

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

**Application No :** 13/02435/FULL1

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

**Address :** Crofton Junior School Towncourt Lane  
Petts Wood Orpington BR5 1EL

**OS Grid Ref:** E: 544621 N: 166870

**Applicant :** Crofton Junior And Infants Schools      **Objections :** NO

**Description of Development:**

Replacement boundary fence and gates at Crofton Junior and Infants School

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Flood Zone 2  
London City Airport Safeguarding  
Local Distributor Roads  
Open Space Deficiency  
River Centre Line  
Sites of Interest for Nat. Conservation

Urban Open Space

**Proposal**

It is proposed to erect replacement boundary fences and gates. The Infant School fence will be 2m high and the Junior School fence will be 2.4m high. The fences will feature a meshed design and a green powder coated aluminium finish and are intended to increase security. There will be an approx. 1m gap between the proposed fences and the fences to neighbouring properties which will allow for maintenance.

**Location**

The Infant and Junior schools occupy a 4.55ha site and are surrounded by mainly residential development comprising houses and bungalows.

**Comments from Local Residents**

Nearby residents were notified of the application and a representation was received stating that the rear boundary fence at 8 Derwent Drive should not be removed.

### **Comments from Consultees**

There are no technical highways objections.

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:

BE1 Design of New Development

BE7 Railings, Boundary Walls and other Means of Enclosure

### **Conclusions**

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

The proposed fencing and gates will be higher than those being replaced and it is stated that this will improve security. Whilst the fencing may appear somewhat institutional it should be noted that this type of fencing is increasingly common in urban areas and is frequently used at schools. The proposed green powder coated finish is considered appropriate. The fencing and gates should not result in undue harm to the character of the area and the security benefits can be viewed positively.

It is considered that there will be no undue harm to the amenities of neighbouring residential properties.

Background papers referred to during the production of this report comprise all correspondence and other documents on file ref. 13/002435, 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           |
|   | ACC03R | Reason C03                               |

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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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