

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

**Application No :** 13/01744/FULL1

**Ward:**  
Cray Valley West

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

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

**Applicant :** London Borough Of Bromley

**Objections :** NO

**Description of Development:**

2 lean-to canopies with railings and 1 access ramp to rear of 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

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**

Planning permission is sought for the following works:

- 2 lean-to canopies with railings at the rear of the school
- new access ramp at rear
- landscaping works to south-eastern edge of site including new tarmac road, 1.2m high fencing, external lighting, vehicle turning area and new planting

The application includes a supporting statement/design and access statement. The main points can be summarised as follows:

- proposal relates to the provision of accommodation for secondary aged pupils with Autistic Spectrum Disorder (ASD)

- this will be delivered physically through minor adaptations to existing internal classrooms, along with 2 additional canopies to allow outdoor activities to take place year round
- to facilitate the best and safest access for children that will use the ASD accommodation, a dedicated access will be provided along the side of the site from Main Road across an existing unmade access road, which currently serves the adjacent parkland for maintenance purposes
- the road will be for vehicular access only and bounded by a suitable fence and properly made, with a control barrier and CCTV installed
- the access road will only be used by vehicles taking children to and from school, equating to around 6 mini buses twice a day, weekdays during term time only
- the dedicated access will benefit children using the ASD provision by allowing direct access with no local waiting (which can be particularly difficult for some children with ASD to cope with)
- the segregation of the existing access road will help promote local safety
- the control barrier will be set within the site along the access road to allow minibuses to pull off the road and a new turning area provided, which will be able to accommodate 6 minibuses at once to alleviate congestion along Main Road
- landscaping is proposed to maintain the open feel of the site, with the area doubling as a play area when not being used for access
- the turning area will be constructed from permeable tarmac with different coloured surfaces to delineate the vehicular and pedestrian routes
- suitable planting is proposed in beds around the access

A revised drawing was received on 4th July 2013 showing alterations to three existing car parking spaces in the existing driveway at the front of the school. A revised drawing was submitted on 24th July 2013 to correct a drafting error with the proposed site plan.

## **Location**

Riverside School, previously known as Rectory Paddock School, is located on the western side of Main Road and backs on to residential properties in Sevenoaks Way. There is a public park to the south of the site and commercial properties to the north and east. The site includes designated Urban Open Space, and falls within Flood Zone 2.

## **Comments from Local Residents**

Nearby owners/occupiers were notified of the application. At the time of writing no representations had been received.

## **Comments from Consultees**

Highways have no objection to the application, and request a standard condition be added to any approval to require the implementation of the car parking details in accordance with the submitted plans.

The Council's Drainage Advisor requires a standard condition be added to any approval to secure details of surface water drainage.

Environmental Health raise no objection to the proposal.

The Environment Agency raised no objection subject to a condition requiring further details of the drainage proposals for the access road.

Thames Water made no comment on the application.

## **Planning Considerations**

The application should be considered against the following policies:

Unitary Development Plan

BE1 Design of New Development  
T3 Parking  
T18 Road Safety  
C7 Educational and Pre-school Facilities  
G8 Urban Open Space  
NE7 Development and Trees

London Plan

3.18 Education Facilities

The National Planning Policy Framework (NPPF) is also of relevance.

With regard to trees, it is advised that a condition would be appropriate in respect of the trees and the new drive; however more detail in respect of the proposed planting is required. This can be subject to condition.

## **Planning History**

There is extensive planning history relating to the site. Most recently, planning permission was granted under ref. 10/02293 for single storey extension for performing arts hall, together with the erection of canopies on the south-eastern elevation of the main school building.

## **Conclusions**

The main issues for consideration in this case will be the impact of the canopies, ramp and landscaping works on the character of the area and the amenities of nearby residents, and on the open nature of the Urban Open Space. Further considerations will include the impact of the new access road on conditions of road safety, and the impact of the development on flood risk (either through increased flooding or risk to flooding arising from the development), and the impact on trees within the site.

The proposed canopies are relatively modest structures and will be fixed to the rear of the building to provide outdoor space which can be used by the ASD pupils in all-weathers and will not unduly affect the character of the area. As the canopies are to be set against the building, residents adjoining the rear of the site (in Sevenoaks Way) will not suffer a significant loss of amenity as a result of this development. The associated works, including fencing and a new ramp, will all be of lesser scale than the canopies and will not give rise to any greater impact. As these works are small scale and related to the existing use, they will be acceptable development in Urban Open Space in accordance with UDP Policy G8 and will not in view of their siting and scale unduly affect the open nature of the site.

With regard to the landscaping works, the proposal will formalise an existing unmade road with a tarmac surface, and provide a more attractive setting to this part of the site with new planting and hard surfaces. A new 1.2m high fence (coloured green) will delineate the access road from the adjacent park land, ensuring the safety of pedestrians and, given the limited height, without significant harm to the open nature of the Urban Open Space. It is recommended that the full details of planting are secured by condition. In view of the separation between the new vehicle turning area and residential properties adjoining the site to the west (in excess of 50m) it is not considered that a significant loss of amenity will arise from its use.

From the technical Highways perspective the access road raises no concerns. Three parking spaces on the existing forecourt of the school will be slightly revised to provide additional staff parking spaces which should allow for any additional staff parking demand generated by the ASD unit.

On balance, it is considered that the proposed development is acceptable for the above reasons and accordingly it is recommended that Members grant planning permission, subject to the conditions set out below.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/01744 and 10/02293, excluding exempt information.

as amended by documents received on 04.07.2013 24.07.2013

## **RECOMMENDATION: GRANT PERMISSION WITH/WITHOUT CONDITIONS**

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACA04  | Landscaping Scheme - full app no details |
|   | ACA04R | Reason A04                               |
| 3 | ACC01  | Satisfactory materials (ext'nl surfaces) |
|   | ACC01R | Reason C01                               |
| 4 | ACH03  | Satisfactory parking - full application  |
|   | ACH03R | Reason H03                               |
| 5 | ACD02  | Surface water drainage - no det. submitt |
|   | ADD02R | Reason D02                               |
| 6 | ACK01  | Compliance with submitted plan           |

ACK05R K05 reason

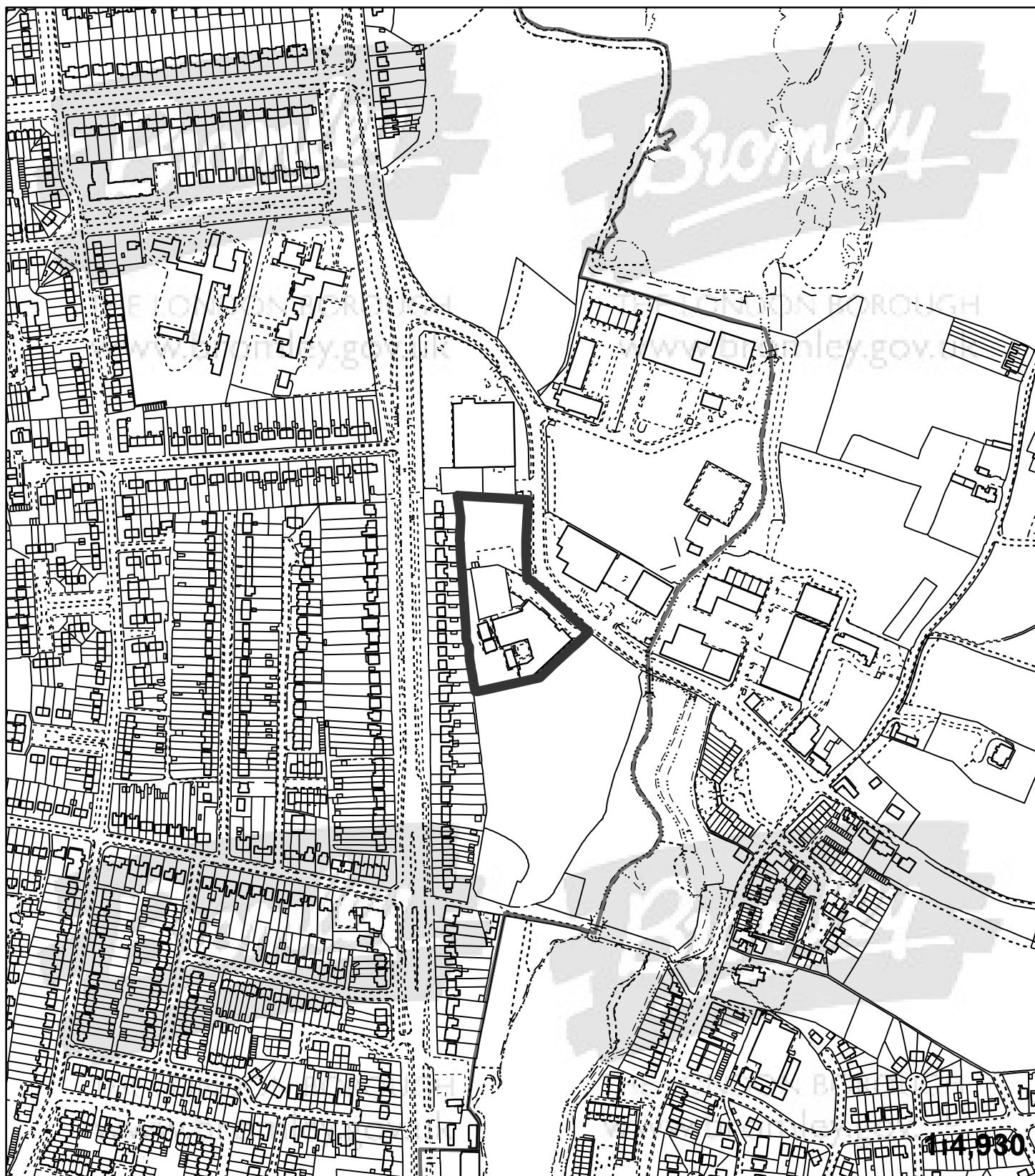
- 7 Details of the proposed surface water infiltration and sub base storage below the new access road shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced.

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

**Application:**13/01744/FULL1

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

**Proposal:** 2 lean-to canopies with railings and 1 access ramp to rear of 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



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

© Crown copyright and database rights 2013. Ordnance Survey 100017661.