

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

Application No : 13/00134/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 : London Borough Of Bromley

Objections : NO

Description of Development:

Replacement 2.7m high chain link fencing fronting pedestrian footpath at Millwood Road.

Key designations:

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

Proposal

Permission is sought to replace a 3m-wide section of a palisade fence with a 2.7m-high chain link enclosure.

The purpose of the application is to increase the height of the fence at the entrance to the old pedestrian alleyway (no longer in use) which is prone to fly-tipping. The increased height should help to reduce this.

Location

The section of fence to be replaced is situated to the north of the main school site, adjacent to a footpath connecting Millwood Road and Francis Road. The proposed fence would be situated approximately 10m to the east of the turning circle at Millwood Road. It fronts a former alleyway which provided direct access to the school grounds.

Comments from Local Residents

No comments were received from local residents at the time that this report was compiled.

Comments from Consultees

No technical highways objections have been raised, but it is advised that that the contractor installing the fence is made aware of the right of way and the need not to obstruct or damage it as a result of the works.

Planning Considerations

Relevant Unitary Development Plan Policies are BE1 (Design of New Development) and BE7 (Railings, Boundary Walls and Other Means of Enclosure).

Planning History

There is no planning history relevant to this application.

Conclusions

The main issue relating to the application is the effect that it would have on the character and appearance area.

Policy BE7 advises that the Council will seek to ensure the retention of railings, walls, plantings and hedgerows of native species and other means of enclosure where they form an important feature of the streetscape; and resist the construction or erection of high or inappropriate enclosures where such boundary enclosures would erode the open nature of the area, or would adversely impact on local townscape character.

In this case the existing enclosure which it is sought to replace is bounded at either end by timber fencing with that to the left-hand-side resting on a 1m-high brick wall. The existing palisade enclosure is of industrial appearance and, as a result of its limited height and gaps between its posts, enables waste to be discarded behind it. The proposed chain link fence will rise to a height not dissimilar to the fencing to its left. As a result of its design and materials it is not considered that it will appear any more dominant than the existing boundary enclosure. Furthermore, this proposal should help to restrict fly-tipping to its rear which will benefit the visual amenities of the area.

Background papers referred to during production of this report comprise all correspondence on file ref, 13/00134, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

3 ACC03R Reason C03
AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

BE7 Railings, Boundary Walls and Other Means of Enclosure

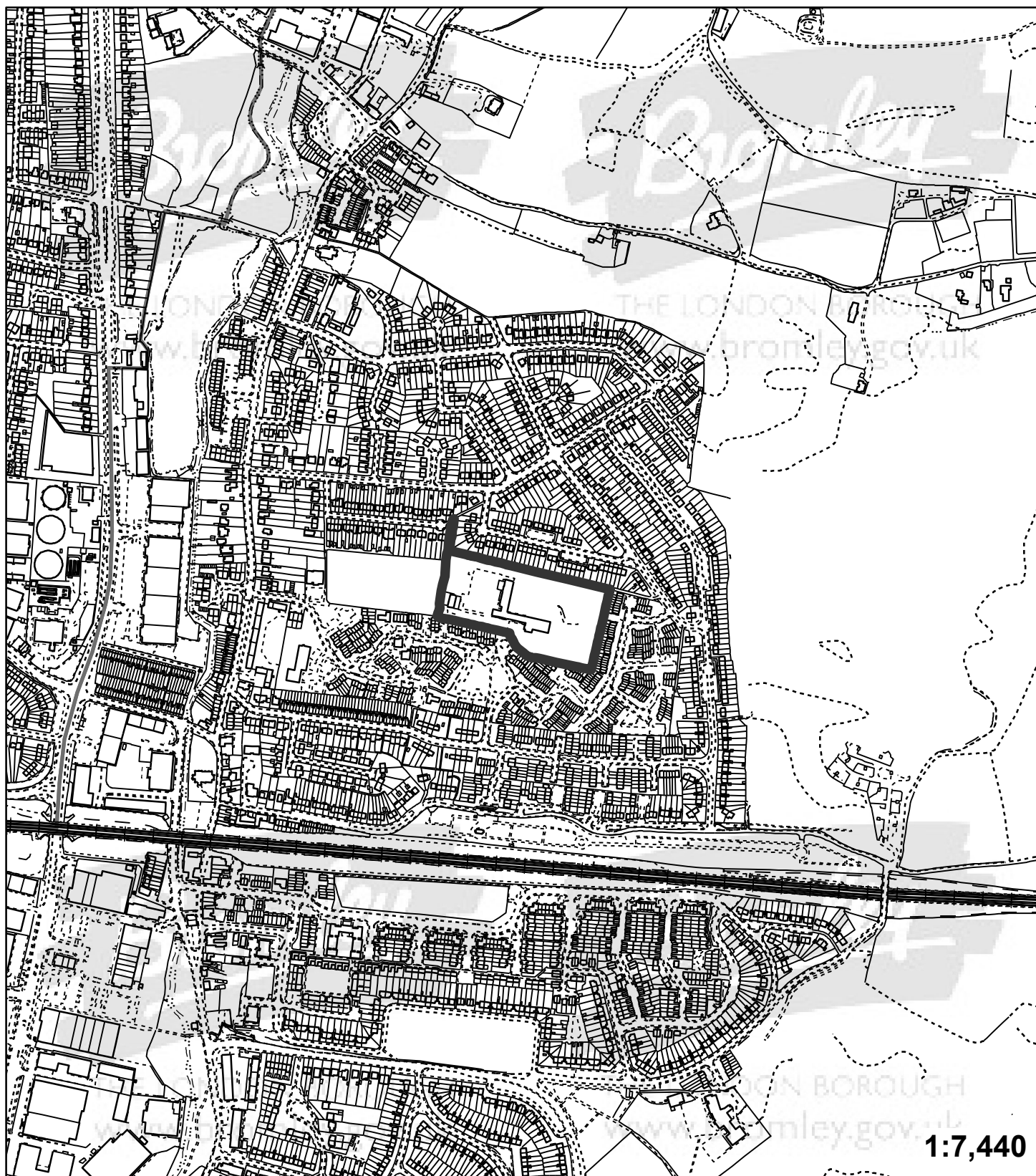
INFORMATIVE(S)

1 The contractor installing the fence is to be made aware of the adjoining right of way and the need not to obstruct or damage it from the works.

Application:13/00134/FULL1

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

Proposal: Replacement 2.7m high chain link fencing fronting pedestrian footpath at Millwood 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"

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