

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

Application No : 13/01115/FULL1

Ward:
Bromley Town

Address : Temporary Compound And Site Office
Gordon Way Bromley

OS Grid Ref: E: 540075 N: 169690

Applicant : Mr Chris Cole

Objections : YES

Description of Development:

Temporary use of site as compound (use class B8) and office (use class B1), with associated car parking

Key designations:

Conservation Area: Bromley Town Centre
Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Bromley Town Centre Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Proposal Sites

Urban Open Space

Proposal

It is proposed that a site which is currently vacant and not in use, be developed temporarily as a compound and office site. This is for a period of 18 months to 2 years and is to be used for the storage of materials and site office for the Bromley North Village public realm improvement scheme.

Location

The application site lies on the western side of Tweedy Road and encompasses a vacant plot of land. The surrounding area is a mixture of commercial and residential. The site falls within the boundaries of a designated conservation area, the Bromley Town Centre.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and seven representations were received. The following issues were raise.

- air pollution and noise.
- putting the site back afterwards.
- concern over impact on Sheppards Colleges, onto which this site backs, is a Grade 2 listed building with senior citizens living within.
- working hours of construction,
- concern over trees lining Tweedy Road may be affected.
- highway issues such as vehicle deliveries, waiting areas or unloading bays present within the site, would result in large vehicles either over-hanging or spilling onto Gordon Way. Also parking for staff and public.

Comments from Consultees

No objection is raised from a heritage perspective subject to a temporary permission.

Highways - The site is accessed from Gordon Way via a wide access point approximately 10m wide. This is acceptable. The site access is within proximity of Tweedy Road. Tweedy Road (A21) is part of TfL road network, and therefore TfL should be consulted.

Comments from TfL will be verbally reported to Committee.

Planning Considerations

The application falls to be determined in accordance with Policy BE1 of the Unitary Development Plan and the London Plan.

This policy is considered consistent with the objectives and principles of the NPPF.

Planning History

No relevant planning history.

Conclusions

The site in question is currently vacant and overgrown with grass, bushes and trees. The site is enclosed by a tall timber fence and then there are further bushes and trees that line the site that are visible to the streetscene along Tweedy Road. On the southern side of the site there are the Bromley and Shepherds Colleges along with the County Court.

Most of the structures to be built will be along the tweedy road side of the site and sited away from the college and the court. The majority of the structures are to be low level, apart from the silos which will be taller and 7.5 metres in height. However there are tall trees on the site that will go a small way to shielding the silos, in addition the use is only temporary and it is not considered that there would be any detrimental harm to outlook caused by the temporary instalment of the silos. No other properties are located close enough to the development for there to be any issue in relation to loss of light.

The designs of the structures are appropriate for the temporary use of the site as a compound and office.

There were concerns raised in relation to noise that may have been created by the site and the proximity to certain buildings. Since the original submission the plans have been amended to move the structures towards Tweedy road and provide a tree screening area. Tweedy Road is a large busy road with three lanes of traffic. It was thought more appropriate to position the site closer to the busy and noisier Tweedy Road. It is not considered that such a development would cause harmful issues to amenity in relation to noise.

Having had regard to the above it was considered that temporary development in the manner proposed would not cause any detrimental issues to neighbouring amenity to such an extent as to warrant a refusal of planning permission.

RECOMMENDATION: PERMISSION

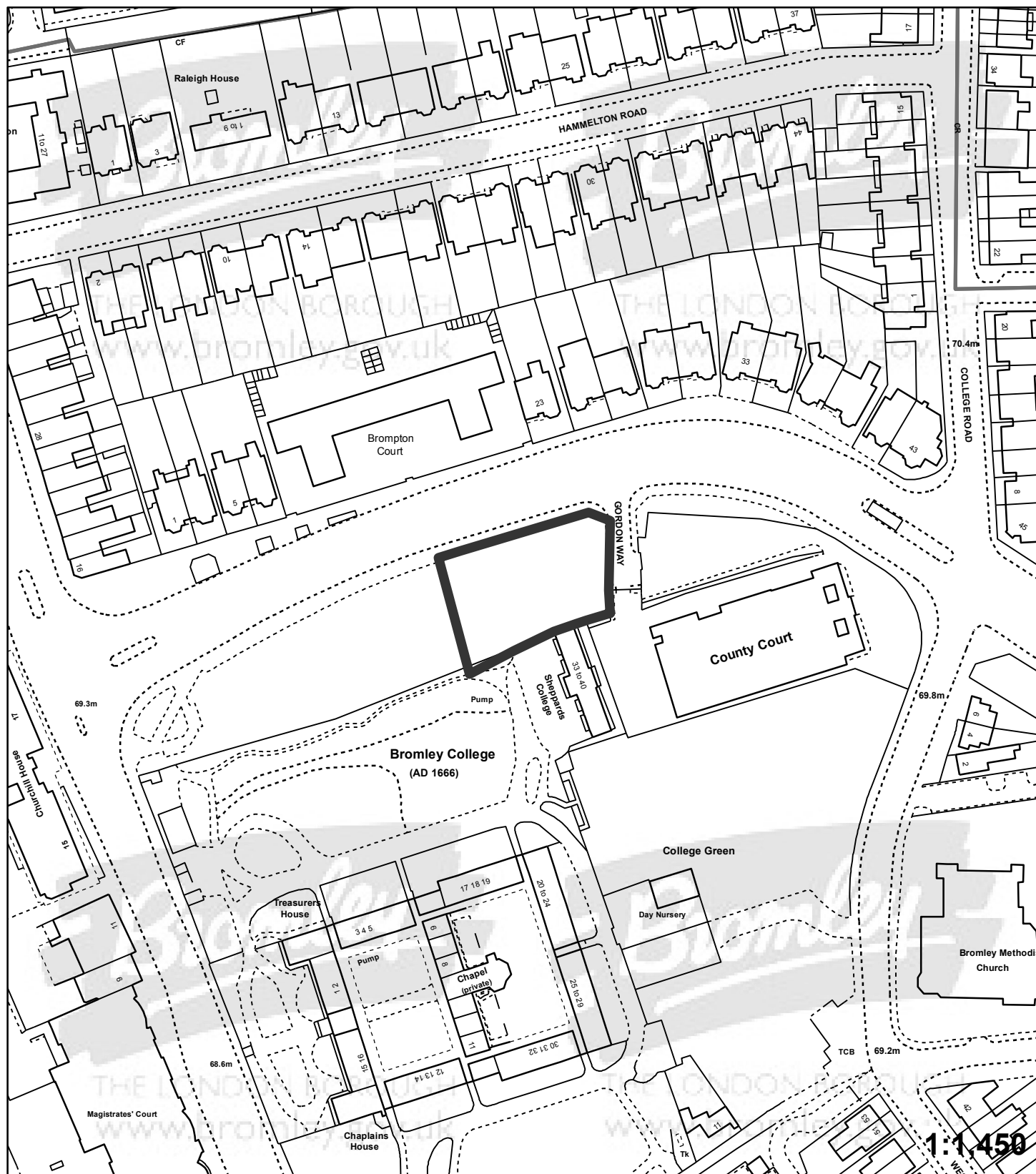
Subject to the following conditions:

- | | | | |
|---|-----------------|--|----------------|
| 1 | ACE01
ACE01R | Limited period - buildings (1 insert)
Reason E01 | 31/07/2015 |
| 2 | ACK01
ACC01R | Compliance with submitted plan
Reason C01 | |
| 3 | ACJ06
ACJ06R | Restricted hours of use on any day
J06 reason (1 insert) BE1 | 07:00 21:00 |

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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"

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