposal would have an unacceptable impact on visual amenity in the locality or the amenity of neighbouring occupiers and the scheme is therefore considered acceptable.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) set out in the Planning History section above, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |                 |  |
|---|-----------------|--|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years |
| 2 | ACA04<br>ACA04R | Landscaping Scheme - full app no details<br>Reason A04         |
| 3 | ACA07<br>ACA07R | Boundary enclosure - no detail submitted<br>Reason A07         |
| 4 | ACB01<br>ACB01R | Trees to be retained during building op.<br>Reason B01         |
| 5 | ACB02<br>ACB02R | Trees - protective fencing<br>Reason B02                       |
| 6 | ACB03<br>ACB03R | Trees - no bonfires<br>Reason B03                              |

- |    |        |  |
|----|--------|--|
| 7  | ACB04  | Trees - no trenches, pipelines or drains   |
|    | ACB04R | Reason B04   |
| 8  | ACB16  | Trees - no excavation  |
|    | ACB16R | Reason B16   |
| 9  | ACB19  | Trees - App'ment of Arboricultural Super   |
|    | ACB19R | Reason B19   |
| 10 | ACC01  | Satisfactory materials (ext'nl surfaces)   |
|    | ACC01R | Reason C01   |
| 11 | ACC02  | Sample brickwork panel   |
|    | ACC02R | Reason C02   |
| 12 | ACC03  | Details of windows   |
|    | ACC03R | Reason C03   |
| 13 | ACD02  | Surface water drainage - no det. submitt   |
|    | AED02R | Reason D02   |
| 14 | ACH03  | Satisfactory parking - full application  |
|    | ACH03R | Reason H03   |
| 15 | ACH16  | Hardstanding for wash-down facilities  |
|    | ACH16R | Reason H16   |
| 16 | ACH18  | Refuse storage - no details submitted  |
|    | ACH18R | Reason H18   |
| 17 | ACH22  | Bicycle Parking  |
|    | ACH22R | Reason H22   |
| 18 | ACH28  | Car park management  |
|    | ACH28R | Reason H28   |
| 19 | ACH29  | Construction Management Plan   |
|    | ACH29R | Reason H29   |
| 20 | ACH30  | Travel Plan  |
|    | ACH30R | Reason H30   |
| 21 | ACI21  | Secured By Design  |
|    | ACI21R | I21 reason   |
| 22 | ACJ22  | Lighting Scheme  |
|    | ACJ22R | J22 reason   |
| 23 | ACK01  | Compliance with submitted plan   |
|    | ACK03R | K03 reason   |
| 24 | ACK03  | No equipment on roof   |
|    | ACK03R | K03 reason   |
| 25 | ACK05  | Slab levels - no details submitted   |
|    | ACK05R | K05 reason   |
| 26 | ACK09  | Soil survey - contaminated land  |
|    | ACK09R | K09 reason   |
| 27 | (a)    | The building hereby approved shall achieve a minimum BREEAM Rating of 'Excellent'.   |
|    | (b)    | No development shall commence until a Design Stage Certificate for each building (prepared by a Building Research Establishment qualified Assessor) has been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a). |
|    | (c)    | Within 3 months of occupation of any of the buildings, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Building  |

Research Establishment qualified Assessor) to demonstrate full compliance with part (a) for that specific building.

**Reason:** To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.7 Renewable energy, 5.15 Water use and supplies in the London Plan (2011) and Policy BE1 of the Unitary Development Plan.

28 Prior to first occupation of the building hereby permitted the existing temporary classroom blocks within the grounds of the main school buildings shall be demolished and the site cleared.

**Reason:** In order to comply with Policy G8 of the Unitary Development Plan and to secure the retention of the openness of the Urban Open Space.

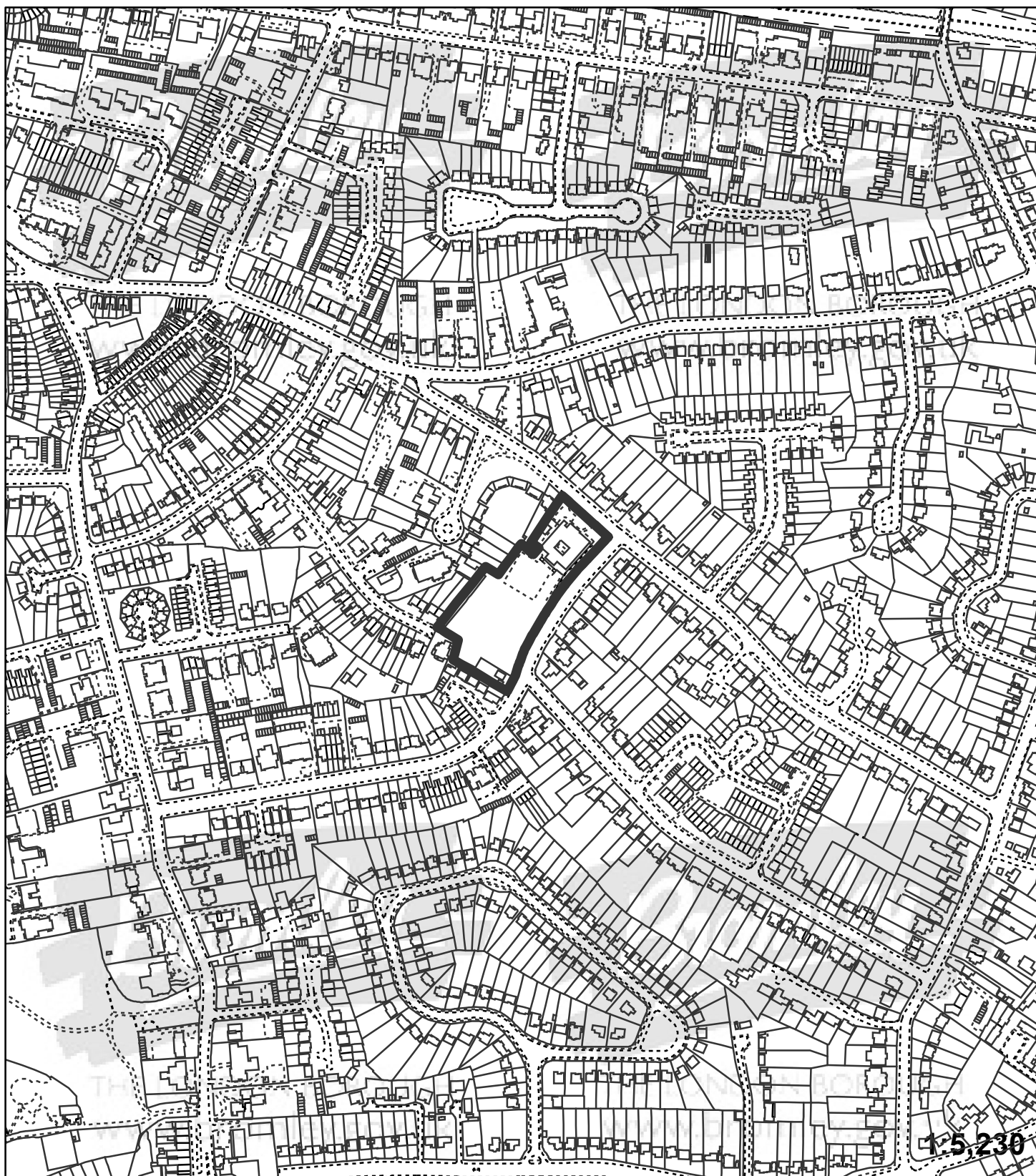
#### INFORMATIVE(S)

1 The applicant is advised that any works associated with the implementation of this permission (including the demolition of any existing buildings or structures) will constitute commencement of development. Further, all pre commencement conditions attached to this permission must be discharged, by way of a written approval in the form of an application to the Planning Authority, before any such works of demolition take place.

**Application:**14/02367/FULL1

**Address:** Clare House Primary School Oakwood Avenue Beckenham  
BR3 6PJ

**Proposal:** Demolition of existing school building and erection of a two storey school building with associated landscaping including and artificial multi use sports pitch



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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## SECTION '2' – Applications meriting special consideration

**Application No :** 14/02178/FULL1

**Ward:**  
Bromley Common And  
Keston

**Address :** The Cabin Jackass Lane Keston BR2  
6AN

**OS Grid Ref:** E: 540907 N: 163859

**Applicant :** Mr & Mrs Andrew Pearce

**Objections :** NO

### **Description of Development:**

Demolition of existing dwelling and ancillary outbuildings and mobile home and erection of a detached two storey three bedroom house and detached garage

Key designations:

Areas of Archaeological Significance  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Green Belt  
London City Airport Safeguarding  
Local Distributor Roads

### **Proposal**

It is proposed to demolish the existing dwelling and mobile ancillary outbuilding and mobile home and construct a detached two storey four bedroom house and single garage at the site.

### **Location**

This site is located on the southern side of Jackass Lane within the Green Belt, and occupies a site area of 0.04ha.

The site is accessed via an access point on Jackass Lane and sited behind Walnut Tree Cottage. The access drive is in the region of a hundred metres site the plot approximately 45 by 45 metres.

The site currently has the house (The Cabin) and a number of outbuildings as mentioned above.

### **Comments from Local Residents**

There have been several letters of support in favour of this proposal. These are on file to view.

### **Comments from Consultees**

No objections are seen to the proposals from a highways point of view.

Surface water will have to be drained to soakaways.  
Thames Water have no objections

The site is located within an area of High Archaeological Potential as defined by borough policy. It is concluded that no fieldwork needs to be undertaken prior to the determination of this application but the archaeological position reserved by condition.

### **Planning Considerations**

The proposal falls to be considered primarily with regard to the following policies:

BE1 Design of New Development  
H7 Housing Density & Design  
G1 The Green Belt  
G5 Dwellings in the Green Belt  
T3 Parking  
NE7 Development and Trees

### **Planning History**

With regard to the recent history of the site, under ref.12/01080, a Certificate of Lawfulness for use as a dwelling house was granted.

A curtilage around the building was granted at appeal under ref. 12/02978. This appeal established that three ancillary buildings all with 5 metres of the cabin are within the planning unit and are used for purposes incidental and ancillary to the main building.

Under ref.14/00376, a Certificate of Lawfulness for a single storey side and rear extension, porch, rear dormer extension and triple detached garage was granted.

### **Conclusions**

The site is located within the Green Belt, and the main issues are; firstly, whether the proposals comprise inappropriate development, and if so, whether very special circumstances exist that clearly outweigh the harm by reason of inappropriateness or any other harm; and secondly, whether the proposals would be harmful to the character or appearance of the surrounding area, or detrimental to the amenities of nearby residential properties.

The National Planning Policy Framework (NPPF) contains a general presumption against inappropriate development within the Green Belt. Paragraph 87 states that



such development should not be approved except in very special circumstances, while paragraph 89 sets out a number of exceptions, including the replacement of a building where the new building is in the same use and not materially larger than the one it replaces, and the provision of appropriate facilities for outdoor recreation.

Policy G1 of the UDP allows for the construction of new buildings within the Green Belt where they are inter alia for essential facilities for outdoor sport or recreation, and limited replacement of existing dwellings. Such proposals should not be harmful to the openness or visual amenity of the Green Belt.

Policy G5 of the UDP allows for a replacement dwelling in the Green Belt provided that the resultant dwelling would not result in a material net increase in floor area compared with the existing dwelling (an increase of over 10% would normally be considered material, depending on design issues), and that the size, siting, materials and design of the replacement dwelling would not harm the visual amenities or the open or rural character of the locality.

The existing building on site are substantial . The application represents an alternative development rights.

In terms of comparable sizes the total floor space afforded by the Certificate of Lawfulness would amount to 243.4 sqm. The proposed dwelling would have a footprint of 134.4 sqm representing an overall reduction of 109 sqm. It would reduce the spread of the development over the site. In terms of floor area the proposed dwelling would be 225.4 and that would represent a reduction by 18.4sqm

As a whole, in relation to the approved Certificate of Lawfulness the proposals would result in an overall in site coverage. It will also result in the removal of a spread of buildings on the site

It is therefore considered, on balance, that there is sufficient justification to allow the current proposals which would result in an acceptable form of redevelopment, and would adequately protect the open and rural nature of the site along with the visual amenities of the surrounding area.

With regard to the impact on neighbouring properties, the replacement dwelling would be sited well away from the adjacent properties to not result in a harmful impact on residential amenity. The proposals are not, therefore, considered to result in any undue loss of light, privacy or prospect to the adjacent property.

Background papers referred to during production of this report comprise all correspondence on file ref. 14/02178 and all history files excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs

- 2 ACA01R A01 Reason 3 years  
 2 ACA04 Landscaping Scheme - full app no details  
 ACA04R Reason A04  
 3 ACA07 Boundary enclosure - no detail submitted  
 ACA07R Reason A07  
 4 ACC01 Satisfactory materials (ext'n'l surfaces)  
 ACC01R Reason C01  
 5 ACD02 Surface water drainage - no det. submitt  
 AED02R Reason D02  
 6 ACD04 Foul water drainage - no details submitt  
 ADD04R Reason D04  
 7 ACH02 Satisfactory parking - no details submit  
 ACH02R Reason H02  
 8 ACH16 Hardstanding for wash-down facilities  
 ACH16R Reason H16  
 9 ACH27 Arrangements for construction period  
 ACH27R Reason H27  
 10 ACI02 Rest of "pd" Rights - Class A, B,C and E  
 ACI03R Reason I03  
 11 ACK01 Compliance with submitted plan  
 ACK02R K02 reason (1 insert) G5  
 12 ACK05 Slab levels - no details submitted  
 ACK05R K05 reason  
 13 Before commencement of the development hereby permitted, the existing dwelling and outbuildings shown on Plan No.2103-14-PL601 Rev P2, shall be demolished and the site cleared of all waste material, unless previously agreed in writing by the Local Planning Authority.  
 ACK04R K04 reason  
 14 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been approved by the Local Planning Authority. The development shall only take place with a detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.  
 ACK08R K08 reason  
 15 ACK08 Archaeological access  
 ACK04R K04 reason

### INFORMATIVE(S)

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

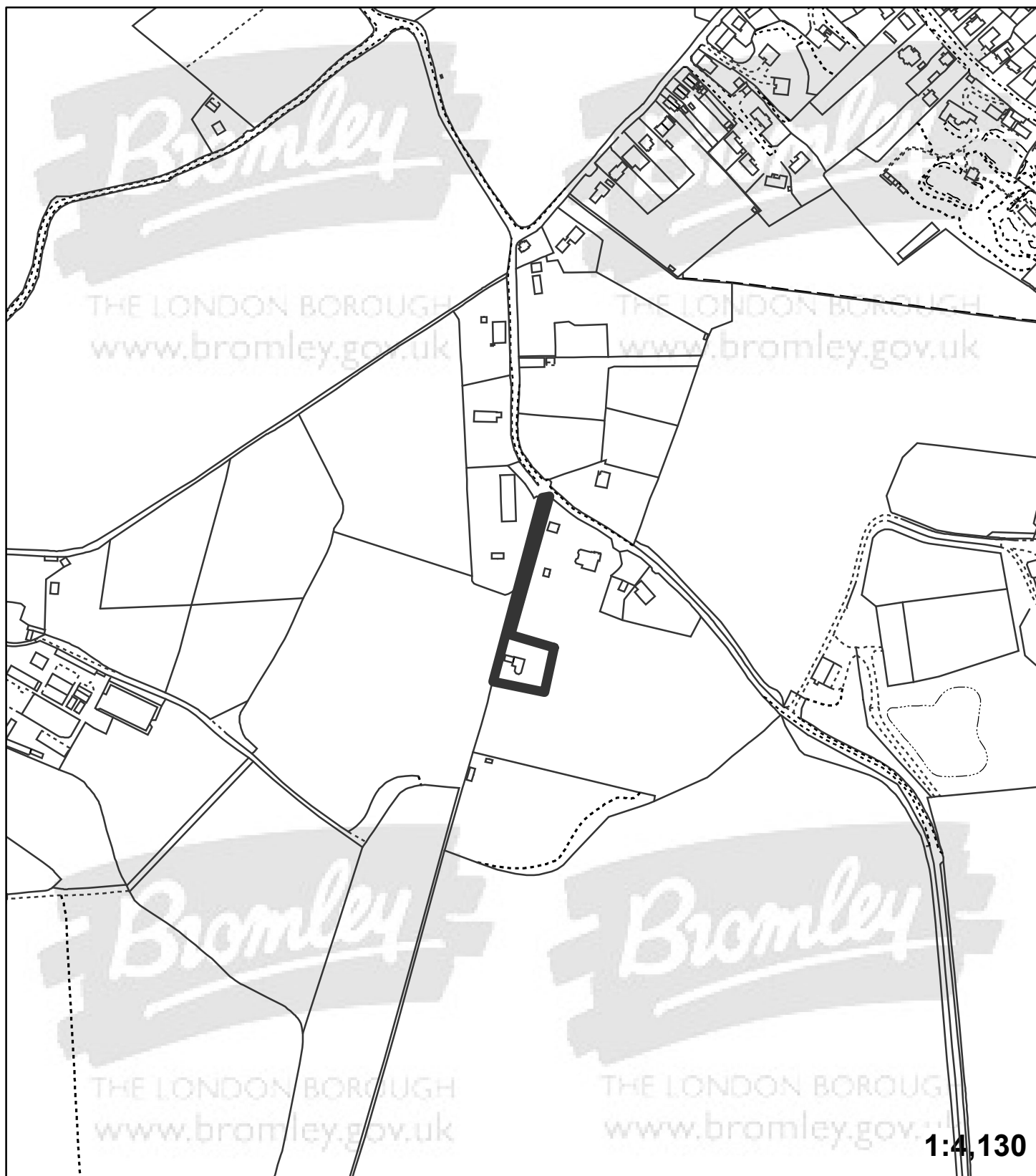
Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website [www.bromley.gov.uk/CIL](http://www.bromley.gov.uk/CIL)

- 2 The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with appropriate English Heritage guidelines.

**Application:**14/02178/FULL1

**Address:** The Cabin Jackass Lane Keston BR2 6AN

**Proposal:** Demolition of existing dwelling and ancillary outbuildings and mobile home and erection of a detached two storey three bedroom house and detached garage



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

## SECTION '2' – Applications meriting special consideration

**Application No :** 14/02605/FULL6

**Ward:**  
Cray Valley East

**Address :** 124 Chislehurst Road Orpington BR6  
0DW

**OS Grid Ref:** E: 545799 N: 166965

**Applicant :** Mr Butt Mohammed

**Objections :** YES

### **Description of Development:**

Single storey outbuilding at rear to be used as a playroom/store/gym  
RETROSPECTIVE APPLICATION

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding

### **Proposal**

- The proposal seeks retrospective permission for an outbuilding to be used for purposes incidental to the main house (gym/store/playroom).
- The outbuilding is sited at the end of the rear garden and has dimensions of 8.0m (7.8m previously permitted) and a depth of 4.0m (6.0m previously permitted). The roof is flat with a height of 2.82m.

### **Location**

The site is located on the corner of Perry Hall Road and Chislehurst Road and comprises a semi-detached dwelling. The area is characterised by similar residential development and the site is a highly prominent location, bound by a grassed area that sets the curtilage back from the highway.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations received are summarised as follows:

- excessive size and scale
- risk of severance to form a new dwelling
- impact on the character of the area
- land at side is currently accessed via gate

## **Comments from Consultees**

Planning Enforcement has commented that the height of the building exceeds the submitted plans and therefore an amended plan should be requested.

## **Planning Considerations**

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**

The Council's adopted Supplementary Planning Guidance documents are also a consideration.

## **Planning History**

Planning permission was granted under ref. 14/00059 for a single storey side/rear extension and outbuilding to rear to be used as a play/gym/store room. This building had a height of 2.7m and a depth of 6.0m.

A Certificate of Lawfulness application was refused under ref. 14/02198 for a 2m tall boundary wall and gate and front porch canopy. The refusal grounds related to the porch.

## **Conclusions**

The main issues relating to the application are the effect that it has on the character of the area and the impact that it has on the amenities of the occupants of surrounding residential properties.

The current proposal seeks permission for an outbuilding with a depth of 4.0m compared with the previously permitted 6.0m. The roof is slightly taller at 2.82m compared with the approved 2.7m.

The outbuilding is sited in front of the established building line of Perry Hall Road however the roof is low and the outbuilding is separated from the highway by an area of grass. On balance it is considered that the outbuilding does not appear overly conspicuous within the street scene due to the low height and bulk. A larger structure was granted permission under ref. 14/00059. The outbuilding is only visible obliquely from the front windows of No. 95 Perry Hall Road. This neighbouring property is also separated from the proposed site by the existing attached side garage, therefore the impact on this property is not significant enough to warrant refusal. On balance the proposal is not considered to harm the character of the area.

Amended plans have been received dated 22/08/14 indicating a correction to the height of the building.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it does not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on the files refs. 14/00059, 14/02198 and 14/02605 set out in the Planning History section above, excluding exempt information.

as amended by documents received on 22.08.2014

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

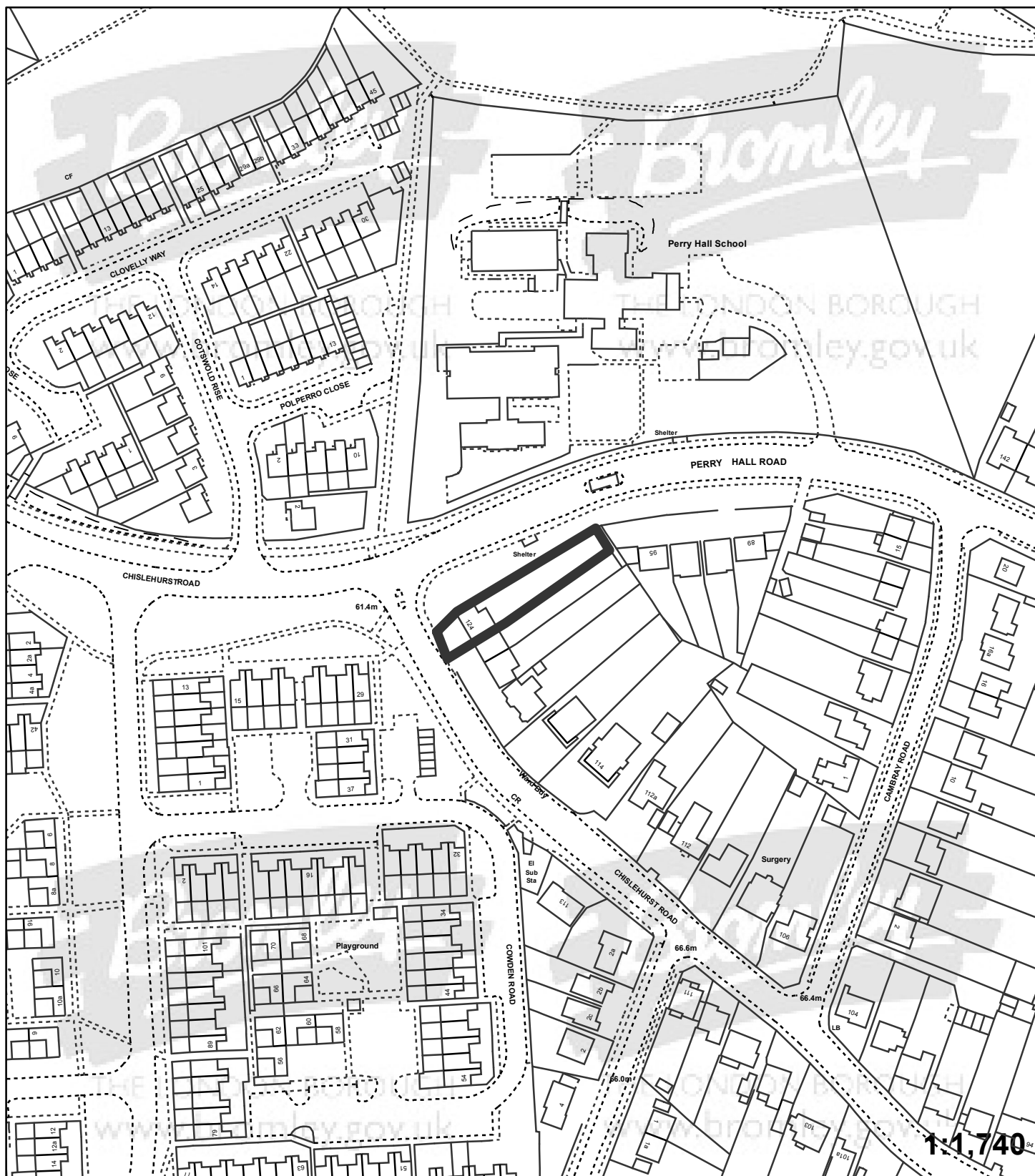
- 1      ACI23          Outbuilding only ancillary use  
         ACI23R        Reason I23R
- 2      ACK01          Compliance with submitted plan

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual amenities of the area and the amenities of the nearby residential properties.

**Application:** 14/02605/FULL6

**Address:** 124 Chislehurst Road Orpington BR6 0DW

**Proposal:** Single storey outbuilding at rear to be used as a playroom/store/gym  
RETROSPECTIVE APPLICATION



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"



## SECTION '2' – Applications meriting special consideration

**Application No :** 14/03044/FULL1

**Ward:**  
**Petts Wood And Knoll**

**Address :** 80 Crescent Drive Petts Wood  
Orpington BR5 1BD

**OS Grid Ref:** E: 544238 N: 167134

**Applicant :** Mr Terence Willis

**Objections :** YES

### **Description of Development:**

Erection of a detached two storey three bedroom dwelling on land rear of 78-80 Crescent Drive with vehicular access onto Shepperton Road.

Key designations:

Biggin Hill Safeguarding Birds Aldersmead Road  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding

### **Proposal**

- The proposal seeks planning permission for a two storey dwelling fronting onto Shepperton Road.
- The building will have a width of 17.0 metres and a depth of 9.0m. A rear garden of 4.5 metres in depth is proposed. The dwelling will have a pitched roof with a height of 6.5m.
- The existing vehicular access onto Shepperton Road will be utilised for the new development, with parking space provided to the side of the house.
- An arboricultural report has been submitted with the application which addresses the impact on the protected trees near to the site.

### **Location**

The application site is located to the southern edge of Shepperton Road and occupies the rear of the rear gardens of Nos. 78 and 80 Crescent Drive. The rear of No.78 is subject to a Tree Preservation Order. The area is characterised by predominantly two storey dwellings set in spacious plots.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- such a development is excessive in scale
- impact on the character of the area

The Petts Wood & District Residents' Association (PWDRRA) has objected on the basis of overdevelopment of the site which would erode existing gardens and provide an inadequate garden for the future dwelling. The proposal would be excessively prominent in the street scene.

### **Comments from Consultees**

No technical highways objections are raised subject to conditions.

No technical drainage objections are raised subject to a condition to any permission that may be granted.

The Council's Tree Officer has raised no objection to the proposal.

### **Planning Considerations**

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

- BE1 Design of New Development
- H7 Housing Density and Design
- H9 Side Space
- NE7 Development and Trees
- T3 Parking
- T18 Road Safety

Supplementary Planning Guidance 1 and 2

London Plan Policy 3.4 Optimising Housing Potential

London Plan Policy 3.5 Quality and Design of Housing Developments

The Mayor's Housing Supplementary Planning Guidance (SPG) November 2012

The National Planning Policy Framework

### **Planning History**

Planning permission was refused under ref. 13/02947 for erection of detached single storey dwelling with accommodation within roofspace and access onto Shepperton Road. The refusal grounds were as follows:

'The proposal would, by reason of its size, location, scale and design, represent the introduction of an unacceptable form of development that would be harmful to the character of the area and contrary to Policies BE1 and H7 of the Unitary Development Plan and the National Planning Policy Framework.

The proposal would constitute a cramped overdevelopment of the site, out of character with surrounding development, lacking in adequate amenity space and harmful to the spatial standards of the area, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan and the Paragraph 53 of the National Planning Policy Framework (2012).

The proposal, by reason of the inadequate dimensions of the garage and parking area, would represent an unacceptable level of parking provision that is likely to result in on-street parking and the overhanging of the footway by vehicles, harmful to the safety of pedestrians and contrary to Policies T3 and T18 of the Unitary Development Plan and the National Planning Policy Framework.

The proposal, in the absence of evidence to the contrary, is likely to result in the loss of mature trees on the site subject to Tree Preservation Order No. 373 which contribute significantly to the visual amenities of the area and would therefore be contrary to Policies BE1 and NE7 of the Unitary Development Plan.'

Planning permission was refused under ref. 13/04265 for erection of a detached two storey three bedroom dwelling on land rear of 78-80 Crescent Drive with vehicular access onto Shepperton Road. The refusal grounds were as follows:

'The proposal would, by reason of its size, location, scale and design, represent the introduction of an unacceptable form of development that would be harmful to the character of the area and contrary to Policies BE1 and H7 of the Unitary Development Plan and the National Planning Policy Framework.

The proposal would constitute a cramped overdevelopment of the site, out of character with surrounding development, lacking in adequate amenity space and harmful to the spatial standards of the area, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan and the Paragraph 53 of the National Planning Policy Framework (2012).

The proposal, in the absence of evidence to the contrary, is likely to result in the loss of mature trees on the site subject to Tree Preservation Order No. 373 which contribute significantly to the visual amenities of the area and would therefore be contrary to Policies BE1 and NE7 of the Unitary Development Plan.'

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area, the protected trees to the rear of the site, highway and pedestrian safety and the impact that it would have on the amenities of the occupants of surrounding residential properties.

It is proposed to erect a two storey dwelling fronting onto Shepperton Road. The building has a width of 17.0 metres and a depth of 9.0m. A rear garden of 4.5

metres in depth is allowed for with boundaries to the rear gardens of Nos. 76, 78 and 80 Crescent Drive and Nos. 71 and 73 Nightingale Road. The proposed dwelling is similar in size and scale to that previously refused under ref. 13/04265.

The dwelling itself is substantial with a footprint of 133 square metres and would occupy a large proportion of the existing rear gardens; in this regard it is noted that the footprint of the semi-detached dwellings of Crescent Drive, such as Nos. 78 and 80, is some 46 square metres. The NPPF and Policy H7 both seek to resist development of this type where it would be out of character to the area and harmful to the amenities of neighbouring residents. It is considered that the introduction of such a degree of built form at this location would be visually prominent and out of character with the area.

Due regard is given to the property at the opposite side of Shepperton Road situated at No.71, which was formerly the rear of 75 Nightingale Road and features a single storey detached dwelling. This was permitted in 1965 and given the significant changes in planning policy since that time it is considered that this development only carries very limited weight as a precedent and not enough to justify the harm to the character of the area represented by this proposal.

The proposed dwelling would have a rear garden with a depth of 4.5 metres whilst reducing the depth of the rear gardens of Nos. 78 and 80. The depth of the proposed garden would be far less than the normal depth of rear gardens for this area. Similarly the reduced depth of the gardens of Nos. 78 and 80 would be out of character with the area. Whilst the common garden depth of some 30-40 metres is sizeable, it is also the established size of the gardens to these properties throughout the area and both the proposal and the reduction to the gardens of Nos. 78 and 80 is considered out of character with the prevailing norm and would therefore represent a cramped form of development within that context.

The rear of the site, situated to the rear of No.78, is also the subject of a Tree Preservation Order that applies to the rear gardens of Nos. 66-80 Crescent Drive and Nos. 63-71 Nightingale Road. A Tree Survey has been submitted with regard to the impact of the development upon these trees and the Tree Officer has stated that the impacts would not be significant, thereby complying with Policy NE7.

The proposal would include first floor rear windows that would overlook the neighbouring gardens to the rear of the site. Having said this, the views of neighbouring houses would be oblique and the separation from the neighbouring houses is considered suitable to avoid severe overlooking and loss of privacy. The separation is also considered suitable to mitigate any visual impact of the development when viewed from neighbouring dwellings. The development is therefore not considered to impact significantly on the amenities of neighbouring residential properties.

Having regard to the above it is considered that the development in the manner proposed is unacceptable in that it would impact harmfully on the character of the area. It is therefore recommended that Members refuse planning permission.

Background papers referred to during production of this report comprise all correspondence on the files refs. 13/02947, 13/04265 and 14/03044 set out in the Planning History section above, excluding exempt information.

## **RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The proposal would, by reason of its size, location, scale and design, represent the introduction of an unacceptable form of development that would be harmful to the character of the area and contrary to Policies BE1 and H7 of the Unitary Development Plan and the National Planning Policy Framework.
- 2 The proposal would constitute a cramped overdevelopment of the site, out of character with surrounding development, lacking in adequate amenity space and harmful to the spatial standards of the area, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan and the Paragraph 53 of the National Planning Policy Framework (2012).

## INFORMATIVE(S)

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

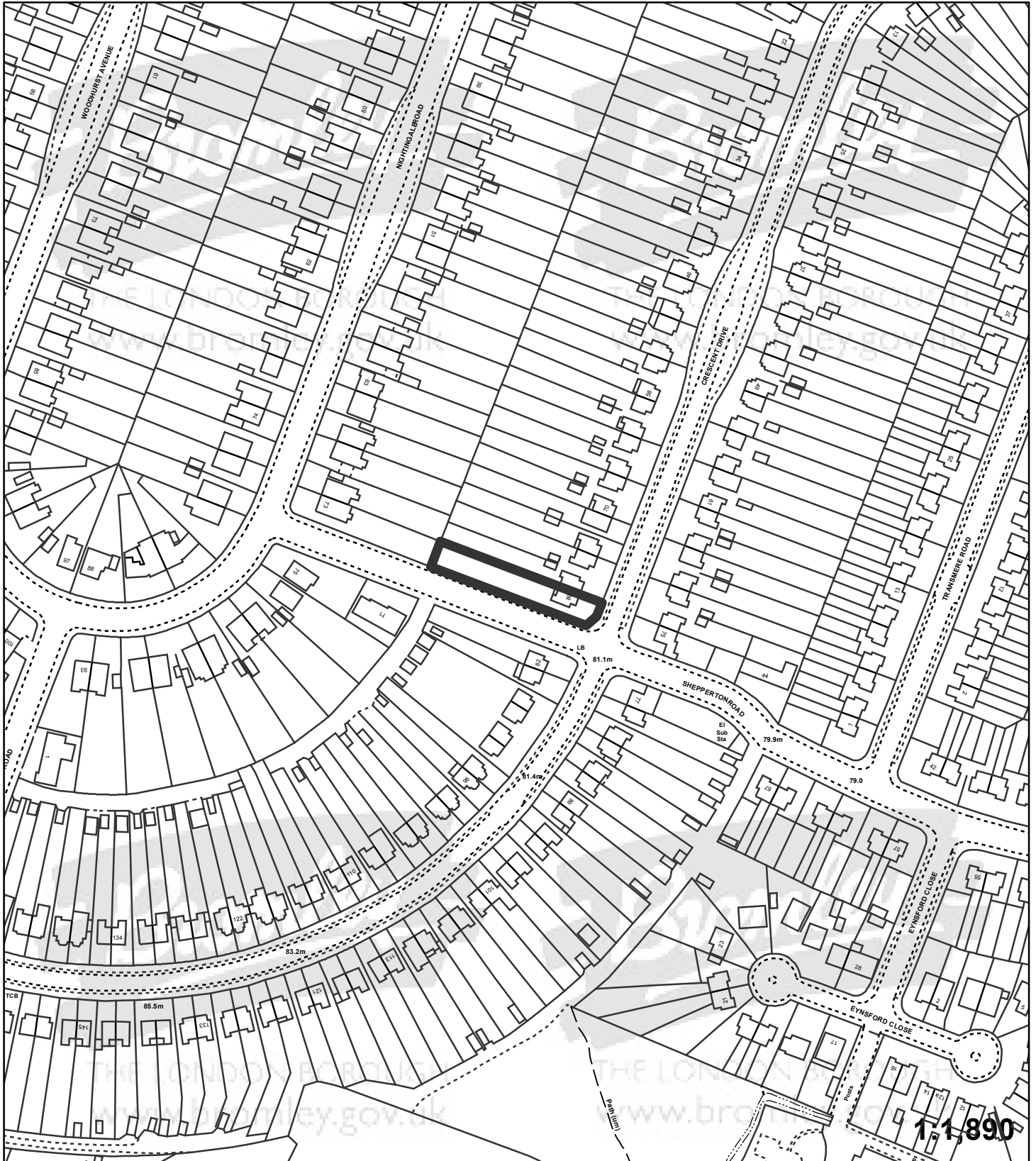
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website [www.bromley.gov.uk/CIL](http://www.bromley.gov.uk/CIL)

**Application:**14/03044/FULL1

**Address:** 80 Crescent Drive Petts Wood Orpington BR5 1BD

**Proposal:** Erection of a detached two storey three bedroom dwelling on land rear of 78-80 Crescent Drive with vehicular access onto Shepperton Road.



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 14/01131/FULL1

**Ward:**  
Farnborough And Crofton

**Address :** Newstead Wood School For Girls  
Avebury Road Orpington BR6 9SA

**OS Grid Ref:** E: 544671 N: 165209

**Applicant :** Mrs June Riley

**Objections :** YES

**Description of Development:**

Installation of 16 x 8m tall floodlighting masts to 4 existing tennis courts.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding  
London Loop  
Local Distributor Roads  
Sites of Interest for Nat. Conservation

Urban Open Space

**Proposal**

Erection of 16 x 8m high floodlighting masts to 4 existing tennis courts. The four tennis courts are located to the rear of the school. They are lined by buildings to the southern and eastern boundaries and mature vegetation to the western and northern boundaries.

The need for new floodlighting has arisen as Bromley Tennis Centre will no longer be able to accommodate the netball posts necessary for floodlit evening events, requiring the school to make its own arrangements.

The floodlights will enable increased after school activities and clubs at the school and inter-school competitions. It will also enable increased activity for Bromley Tennis Centre additional coaching and after school 'satellite clubs' as part of Sport England's project to increase participation for 14-25 year olds and for casual playing for local people in the area.

It is proposed that the courts will be used up to 21.30 each week day night and 21.00 at weekends.

The applicants have submitted a Bat Survey Report to accompany the application.

Key designations:

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Urban Open Space

Adjacent to Sites of Interest for Nature Conservation

London City Airport Safeguarding

London City Airport Safeguarding Birds

### **Location**

The Bromley Tennis Centre is in the grounds of Newstead Woods School, Avebury Road, Orpington, owned by the school and operated in partnership with the Kent Lawn Tennis Association. The school is located adjacent to a Site of Interest for Nature Conservation.

### **Comments from Local Residents**

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

- the erection of these lights are not on the tennis court but at the back of the school overlooking the woodland which is a nature reserve and as such the lights will have a grave impact on local wildlife.
- proposed floodlight masts are too high Newstead Woods are a critical feature of the neighbourhood and an area of natural beauty. It is critical that nothing competes with the height of the trees in the wood. The proposal should have light masking so that no light from the masts falls on the woods.
- the proposal is deleterious to the neighbouring landscape and public amenity.

Orpington Field Club has also objected to the proposal on the basis that the area labelled 'playing field' on the location plan map is in fact 'Newstead Meadow' part of Darrick and Newstead Woods Local Nature Reserve and site of Importance for Nature Conservation. Bats forage along the boundary edge which separates the proposal from Newstead Meadow. Orpington Field Club objects due to the negative impact of the floodlighting on bats which forage along the meadow edge. Some bat species actively avoid lit areas and artificial light significantly disrupts feeding and breeding patterns. Artificial light also delays bat emergence causing them to miss the peak of invertebrate abundance, just after dusk.

### **Comments from Consultees**

The Council's Highways Officer raises no objections to the proposal.

The Council's Environmental Health Officer raises no objections to the proposal.



Natural England (NE) advises that whilst the site is located in close proximity to the Crofton woods Site of Special Scientific Interest (SSSI). NE is satisfied that the proposed development, if it is carried out in strict accordance with the details of the application, will not damage or destroy the interest features for which the site has been notified and does not represent a constraint to determining the application.

Natural England has not assessed the site in terms of protected species.

### **Planning Considerations**

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

- BE1 Design of New Development
- C7 Educational and Pre-School Facilities
- C8 Dual Community Use of Educational facilities
- G8 Urban Open Space
- L1 Outdoor Recreation and Leisure
- NE5 Protected Species

London Plan policies 5.12 and 5.13

The National Planning Policy Framework 2012 is also relevant.

### **Planning History**

There is extensive planning history on the site. The planning history with most relevance to this proposal is summarised below:

02/02198 and 03/01513 - Approval of the reserved matters in respect of 01/01861 for the construction of the all weather tennis facility.

01/01861 - Outline planning permission was granted for the construction of an all weather tennis facility comprising 6 indoor tennis courts, 4 outdoor floodlit tennis courts, in August 2001

86/02057 - Planning permission was granted for the use of the field as an all weather pitch and with floodlighting in October 1986.

### **Conclusions**

The main issues to be considered are the impact of the proposal on Urban Open Space, the adjacent Site of Special Scientific Interest for Nature Conservation, protected species and the amenities of the surrounding residents.

The installation of floodlights is not considered to impact on the openness of the site as it is already surrounded on three sides by buildings and is therefore well screened by these buildings and existing vegetation. The floodlights are also considered to significantly enhance the opportunity for the usage of the existing

tennis courts, particularly during the winter months, without any impact on openness.

With regard to the impact on the amenity of occupants of nearby residential properties, the courts are well screened on three sides by existing buildings. The western boundary of the courts is also screened by existing trees and vegetation. Due to the extent of existing screening and the distance of the tennis courts from the nearest residential properties it is considered unlikely that the proposal will have any impact on residential amenity due to noise or light spillage. It should be noted that there is already evening activity at the school from other activities.

A Bat Survey Report has been submitted to accompany the application. The bat report recommends the use of finned visors to the front of luminaries to ameliorate the impact of the light spillage onto vegetation. It also suggests that it may be necessary to erect closeboard fencing/black netting on the fence facing the wood if the levels are thought to be beyond the tolerance of brown long-eared bats, (given the nature of the woodland in this location). The report also recommends that the conifers along the front of the Music Block should be extended towards the western boundary, as far as is practicably possible. This will create a light shield between the bat feeding area and the tennis courts, and recognise the importance of the trees as a night roost for birds.

If the identified mitigation measures are implemented the Council is of the view that the lighting will not have an adverse effect on this sensitive area. However, it is recommended that a monitoring visit should be carried out post implementation to assess whether the light spill conforms with the lighting assessment and that bat activity remains consistent with that recorded earlier this year.

A condition is recommended to secure this monitoring assessment which would include the opportunity to consider additional mitigation measures if required. Having regard to the above it is considered that the installation of floodlights will not have an adverse impact on the openness of the Green Belt, the amenities of nearby residents or the local wildlife in the vicinity. As such it is recommended that permission be granted.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/01131 and those set out in the Planning History section above, excluding exempt information.

as amended by documents received on 25.07.2014 14.08.2014 18.08.2014

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |                 |  |
|---|-----------------|--|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years |
| 2 | ACK01<br>ACC01R | Compliance with submitted plan<br>Reason C01                   |

3 The floodlights hereby permitted shall not operate before 09.00 and after 21.30 on weekdays or before 09.00 and after 21.00 on Saturdays and Sundays and Bank Holidays.

**Reason:** In order to comply with Policies BE1 and NE5 of the Unitary Development Plan and in the interest of the visual amenities of the area.

4 Closeboard fencing (1.8m in height) will be provided along the western boundary of the site of the tennis courts with Newstead Wood, a plan showing the precise siting and length of this fencing is to be submitted to and be agreed by the Local Planning Authority. The fence is to be installed prior to the first usage of the floodlights and be permanently maintained thereafter.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the area.

5 Details of additional conifer planting along the front of the music block is to be submitted to and agreed in writing by the Local Planning Authority. The additional conifer planting will be installed prior to the first operation of the floodlighting and be permanently maintained as such.

**Reason:** In order to comply with Policies BE1 and NE5 of the Unitary Development Plan and in the interests of the amenities of the area.

6 The floodlight columns will be painted dark green, and be permanently maintained as such thereafter.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the area.

7 The floodlight fittings will be Phillips 1Kw projector fittings, with Philips Optivisors fitted, no alternative fittings or visors are to be used unless agreed in writing with the Local Planning Authority.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the area.

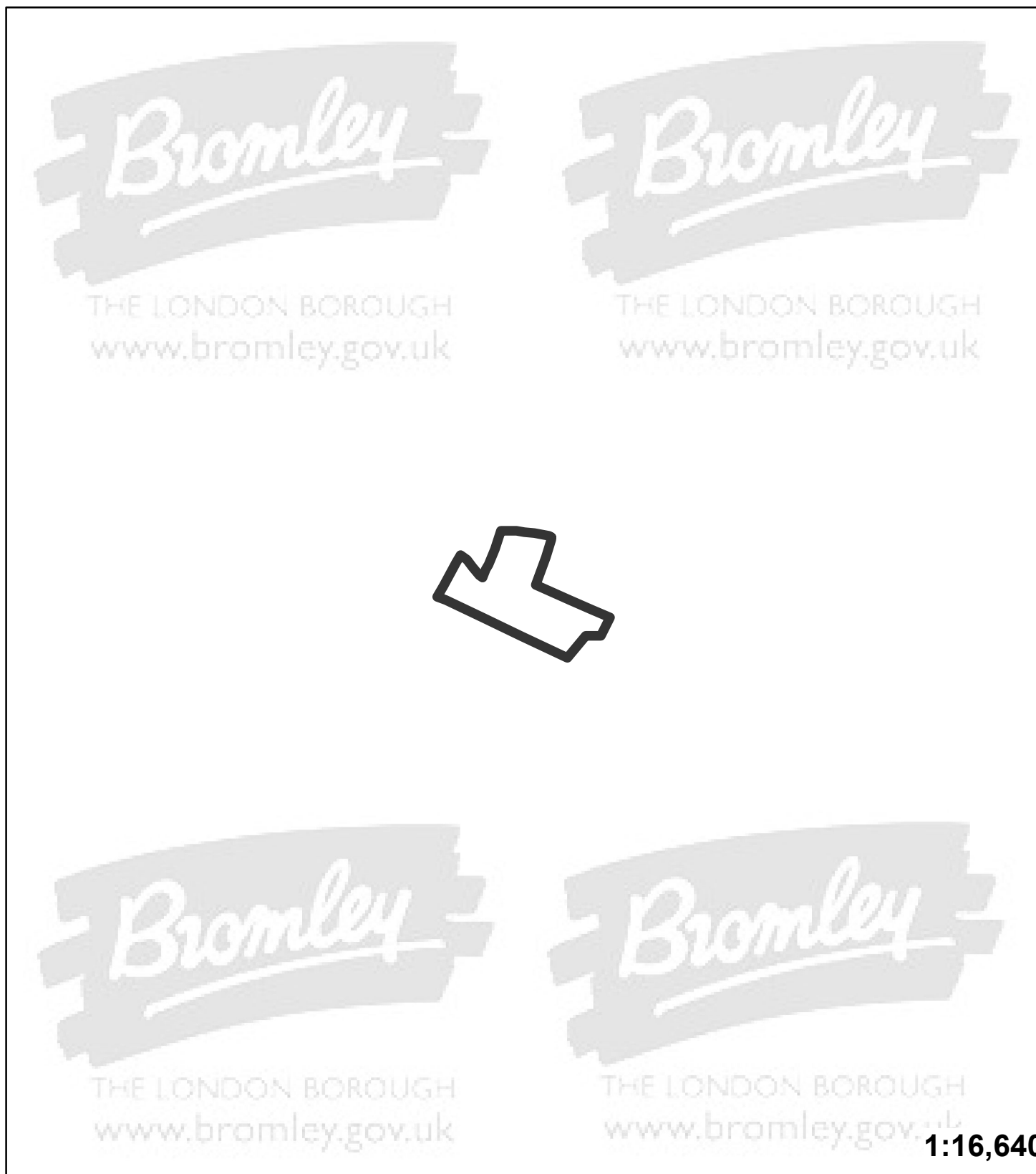
8 A report setting out the findings of a monitoring visit (before the end of the first bat activity season after the installation of the floodlights) shall be submitted to and approved the Local Planning Authority. Details of any further mitigation measures recommended by the report shall be submitted to and approved by the Local Planning Authority and installed within 3 weeks of approval and permanently retained thereafter.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the area.

**Application:**14/01131/FULL1

**Address:** Newstead Wood School For Girls Avebury Road Orpington BR6 9SA

**Proposal:** Installation of 16 x 8m tall floodlighting masts to 4 existing tennis courts.



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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 14/01611/FULL6

**Ward:**  
West Wickham

**Address :** 18 Blakes Green West Wickham BR4  
ORA

**OS Grid Ref:** E: 538078 N: 166497

**Applicant :** Mr & Mrs M Chamadia

**Objections :** NO

### **Description of Development:**

Two storey side/rear extension

Key designations:

Biggin Hill Safeguarding Birds Aldersmead Road  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding

### **Proposal**

A two storey side/rear extension is proposed. It will be 2.1m wide and a maximum of approx. 9.4m deep. The first floor accommodation will be partially built over an existing garage and will be set back from the front of the house with a lower ridge line than the host building.

The plot is an unusual L-shape to accommodate the existing double garage. Approx. 0.9m side space to the boundary will be retained for the majority of the depth of the extension but this will not be visible from the front of the house due to the double garage. There will be approx. 3m side space to the boundary at first floor level where the extension is built over the garage and where there is no side space at ground floor level.

### **Location**

The application site is occupied by a two storey semi-detached house. Blakes Green is a cul-de-sac occupied by several similar pairs of semi-detached houses.

### **Comments from Local Residents**

Nearby residents were notified of the application and no representations were received.

## Planning Considerations

The proposal falls to be considered primarily with regard to the following policies of the Unitary Development Plan:

- H8 Residential Extensions
- H9 Side Space
- BE1 Design of New Development

## Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties. Furthermore, the proposal should be considered in view of the requirements of Policy H9 of the UDP which requires 1m side space to the boundary where two storey development is proposed.

The extension will not project beyond the existing rear building line of the house where it adjoins No. 17 Blakes Green and there will be no greater impact on the residential amenities of the occupants of this house.

The first floor side extension has been designed to appear subservient to the host dwelling and it will be set back from the front building line. The extension is considered to be sympathetic to the appearance of the host dwelling and is considered acceptable in character terms.

Policy H9 is intended to prevent a cramped appearance and unrelated terracing from occurring. The north-west side boundary of the property adjoins the rear garden of No. 33 Beckenham Road. The rear garden therefore ensures that the house will not have a cramped appearance and that unrelated terracing will not occur. Accordingly, in this case it is considered that this relationship is acceptable to still comply with Policy H9 of the Unitary Development Plan.

Background papers referred to during the production of this report comprise all correspondence and other documents on file ref. 14/01611, excluding exempt information.

## RECOMMENDATION: PERMISSION

Subject to the following conditions:

- |   |                 |   |
|---|-----------------|---|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years                                  |
| 2 | ACC04<br>ACC04R | Matching materials<br>Reason C04  |
| 3 | ACI12<br>ACI12R | Obscure glazing (1 insert) on the first floor north-west elevation<br>I12 reason (1 insert) BE1 |
| 4 | ACK01<br>ACC01R | Compliance with submitted plan<br>Reason C01  |

**Application:**14/01611/FULL6

**Address:** 18 Blakes Green West Wickham BR4 0RA

**Proposal:** Two storey side/rear extension



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 14/01641/FULL1

**Ward:**  
Chelsfield And Pratts  
Bottom

**Address :** Access Way To Glebe Land Skibbs  
Lane Orpington

**OS Grid Ref:** E: 548355 N: 164330

**Applicant :** Diocese Of Rochester

**Objections :** NO

### **Description of Development:**

Installation of concrete hard standing providing access to field. RETROSPECTIVE APPLICATION.

Key designations:

Conservation Area: Chelsfield  
Areas of Archaeological Significance  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Green Belt  
London City Airport Safeguarding

### **Proposal**

- The application seeks retrospective permission for the installation of an area of concrete hard standing which provides access to a field.
- Planning permission is also sought for the installation of a channel or 'slot' drain toward the foot of the slope which will serve to capture any rainwater on the slope, discharging it into a small soakaway which would be excavated immediately adjacent to the foot of the slope.

### **Location**

The application site is located on the western side of Skibbs Lane at the entrance to Glebe Lane, within Chelsfield Conservation Area and within the Green Belt.

### **Comments from Local Residents**

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

### **Comments from Consultees**

The Highways Engineer stated that the access is existing and the issue seems to be one of drainage off the concrete hard-standing. A drain and soak away are proposed. No objection is raised from a Highways point of view, but the Council's Drainage Engineer should be consulted about the drainage calculations and soak away.

Drainage Engineer stated that the submitted Surface Water run-off assessment report with scheme No.5734. dated 11/7/2014, to provide a 1.5m<sup>2</sup> and 1m depth soakaway to drain the access road is acceptable.

### **Planning Considerations**

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

BE1 Design of New Development  
G1 Green Belt

### **Planning History**

No planning history on this particular site.

### **Conclusions**

The area formed by the concrete has an area of approximately 21.25m<sup>2</sup>, which has been laid on the remnants of the previous hard surface of the slope. The new hard surface allows for access and egress for a single vehicle, with a suitable visibility splay to allow for safe exit from the site.

When looking towards the site from along the road, the hard surfacing is not particularly visible and the area of concrete blends together with the main road surfacing which prevents an inconspicuous appearance within the Green Belt and conservation area. The proposed drainage will be imbedded into the slope so will also not be conspicuous within the streetscene, and it is therefore considered that the retention of the concrete hardstanding and the proposed drainage will result in an appearance of an agricultural site, having no detrimental impact upon the openness of the Green Belt or character of the conservation area, preserving the existing nature of the area.

Having had regard to the above Members may therefore agree that the siting, size and design of the existing hardstanding and the proposed drainage channel is acceptable as it will not result in a significant loss of amenity to local residents nor would it impact detrimentally on the character of the conservation area or openness of the Green Belt location.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/01641 set out in the Planning History section above, excluding exempt information.

**RECOMMENDATION: PERMISSION**

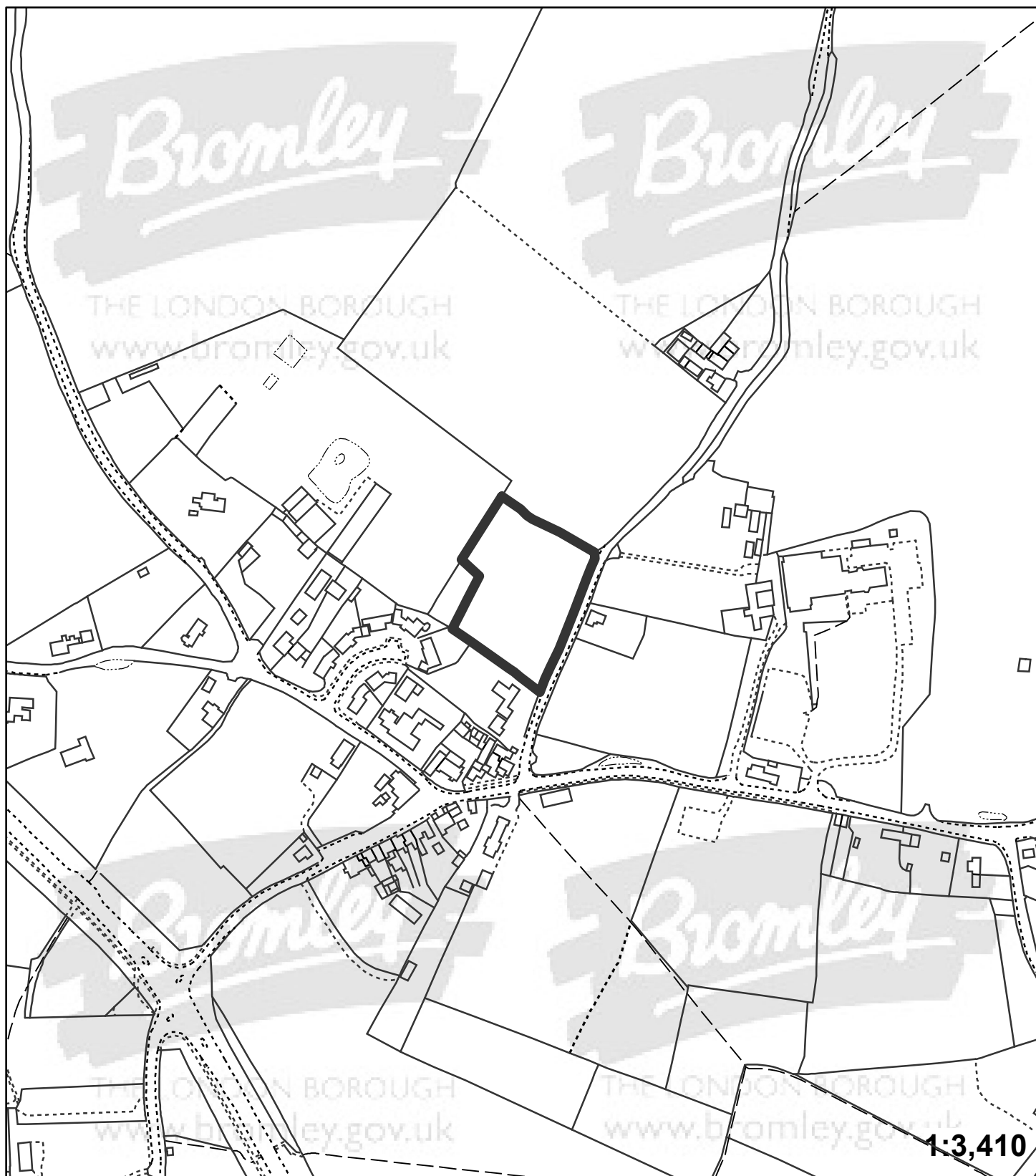
Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACC07  | Materials as set out in application      |
|   | ACC07R | Reason C07                               |
| 3 | ACK01  | Compliance with submitted plan           |
|   | ACC01R | Reason C01                               |

**Application:**14/01641/FULL1

**Address:** Access Way To Glebe Land Skibbs Lane Orpington

**Proposal:** Installation of concrete hard standing providing access to field.  
RETROSPECTIVE APPLICATION.



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 14/01896/FULL1

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

**Address :**      **Norsted Manor Norsted Lane Orpington**  
**BR6 7PB**

**OS Grid Ref:**    **E: 546296 N: 161393**

**Applicant :**      **Mr Edmondson**

**Objections : NO**

**Description of Development:**

Installation of 64 solar photovoltaic panels on A-frames on land adjacent to Norsted Manor.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Green Belt  
London City Airport Safeguarding

**Proposal**

- The application seeks permission for the installation of banks of a total of 64 Solar Photovoltaic Panels on free-standing 'A-Frames' within the land adjoining Norsted Manor.
- There will be four banks on a-frames of 16 solar panels, all 1.5 metres apart, totalling 64 solar panels.
- The proposed plan, drawing No. Dec2013Verge001 indicates that each solar panel a-frame will measure approx. 7.94 metres in width, with each individual solar panel measuring approx. 0.99 metres in width within the a-frame. Each frame will have a maximum height of approx. 1.6 metres, notwithstanding the concrete footings which will be underground, to which the frames will be securely fastened.
- There will be one main solar electrical cable from the solar panels which will run along a trench and across to Norsted Manor.

**Location**

The application site is located on the northern side of Norsted Lane within the Green Belt. The actual site that the a-frames would be located on is in the adjacent field to Norsted Manor, and is in the same ownership as the host dwelling.

## **Comments from Local Residents**

Nearby residents were consulted and no comments were received.

## **Comments from Consultees**

No objections from Environmental Health.

## **Planning Considerations**

BE1 Design of New Development  
G1 The Green Belt

London Plan Policies:

- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.6 Decentralised Energy in Development Proposals
- 5.7 Renewable Energy

## **Conclusions**

London Plan Policy 5.7 states that the use of renewable energy presents a significant opportunity to reduce carbon dioxide emissions, and its development will also contribute to the security of energy supply in London. The supporting statement submitted as part of the current proposal states that the 64 solar PV panels may provide around 13600kW of power per annum of the occupier's electrical requirements. PV systems produce no greenhouse gases, and a typical domestic system can save approximately 1.2 tonnes of carbon dioxide a year, equating to almost 30 tonnes over the lifetime of a system.

The London Plan indicates that all renewable energy systems should be located and designed to minimise any potential adverse impacts on biodiversity, the natural environment and historical assets, and to avoid any adverse impacts on air quality. This is considered to be especially important in this Green Belt location and it is considered that whilst the introduction of the a-frames will be visible within the field, the impact upon the Green Belt location will be minimal due to the location within the site and the relatively inconspicuous colour and material of the PV panels.

There are no nearby residential properties that will be affected by the view of the proposed PV panels, the introduction of the frames into the field will not adversely impact upon the existing use of the field as grazing land, and it is therefore considered that the position, scale and number of a-frames and PV panels will on balance have a positive impact upon the energy consumption of the host dwellinghouse which will maintain the openness of the Green Belt location and will not conflict with the purposes of including land within the Green Belt.

It may be considered prudent, should permission be granted, to impose a condition stating that once the solar panels have reached the end of their lifespan (advised

by the agent that it is roughly 25 years), the associated A-frames are removed from the site and the land reinstated to its former use.

As such it is considered that permission should be granted.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/01896 set out in the Planning History section above, excluding exempt information.

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

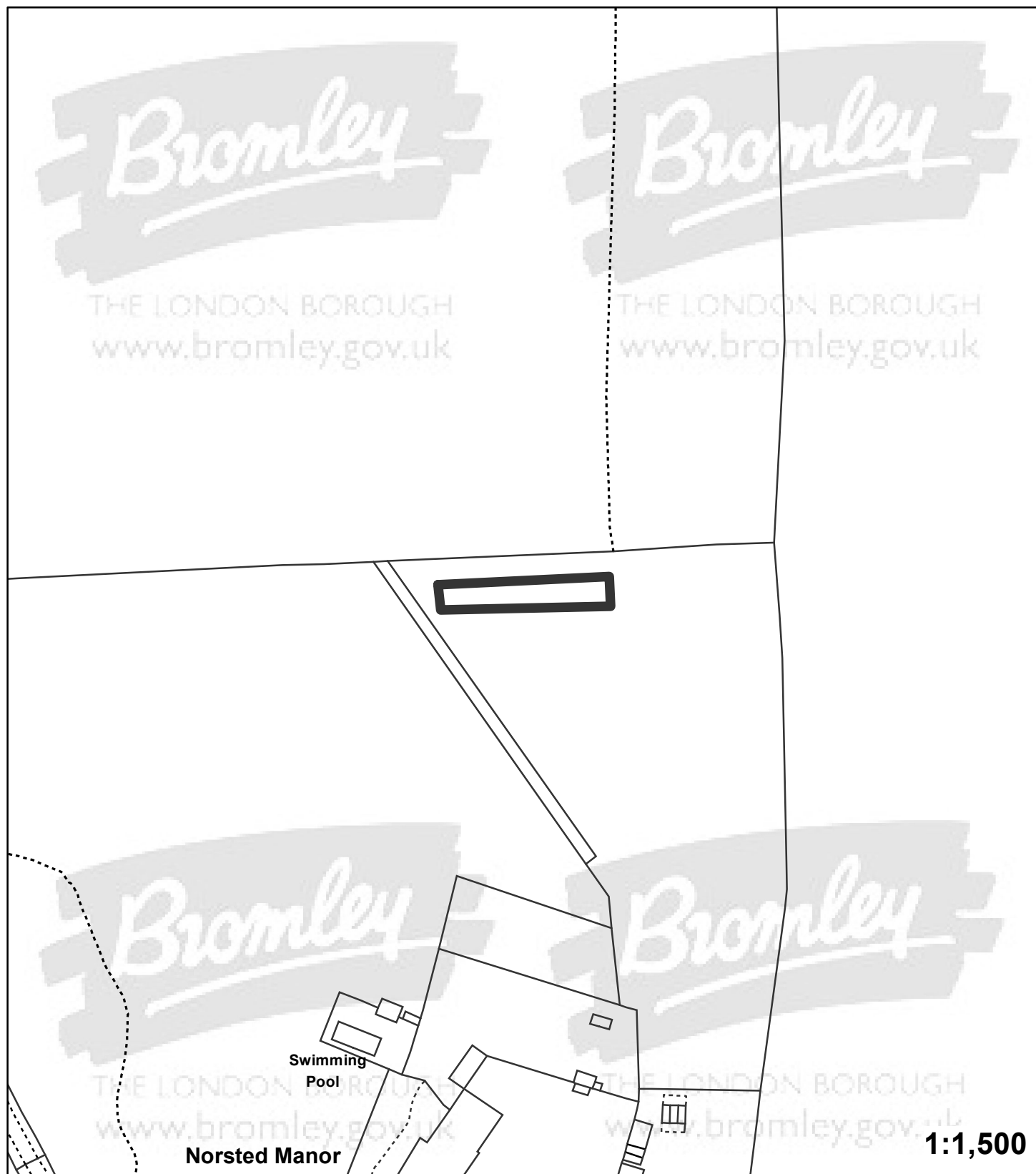
- 1     ACA01        Commencement of development within 3 yrs  
      ACA01R      A01 Reason 3 years
- 2     ACC07        Materials as set out in application  
      ACC07R      Reason C07
- 3     ACK01        Compliance with submitted plan  
      ACC01R      Reason C01
- 4     Any equipment hereby permitted which subsequently becomes redundant shall be removed from the site within a period of 2 months and the land shall be reinstated to its former condition.

**Reason:** In order that the situation can be reconsidered in the light of the circumstances at that time in the interest of the amenities of the area, and to comply with Policies BE1 and G1 of the Unitary Development Plan.

**Application:** 14/01896/FULL1

**Address:** Norsted Manor Norsted Lane Orpington BR6 7PB

**Proposal:** Installation of 64 solar photovoltaic panels on A-frames on land adjacent to Norsted Manor.



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"



Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 14/02210/FULL1

**Ward:**  
Farnborough And Crofton

**Address :** Newstead Wood School For Girls  
Avebury Road Orpington BR6 9SA

**OS Grid Ref:** E: 544671 N: 165209

**Applicant :** Mrs J Riley

**Objections :** NO

### **Description of Development:**

Air hall over four existing outdoor tennis courts to be erected for 6 months from 1st October to 31st March

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Urban Open Space  
Adjacent to Sites of Interest for Nature Conservation  
London City Airport Safeguarding  
London City Airport Safeguarding Bird

### **Proposal**

The proposal is for a seasonal air dome (dark green upvc membrane) over four of the existing porous macadam tennis courts. It is proposed that the air dome will be erected between 1 October and 31 March each year.

The dome measures 65m by 37m and will be 10m in height at its highest point. An entrance to the dome is proposed in the eastern elevation with an emergency access in the northern elevation. The inflation unit will be located to the east of the air dome and will be surrounded by 2m high acoustic fencing.

The erection of the air dome will allow Bromley Tennis Centre to guarantee the use of the four outdoor courts during autumn and winter periods during which time play is often interrupted or prevented due to wet weather. The Bromley Tennis Centre anticipates that if the courts are covered the occupancy of these courts could raise from 20-50% to 80-90% within a short time. This will increase the opportunity for coaching programmes and for the community use of the facility.

It is anticipated that the coaching programme could accommodate 100 additional junior and adult players in the evenings and potentially 100 additional players during the daytime. It will also assist in growing the disability tennis programme.

The Tennis Centre does not intend to use the outdoor courts beyond the existing curfew time, and, therefore, it does not consider that there will be a net increase in traffic as a result of the installation of the air dome.

The Lawn Tennis Association (LTA) has offered grant funding of £500,000 to erect the seasonal air hall.

### **Location**

The Bromley Tennis Centre is in the grounds of Newstead Woods School, Avebury Road, Orpington, owned by the school and operated in partnership with the Kent Lawn Tennis Association. The school is located adjacent to a Site of Interest for Nature Conservation.

### **Comments from Local Residents**

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

### **Comments from Consultees**

The Council's Highways Officer raises no objections to the proposal.

The Council's Environmental Health Officer has highlighted the potential for the air pumps to generate noise, and the fact that they will need to run 24 hours a day. EH has requested some further information from the applicant in order to confirm whether a full noise assessment should be provided, but this information remains outstanding. A condition is therefore proposed requiring a noise assessment, unless the relevant information is provided in advance of the Committee meeting and this is to the satisfaction of EH.

Natural England (NE) advises that whilst the site is located in close proximity to the Crofton Woods Site of Special Scientific Interest (SSSI). NE is satisfied that the proposed development, if it is carried out in strict accordance with the details of the application, will not damage or destroy the interest features for which the site has been notified and does not represent a constraint to determining the application.

Natural England has not assessed the site in terms of protected species.

### **Planning Considerations**

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

- BE1 Design of New Development
- C7 Educational and Pre-School Facilities

- C8 Dual Community Use of Educational facilities
- G8 Urban Open Space
- L1 Outdoor Recreation and Leisure
- NE5 Protected Species

London Plan policies 5.12 and 5.13

The National Planning Policy Framework 2012 is also relevant.

### **Planning History**

There is extensive planning history on the site. The planning history with most relevance to this proposal is summarised below:

02/02198 and 03/01513 - Approval of the reserved matters in respect of 01/01861 for the construction of the all weather tennis facility.

01/01861 - Outline planning permission was granted for the construction of an all weather tennis facility comprising 6 indoor tennis courts, 4 outdoor floodlit tennis courts, in August 2001

86/02057 - Planning permission was granted for the use of the field as an all weather pitch and with floodlighting in October 1986.

### **Conclusions**

The main issues to be considered are the impact of the proposal on Urban Open Space, the adjacent Site of Special Scientific Interest for Nature Conservation, protected species and the amenities of the surrounding residents.

In terms of the impact of the proposal on Urban Open Space, the development is related to the existing use and will substantially increase the amount of court time available particularly during winter months enhancing the existing recreational use of the site. Whilst, in the context of Policy G8, indoor sports development is not normally regarded as being related to the existing use, this development is not permanent and will substantially increase the amount of court time available for school use, coaching programmes, disability programmes and community usage. The proposal is therefore considered to be of substantial benefit to the local community. In addition, the existing courts are well screened and the proposed air dome is located adjacent to a complex of existing buildings and is well screened on all sides from wider public view. It is not therefore not considered likely to impair the open nature of the site.

With regard to the impact on the amenity of the occupants of nearby residential properties, the courts are located a significant distance (approx. 140 m) away from the nearest residential properties and the site is well screened by a combination of the existing buildings to the north, existing vegetation to the west and a bund to the south. It is therefore considered that the air dome will not have an impact on the visual amenities of the surrounding residential properties.

Due to the extent of existing screening and the distance of the tennis courts from the nearest residential properties it is considered unlikely that the proposal will have any impact on residential amenity resulting from sporting activities or light spillage. A noise assessment has been requested to ensure that the plant required to inflate the dome will not have an unacceptable impact in term of noise. It should be noted that there is already evening activity at the school from other activities.

In summary, is it considered that the proposed air dome will substantially enhance the existing tennis facilities at the site increasing opportunities for participation from schools, individuals attending coaching programmes, the disabled and the wider community. It is considered that, subject to appropriate screening and additional landscaping, the proposal will not have a detrimental impact on the natural environment. In terms of Urban Open Space, the development is not permanent, and the benefits of the scheme are considered to significantly outweigh any limited impact on openness, which is minimal as the site is already located adjacent to a complex of buildings, fenced off for recreational use and well screened from the surrounding area.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/02210 and those set out in the Planning History section above, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
          ACA01R    A01 Reason 3 years
- 2      ACK01      Compliance with submitted plan  
          ACC01R    Reason C01
- 3      The use hereby permitted shall only be erected during the period from 1 October until 1 April. At all other times the covers shall be removed and the site restored to its condition before the development took place.  
**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interests of the visual amenities of the area.
- 4      The use hereby permitted shall not be open to patrons outside the following times: 09:00 to 21.30 on weekdays and between 09.00 and 21.00 on weekends.  
**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the surrounding residential properties.
- 5      Before the use hereby permitted begins, a scheme for the installation of equipment to inflate the covers shall be submitted to and approved in writing by the Local Planning Authority. All equipment installed as part of the scheme shall be thereafter operated and maintained in accordance with the manufacturer's instructions.  
**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan.
- 6      A detailed noise assessment should be submitted and agreed in writing by the Local Planning Authority prior to commencement of the development. Any mitigation measures that may be recommended by the report will be implemented prior to the first operation of the equipment that will be used to

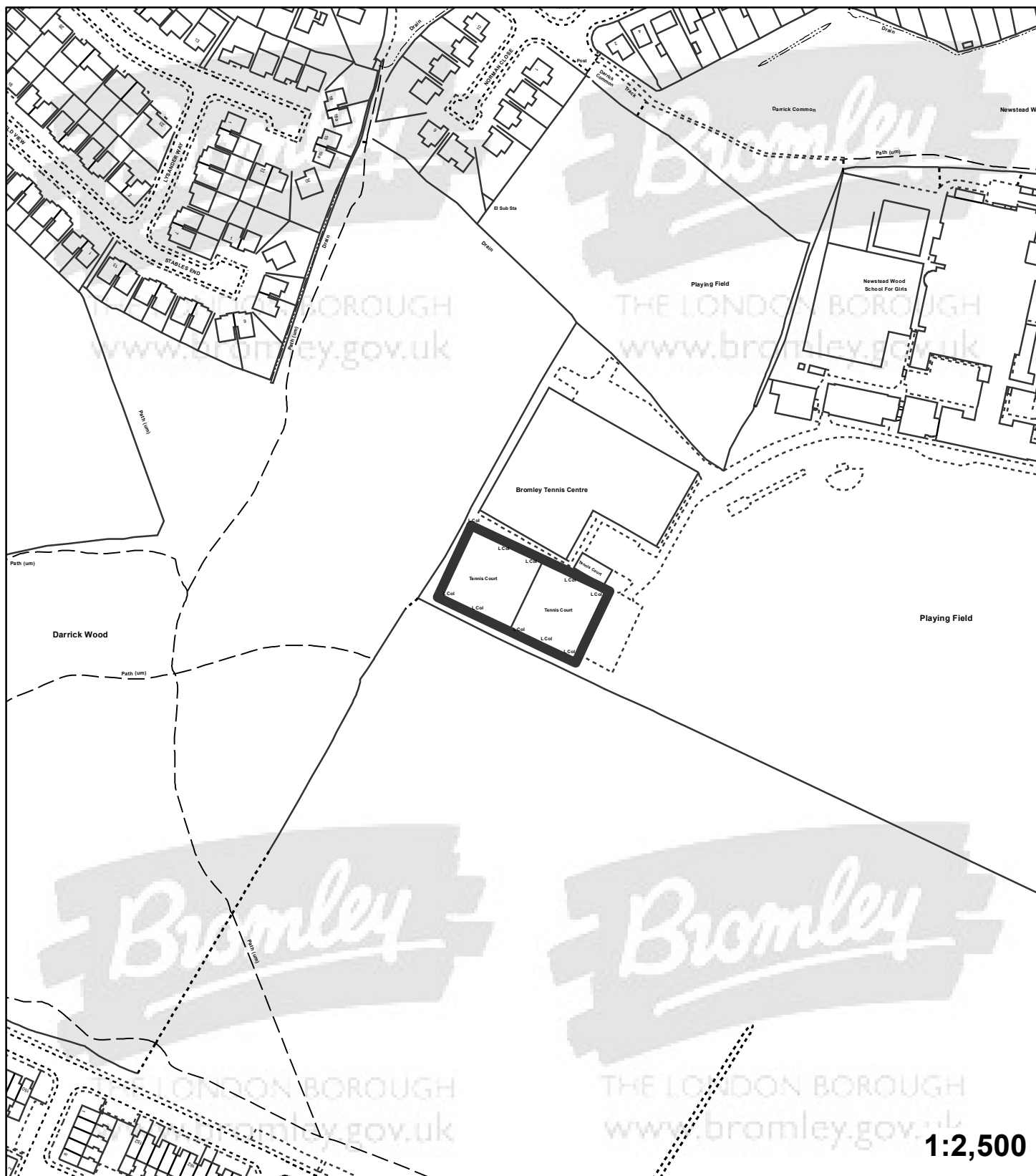
inflate the air dome, and should any mitigation measures be required these will be implemented within three weeks of approval and be permanently maintained thereafter.

**Reason:** In order to comply with Policy BE1 and in the interest of the interest of the users of the site and the occupiers of surrounding residential properties.

**Application:**14/02210/FULL1

**Address:** Newstead Wood School For Girls Avebury Road Orpington BR6 9SA

**Proposal:** Air hall over four existing outdoor tennis courts to be erected for 6 months from 1st October to 31st March



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 14/02223/FULL6

**Ward:**  
**Bromley Common And  
Keston**

**Address :** 2 Gravel Road Bromley BR2 8PF

**OS Grid Ref:** E: 542321 N: 166034

**Applicant :** Mr Robert Johnson

**Objections :** YES

**Description of Development:**

Addition of first floor to existing bungalow to create a two storey dwelling

**Proposal**

Update

This application was reported to Plans Sub Committee No. 2 on 14th August 2014. It was deferred to seek an amended design that sets the extension back from the front building line. The applicant has considered this, but wishes for the proposal to be considered as originally submitted. The original report below is repeated. However, I would note that additional documentation has been provided which relates to matters raised by the neighbouring property in respect of right to light and overshadowing, and aims to address these concerns.

The original report is repeated below.

The application seeks permission for the addition of a first floor to the existing bungalow to create a two storey dwelling. The proposed extension would have a maximum width of 9.5m and a depth of 10.9m and would add a whole first floor to the property. The south-west elevation of the existing property is to be demolished and the width of the property reduced from 9.8m to 9.5m, to achieve a distance of 1m for the full height and length from the south-western flank wall to the boundary with no. 4. The roof of the extension is to be hipped at all four sides. Two large windows are proposed in the first floor front elevation and two large windows in the first floor rear elevation. Two small windows are proposed in the first floor south-western side elevation and one window in the first floor north-east side elevation.

**Location**

The application site is a single storey detached dwelling on the western side of Gravel Road close to the junction with Hastings Road. The surrounding area is

mainly residential and is characterised by two storey detached and semi-detached houses set in garden plots.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- loss of light and space
- property purchased only for development

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

### **Comments from Consultees**

There were no external or internal consultations made on this application.

### **Planning Considerations**

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  
H8 Residential Extensions  
H9 Side Space

Supplementary Planning Guidance 1 General Design Principles  
Supplementary Planning Guidance 2 Residential Design Guidance

The London Plan and National Planning Policy Framework are also key considerations in determination of this application.

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework.

### **Planning History**

The relevant planning history at the property is summarised as follows:

Under ref. 13/01571, a similar scheme for the 'Addition of first floor to existing bungalow to create a two storey dwelling' was refused and dismissed at appeal. The reasons for refusal outlined in the Appeal Decision can be summarised as follows:

Bulky first floor addition occupying the entire footprint would be noticeably wider than Nos. 4-10, each of which has two windows at first floor level compared with the three on the proposed enlarged bungalow. 'These factors, combined with the additional height of the south-west elevation, the different orientation of its roof and its projection forward of No. 4 would give rise to it appearing incongruous and out of scale alongside the existing



houses. This would be accentuated by the minimal gap between the buildings, which would be less than 2m and in my view would result in a cramped appearance.

The proposal would result in the enlarged dwelling becoming more prominent in the street scene on a site that is highly visible from the surrounding area.

...the proposal would be harmful to the character and appearance of the host property and the surrounding area, contrary to saved Policies BE1 and H9 of the London Borough of Bromley Unitary Development Plan.'

More recently planning permission was refused under ref: 14/00375/FULL6 for the Addition of first floor to existing bungalow to create a two storey dwelling for the following reason:

'The proposed first floor addition would represent a cramped form of development by reason of the restricted dimensions of the site and the lack of an adequate side space to meet the Council's standards and therefore would be harmful to the character of the streetscene and conducive to a retrograde lowering of the spatial standards currently enjoyed by surrounding properties, thereby contrary to Policies H9 and BE1 of the Unitary Development Plan.'

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

This application is the third application submitted for the creation of an additional storey to the existing single storey dwelling. Planning permission was refused and subsequently dismissed at appeal under ref. 13/01571. A revised scheme was submitted under ref. 14/00375 which sought to address the Appeal Inspectors concerns. However, the proposal was considered to be unacceptable due to a lack of adequate side space, contrary to Policy H9, and was therefore refused.

This current application seeks to address the refusal grounds of the previous schemes. Both previous schemes did not comply with Policy H9 which requires a minimum of 1m side space to be retained from the flank wall to the side boundary for the full height and length of the extension. This was due to the proposed extension being built above the existing footprint of the property, with the ground floor remaining as existing. The existing side space to the south-western boundary is shown to be 0.8m and as such the proposals were not compliant. This current scheme proposes to demolish the existing south-west elevation of the property and set the south-western flank wall of both the ground floor and the first floor extension a distance of 1m to the boundary with No. 4. Therefore, complying with the Council's requirement of a minimum of 1m in accordance with Policy H9 and thus reducing the impact on both the street scene and neighbouring property. Furthermore, the roof design of the proposed scheme shows a the reduction of

bulk from the initial scheme refused under ref. 13/01571 and the number of windows in the front south-eastern elevation have been reduced to be more in keeping with the surrounding properties and reduce the impact of the extension on the street scene.

It is noted that comments have been received from the neighbouring property at No. 4 with regards to loss of light and space, given the positioning of the existing property further forward than the neighbouring semi's. However, there are no windows in the flank elevation of No. 4 facing No. 2 and therefore it is the impact on the front windows only which should be considered. Whilst the property would still sit further forward than the neighbouring properties, Member's may consider that given the overall reduction in bulk provided by the amended roof design and reduction in the number of windows and the 1m side space provided between the extension and the boundary with No. 4, the previous reasons for refusal have been adequately addressed, and the impact of the proposed scheme on the neighbouring properties and on the street scene is not significant enough in this instance to warrant a refusal.

Background papers referred to during production of this report comprise all correspondence on the application file, excluding exempt information.

as amended by documents received on 21.08.2014

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
ACA01R      A01 Reason 3 years
- 2      ACC04      Matching materials  
ACC04R      Reason C04
- 3      Before the development hereby permitted is first occupied, the proposed window(s) in the first floor flank elevations shall be obscure glazed to a minimum of privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor of the room in which the window is installed and shall subsequently be permanently retained as such.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 4      ACI17      No additional windows (2 inserts)    first floor    extension  
ACI17R      I17 reason (1 insert)    BE1
- 5      ACK01      Compliance with submitted plan  
ACK05R      K05 reason

### **INFORMATIVE(S)**

- 1      You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable

on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website [www.bromley.gov.uk/CIL](http://www.bromley.gov.uk/CIL)

**Application:**14/02223/FULL6

**Address:** 2 Gravel Road Bromley BR2 8PF

**Proposal:** Addition of first floor to existing bungalow to create a two storey dwelling



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

## Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

**Application No :** 14/02135/FULL1

**Ward:**  
Bromley Common And  
Keston

**Address :** Scrubs Farm Lower Gravel Road  
Bromley BR2 8LL

**OS Grid Ref:** E: 542959 N: 166378

**Applicant :** Mr Mick Drury

**Objections :** YES

### **Description of Development:**

Use of part of field to make mulch and bio-fuel from virgin wood, siting of portacabin and construction of wooden log shed and associated works included the construction of a concrete base with surface water catchment system.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Biggin Hill Safeguarding Area  
Green Belt  
London City Airport Safeguarding  
London City Airport Safeguarding

### **Proposal**

The application seeks retrospective planning permission for the use of part of a field to make mulch and bio-fuel from virgin wood, the siting of a portacabin and construction of a wooden log shed and associated works comprising of the construction of a concrete base and surface water catchment system.

A 20 ft portacabin located adjacent to the main access road to Scrubs Farm and the access to the site will be used as an office. A 20ft tool shed is proposed immediately adjacent to the portacabin.

An open log store is proposed. This is 7m in length by 5.5m in depth and has a pitched roof which is 3.6m at its highest point. The log shed is required for the seasoning of logs, this will have slatted sides to allow for the free flow of air through the structure.

Materials are generally delivered to the site in small vans and trailers before being separated, with the larger material cut into logs prior to storage and seasoning for

use as a fuel, and the smaller material shredded to produce mulch or bio-fuel. Operations take place on a (partially laid) concrete base which provides a stable base for the operation of mobile plants, whilst managing surface water and preventing mud being tracked from the site. The mulch is achieved by maturing the shredded virgin wood whilst stopping short of it commencing the composting process. This is achieved by regularly turning stockpiles of the material.

The application is accompanied by a Planning Statement which includes the following points:

- Greenfields Wood Waste Solutions is a family run business which has been involved in vegetation clearance and green waste management for many years - they also provide mobile grass cutting and grounds maintenance for the schools in the Borough
- Environment Agency has accepted that virgin wood is not waste although the delivery of virgin wood from landscape gardeners is likely to be considered as a waste material as they intend to discard it - proposal can be considered a low risk activity and if the virgin wood was to be shredded by a landscaper gardener at the point of production it would not be a waste material
- if the farmer undertook vegetation clearance on his land and stockpiled the trunks and woody material it would not be considered as waste - the view of stockpiled wood would not be materially different to the proposed use
- majority of the mulch produced is to be used within the agricultural holding or at other local farms as a soil improver which negates the requirement to import other man-made soil improvers such as fertilisers and sludge
- in terms of the product the following estimations apply:
  - 65% is mulch and will be used on the farm
  - 5% is mulch and will be used on adjoining farms
  - 5% will be sold as logs
  - 20% comprises woodchip for bio fuel or to supply garden centres
  - 5% comprises mulch/woodchip which is bought by local landscape contractors
- applicant employs 3 staff from the local area planning permission will result in 2 additional part time positions
- there will be wider economic gains for local businesses in being able to use a site that is closer to the arisings
- Council have recently introduced a fortnightly collection for green waste but large tree trunks and branches cannot be deposited within the bin
- Council has also set up temporary waste sites during the summer period to ease congestion at the two household waste recycling centres but tree trunks, large branches and commercial garden waste cannot be accepted
- typical van weight at the Scrubs Farm was 1030kg - this would have cost at least £180 to dispose at the council site - the cost at Scrubs Farm is £30
- restrictions on the household waste collection services and the cost of using the council's strategic recycling centres prohibits local businesses from using these to dispose of wood waste - the site at Scrubs Farm is therefore providing a much needed service

- economic and environmental benefits will result from utilising the mulch on the farm rather than man-made fertilizers or sludge from sewage treatment works which would require HGVs delivery, significant expense and odours from sludge
- landscape gardeners were asked which alternative sites they would use in the event that planning permission is not granted and the following were identified:
  - Cookham Road, Swanley, BR8 7QP
  - Highams Farm, Croydon, CR6 9PQ
  - Dunbrick Lane, Sevenoaks, TN14 6EP
- prior to use of Scrubs Farm, the applicant operated from Charmwood Farm, Bromley, BR6 7SA
- priority of Cookham Road site is to serve municipal waste contracts of London Boroughs of Bromley, Bexley Lewisham, Southwark, Greenwich and City of London) and the waste capacity is therefore likely to be protected for these waste contracts and will be likely to be unsuitable for small scale landscape contractors
- use of mulch at Scrubs Farm will result in significant reduction in carbon dioxide emissions as compared with use of mulch from Highams Hill Farm
- Dunbrick Recycling does not permit commercial or business waste and is therefore unavailable to landscape contractors
- Charmwood Farm would not be preferential to Scrubs Farm in terms of the distance to supply the mulch
- alternative for landscape contractors is controlled burning of wood material - this is not considered to be consistent with the principles of sustainable development and reducing carbon emissions
- further environmental benefits include:
  - reduced HGV movements
  - improved soil structure will lead to improved tractor efficiency reducing fuel usage and emissions
  - reduced reliance on artificial fertilizers
  - reduced soil erosion and improved soil health]
  - increased natural nutrient supply
  - increased yields and productivity.

The application is accompanied by a Landscape and Visual Impact Assessment which concludes as follows:

- proposal will not have significant landscape or visual impacts
- nature of activity is not too dissimilar to agricultural and therefore the presence of stockpiles of wood or mulch is not unexpected in this locality
- former pig units (now commercial units) are more prominent from the viewpoints
- further hedge planting can be undertaken to enhance the biodiversity potential but this does not appear essential in terms of screening the operations
- stockpile heights can be restricted by a planning condition.

## **Location**

The site of the proposed operation is to the north of the access road, adjacent to the main area of Scrubs Farm buildings and west of the existing sports pavilion and football pitches. Opposite the site there are a number of former agricultural buildings which have been converted to commercial uses. The land to the east and south east of the site is agricultural and part of the holding. The site lies within the Metropolitan Green Belt.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- increased noise and disturbance
- increased traffic
- harmful visual impact
- detrimental impact on highway and pedestrian safety
- increased pollution / polluted run-off from site
- impact of chemical and rotting smells
- inappropriate use in residential area
- no evidence of company's claims regarding jobs and economic benefits
- harm to enjoyment of the Green Belt
- site receives more tree waste than it can process and storage piles on site grow ever larger
- dust particles blow over nearby properties creating a health risk
- very special circumstances have not been demonstrated to justify inappropriate development in the Green Belt
- lack of alternative sites explained by fact other sites are not prepared to accommodate this type of business
- reputation of company is questioned as they were asked to leave their previous site due to land misuse.

### **Comments from Consultees**

Environmental Health (EH) have commented that the site has a long history of odour complaints and the application does not include any mitigation measures to reduce odours which are an inevitable consequence of the process.

Environment Agency (EA) have no objections to the proposal. The applicants should incorporate surface water good practice advice to ensure that sustainable surface water management is achieved as part of the development. If non-confirming material that could constitute waste is received, such as manure, Greenfields should reject it at the time of delivery or ask the deliverer to remove the material. The Environment Agency will monitor the following:

- inspection of incoming loads
- segregation of waste
- monitoring of stockpiles
- storage of material
- records of tonnages



- noise
- surface water drainage.

Thames Water have no objections to the proposal.

The Council's in-house drainage advisor has commented that the wood store should be set a minimum of 8m from the top bank of the adjacent watercourse.

Further responses to consultations, including highways comments, will be reported verbally at the meeting.

### **Planning Considerations**

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
- ER5 Air Quality
- ER8 Noise Pollution
- G1 Green Belt
- T2 Assessment of Transport Effects
- T18 Road Safety
- ER2 Waste Management Facilities

National Planning Policy Framework  
London Plan

Saved policy ER2 of the UDP states that:

'Proposals for new waste management facilities will be assessed against the following criteria:

- (i) the proximity of facilities to the source of the waste;
- (ii) where appropriate, opportunities for rail-based waste transfer are maximised;
- (iii) proposals do not result in significant traffic-related environmental effects in residential areas or along lorry routes to and from the facility;
- (iv) adverse effects on the amenities of residential areas by reason of noise, smell, dust, odours, litter, vermin and birds can be minimised;
- (v) visual intrusion is minimised;
- (vi) any adverse impact on the historic and natural environment can be mitigated;
- (vii) surface water and groundwater resources are protected from potential pollution.'

### **Planning History**

There are extensive planning history records on this site. These relate to the use and reuse of the existing units at the farm, telecommunications masts, and use of the land for a piggery. These are not considered relevant to this application so are

not reproduced here. A full copy of the planning history including all applications is available on the file.

A previous application for the same proposal (ref. 13/03199) was refused planning permission in January 2014 on the following two grounds:

'The proposed B2 use represents an inappropriate use in the Green Belt. The nature of the use involving the siting of temporary structures, requirement for hardstanding, the presence and operation of plant and the external storage of plant and materials will be detrimental to the openness and visual amenities of the Green Belt and character and appearance of the area, thereby contrary to Policies BE1 and G1 of the Unitary Development Plan.

Insufficient information has been submitted on the trip generation of the scheme to accurately assess the impact of the proposal on highways safety. The proposal is thereof contrary to Policies T2 and T18 of the Unitary Development Plan.'

## **Conclusions**

The main issues relating to the application are the impact of the proposal on the openness and visual amenities of the Green Belt and the visual amenities of the surrounding area, the impact on the residential amenities of the occupants of nearby dwellings, and highway safety. In particular, consideration should be given to whether the additional material submitted by the applicant addresses the previous grounds of refusal.

The proposed operation involves wood waste chipping, shredding, cutting and the storage of these materials on site, this is considered to be a B2 (general industrial use). The site is located in the Green Belt, where a B2 (general industrial) use would be considered to represent inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm, as required by Policy G1.

The applicant has argued that very special circumstances exist to justify inappropriate development in the Green Belt as follows:

- lack of suitable, available, alternative non-Green Belt sites
- positive support from local landscape contractors
- restrictions at existing sites make the management of this material difficult.
- support for local businesses and the local economy
- reduced carbon emissions by using the produced mulch on site
- reduced reliance on fertilizers and man-made soil improvers
- generation of two part time jobs.
- manufacture a renewable fuel which contributes to a low carbon economy
- management of material that arising from within the Borough contributes to self sufficiency

- removal of the management of this material out of the waste hierarchy, or further up the hierarchy.

The above benefits of the proposal can all be considered to carry a degree of weight in planning terms. In particular the environmental benefits in that it converts what is essentially a waste product into a product that can be used on the land to enhance soil quality or as a fuel. However, this does not alter the fact that this is a B2 (general industrial use) which represents an inappropriate use in the Green Belt, that would also be detrimental to the character and appearance of the area.

The applicant has submitted a landscape assessment to demonstrate that the proposal will not result in a landscape or visual impact. The operation requires a hardstanding on agricultural land to allow the operation of the required plant and machinery. It also includes the siting of a number of temporary buildings and the stockpiling of virgin wood, and piles of various grades of shredded materials which need to be turned regularly to ensure that the composting process is avoided. The paraphernalia required for this operation to take place on the site is considered to impact on the openness and visual amenities of the Green Belt.

It is considered that the argument put forward by the applicant does not represent very special circumstances to justify the harm in Green Belt terms. The harm by inappropriateness and the harm to the openness and visual amenities of the Green Belt is significant and the benefits of the proposal outlined by the applicant are not considered sufficient to overcome this harm.

The operation, shredding of wood products and use of chainsaws etc. is an inherently noisy, activity and there is also potential for the use to result in unacceptable odours if the operation is not managed correctly. The applicant has not submitted details of measures to mitigate odours generated by the operation.

Highways comments will be reported verbally at the meeting in order that Members can consider whether sufficient information has been submitted to demonstrate that the use will not result in an unacceptable impact in highways terms.

In summary, the proposal is a B2 (general industrial) use that is considered to represent an inappropriate use in the Green Belt. The applicant has not demonstrated that very special circumstances exist in this case to justify what is considered to be an inappropriate development in this location. Furthermore, satisfactory odour mitigation measures have not been provided.

#### **RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

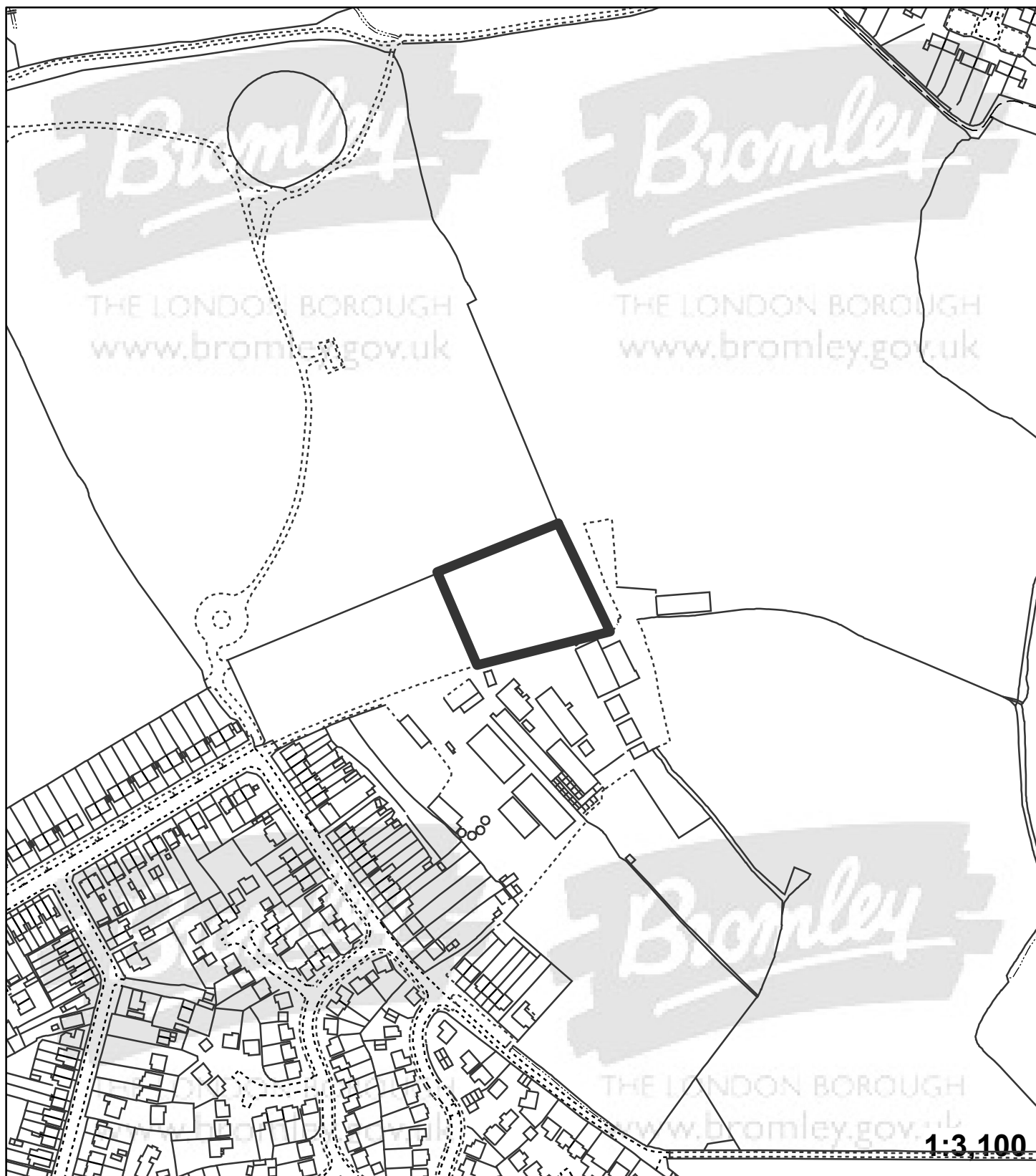
- 1 The proposed B2 (general industrial) use represents an inappropriate use in the Green Belt. The nature of the use involving the siting of temporary structures, requirement for hardstanding, the presence and operation of plant and the external storage of plant and materials will be detrimental to the openness and visual amenities of the Green Belt; thereby contrary to Policy G1 of the Unitary Development Plan.

- 2 Insufficient information has been submitted to demonstrate satisfactory odour mitigation measures, in the absence of which the proposed use will have a detrimental impact on the residential amenities of the occupants of nearby dwellings contrary to Policy ER2 of the Unitary Development Plan.

**Application:**14/02135/FULL1

**Address:** Scrubs Farm Lower Gravel Road Bromley BR2 8LL

**Proposal:** Use of part of field to make mulch and bio-fuel from virgin wood, siting of portacabin and construction of wooden log shed and associated works included the construction of a concrete base with surface water catchment system.



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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