

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

Application No : 13/01892/FULL1

Ward:
Cray Valley West

Address : Midfield Primary School Grovelands
Road Orpington BR5 3EG

OS Grid Ref: E: 546304 N: 170044

Applicant : Chair Of Governors

Objections : NO

Description of Development:

Detached single storey building (with canopy) for use as nursery

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Nature Reserve
Sites of Interest for Nat. Conservation

Proposal

Planning permission is sought for a detached nursery building. The details of the proposal are as follows:

- detached single storey building to measure 16m by 8.6m with a maximum height of 5m
- to be constructed with facing brickwork, with aluminium windows and doors and a flat single ply membrane roof
- to feature timber and polycarbonate canopy on the north-west elevation (facing towards the school)
- to house existing nursery currently located in the main school buildings
- will accommodate 21 3-7 year olds

The application includes a Design and Access Statement and a Tree Survey.

Location

The application site is located on the south-western side of Grovelands Road and is host to Midfield Primary School, which comprises a complex of one and two storey buildings. The site is designated Green Belt land, and adjoins the

Chislehurst Conservation Area and a Site of Interest for Nature Conservation (SINC).

Comments from Local Residents

Nearby owners/occupiers were notified of the application and at the time of writing the report no comments had been received.

Comments from Consultees

Highways raise no objection on the basis that there is no increase in the numbers of staff and children as a result of this proposal.

The Council's Drainage Advisor stated that there are no public foul or surface water sewers near the site and recommends conditions to secure details of surface water and foul drainage layouts.

Thames Water raised no objection with regard to water or sewerage infrastructure.

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
- G1 The Green Belt
- NE2 Development and Nature Conservation Sites
- NE7 Development and Trees

London Plan

3.18 Education Facilities

The National Planning Policy Framework (NPPF) is also of relevance, particularly Section 9: 'Protecting Green Belt Land'.

With regard to trees, no objections have been raised subject to a landscaping condition being imposed.

Planning History

There is extensive planning history relating to this site. Most recently planning permission was granted under ref. 10/00032/DEEM3 for 2 freestanding canopies.

Conclusions

The main issues relating to this case will be the impact on the character and appearance of the area, the amenities of neighbouring properties, the openness and visual amenities of the Green Belt, the impact of the development on trees within the site and the impact on conditions of road safety in the vicinity of the site. Further considerations will include the impact on the adjacent Conservation Area and SINC.

The proposed building will be located within the complex of school buildings and effectively positioned at the rear of the site relative to Grovelands Road although longer distance views of the building will be possible across the open land to the south-east from Midfield Way. In general terms it is not considered that the building, in view of its height and siting, will give rise to a significant impact on the character of the area or give rise to any specific amenity issues.

With regard to the impact on the Green Belt, the building could be considered to constitute limited infilling of a previously developed site given its relatively modest scale and siting close to the existing school buildings and within the envelope of existing built development at the site, and on this basis may be considered an exception to inappropriate Green Belt development as set out in the NPPF. The building will project no further towards the open Green Belt land to the south-east of the site than the existing school buildings and in view of its scale, set against the existing two storey school buildings to the north-west, will not give rise to any actual harm to the openness or visual amenities of the Green Belt in this case.

With regard to the impact on trees, the proposed building will involve the removal of 3 cherries. The Council's Tree Officer has raised no objection to this, subject to replacement planting which can be secured by way of a landscaping condition. On balance the impact on trees is considered acceptable in this case.

With regard to the impact of the development on conditions of highway safety, the proposal involves the relocation of the existing nursery and will not in itself give rise to an increase in staff or pupil numbers at the school. It is not anticipated that there will be any greater impact on vehicular movements as a result, nor indeed conditions of highway safety.

Finally with regard to the impact on the adjacent Conservation Area and SINC (Scadbury Park Nature Reserve), the development will be sited away from the boundary (which is on the opposite side of the school) and will not detract from views in or out of the Conservation Area and no harm is expected to arise to the nature conservation interest or value of the SINC in this case.

Having regard to the above, Members may agree that the proposal is acceptable on balance and that planning permission can be granted, subject to a number of conditions.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/01892 and 10/00032, excluding exempt information.

RECOMMENDATION: PERMISSION

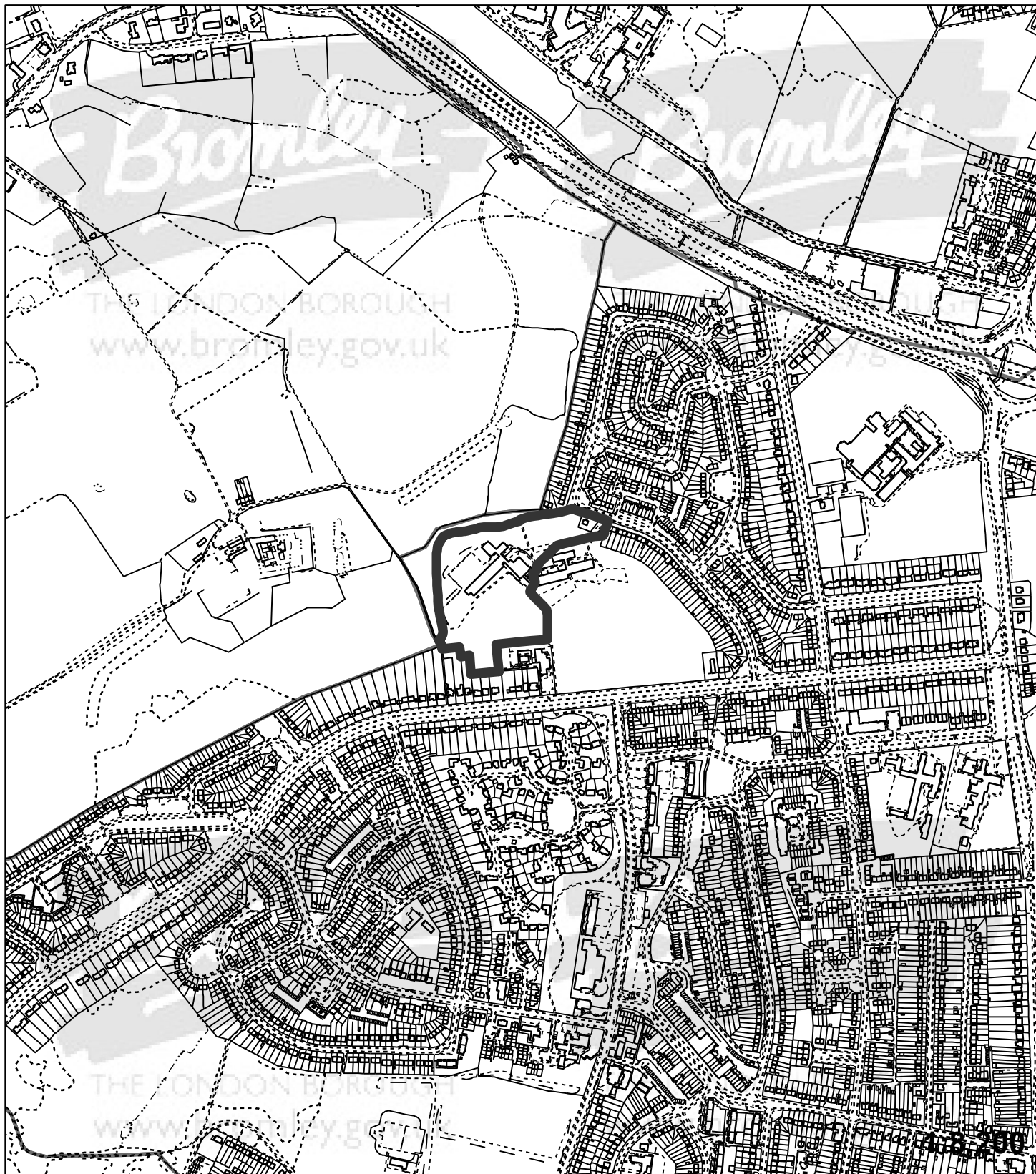
Subject to the following conditions:

- | | | |
|---|--------|--|
| 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 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 5 | ACD04 | Foul water drainage - no details submitt |
| | ADD04R | Reason D04 |
| 6 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |

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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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