

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

Application No : 13/03779/RECON

Ward:
Cray Valley East

Address : North Site Coates Lorilleux Ltd Cray
Avenue Orpington BR5 3PP

OS Grid Ref: E: 546879 N: 167967

Applicant : Mr Peter Killey

Objections : YES

Description of Development:

Removal of condition 2 of permission ref 10/03237 regarding provision of additional landscaping within the site.

Key designations:

Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

Following construction of a new sprinkler tank and pump house - as permitted under ref. 10/03237/FULL1 - it is sought to remove Condition 2 which related to the provision of additional landscaping within the site.

Location

The application site comprises a large industrial complex adjoining Cray Avenue, Cray Valley Road, Lynton Avenue and Stanley Way. The proposed tank and pump house would be located within the south western corner of the site at the junction of Stanley Way and Lynton Avenue. The site is predominantly flat, although there is a slight fall from southwest to northeast.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- photographs provided with the application are not a fair representation of the site

- the tank is clearly visible through and above the sparsely landscaped boundary
- the boundary wall and fence is in need of repair

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1 and BE7 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design; and to 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.

Planning History

Under ref. 10/03237, planning permission was granted for the installation of new sprinkler tank and pump house and demolition of existing workshops, subject to a landscaping condition. The remaining conditions have been complied with.

Conclusions

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

The tank and pump house are situated within a sizeable industrial complex which is occupied by numerous buildings and other structures. The main consideration in the case of this proposal relates to the need to provide additional boundary screening within the site, as required by Condition 2 of permission ref. 10/03237.

The tank, which rises to a maximum height of 6.6m is partially visible from surrounding streets at Lynton Avenue and Stanley Way, although it is not considered that it appears significantly obtrusive within the area or out of character given the industrial nature of the site.

The pump house is situated in a fairly discrete location partly obscured by the aforementioned tank and surrounding trees. Given its height, only the upper parts of this structure appear visible from the adjacent street.

Given the existing site characteristics, including the boundary wall and existing trees it is not considered that the provision of additional landscaping treatment is necessary. The sprinkler tank and pump house are partially visible from the surrounding streetscene, but it is not considered that these adversely affect local character, especially given the industrial nature of their site, and in terms of their overall height and size. In addition the existing deciduous trees provide dense screening for approximately half of the year.

Background papers referred to during production of this report comprise all correspondence on files refs 10/03237 and 13/03779, excluding exempt information.

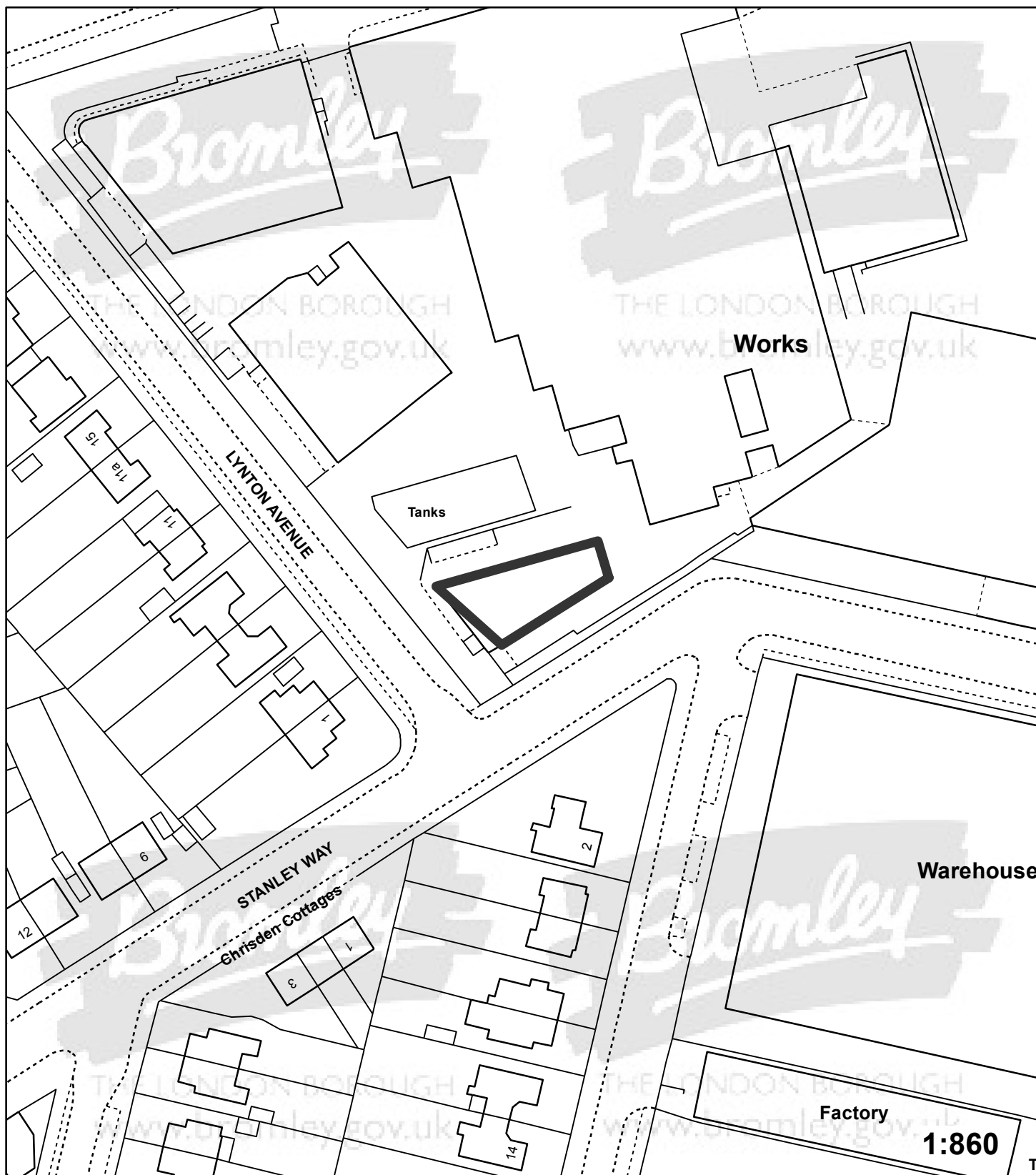
RECOMMENDATION: APPROVAL

subject to the following conditions:

Application:13/03779/RECON

Address: North Site Coates Lorilleux Ltd Cray Avenue Orpington BR5 3PP

Proposal: Removal of condition 2 of permission ref 10/03237 regarding provision of additional landscaping within the site.



"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.