

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

**Application No :** 14/00493/FULL1

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

**Address :** 52 Queensway Petts Wood Orpington  
BR5 1EA

**OS Grid Ref:** E: 544454 N: 167450

**Applicant :** Shell UK Retail

**Objections :** YES

**Description of Development:**

Demolition of sales building and carwash and erection of new sales building and revised car parking layout.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Local Distributor Roads  
Open Space Deficiency  
Secondary Shopping Frontage

**Proposal**

Planning permission is sought to demolish the existing sales building and carwash and erect a new sales building. A revised car parking layout is also proposed.

Planning permission is sought for various works to the site, including the following:

- replacement sales building to the rear of the site
- alteration to car parking and traffic flow layout
- removal of existing car wash building
- general upgrade of pump and other equipment
- de-linking of existing canopy from new sales building

**Location**

The site is located on the eastern side of Queensway and comprises a petrol station with car wash and forecourt. The site falls within the Petts Wood Town Centre and is bound to the north by a supermarket and to the south and west by residential development. The railway borders the site to the east.

## **Comments from Local Residents**

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

- general noise and disturbance of building works

## **Comments from Consultees**

The Council Highways Engineer raised no objection to the proposal.

No technical drainage comments have been made.

The Environment Agency has raised no objections.

Network Rail has commented that although there is no objection to the application, the applicant should demonstrate that the building can be maintained in the future, bearing in mind the close proximity to the boundary. The applicant has submitted information to demonstrate this and no concern is raised by Network Rail.

No comments have been received from Environmental Health however further comments 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 and the London Plan:

BE1 Design of New Development  
S8 Petrol Filling Stations

The National Planning Policy Framework

## **Planning History**

There is an extensive planning history at the site, however the most recent relating to the redevelopment of existing petrol station to provide enlarged forecourt sales/office building, revised pump island and canopy arrangement, provision of customer car parking, removal of existing car wash, hot wash and vacuum facilities and forecourt demarcation of delivery areas/keep clear zones was granted in 2004 under ref .04/00585.

## **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 impact on highway safety and car parking is also a consideration.

This site has been in use as a petrol filling station for many years. This proposal seeks to re-develop the site with the replacement of the existing sales building to the east of the site, the detachment of the existing canopy, upgraded equipment and the removal of the existing car wash building at the north of the site. The principal users of the site will remain as be passing motorists.

Regarding the replacement sales building, it is noted that the overall size of this will be increased from the existing structure, with a wider building occupying the entire eastern end of the site. It is considered that these proposed alterations will not lead to a loss of amenity to neighbouring residential properties, with a suitable separation retained to the nearest dwelling at No. 50 Queensway to the south. Although the new structure will be sited adjoining the boundary with No. 50, the visual impact would not be significant, with the overall height of 4.7m considered acceptable in light of the 20m separation. In terms of the impact to the character of the area, it is not considered that the increase in scale would result in a negative impact.

Turning to the other works proposed, the re-configuration of the site and new equipment would be unlikely to unduly affect the character of the area in view of the existing use and appearance of the site. The resultant situation would not be significantly different from that which exists at present. It is not considered that these elements would be likely to result in a loss of amenity to local residents for the same reasons.

From a highway safety perspective, the proposal is not considered to result in any significant difference in the way in which vehicles use the site. Traffic levels will remain similar and access, exist and parking arrangements are considered suitable.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area. No impact on highway safety would result. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on the files refs. 04/00585 and 14/00493 set out in the Planning History section above, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |                 |  |
|---|-----------------|--|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years |
| 2 | ACC07<br>ACC07R | Materials as set out in application<br>Reason C07              |
| 3 | ACH16<br>ACH16R | Hardstanding for wash-down facilities<br>Reason H16            |
| 4 | ACH27           | Arrangements for construction period                           |

- |   |        |                                |
|---|--------|--------------------------------|
|   | ACH27R | Reason H27                     |
| 5 | ACH29  | Construction Management Plan   |
|   | ACH29R | Reason H29                     |
| 6 | ACK01  | Compliance with submitted plan |

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual amenities of the area and the amenities of the nearby residential properties.

#### INFORMATIVE(S)

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website [www.bromley.gov.uk/CIL](http://www.bromley.gov.uk/CIL)

- 2 The applicant is advised that any alterations to the signage of the building and site in general will require Advertisement Consent.
- 3 Before works commence, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.
- 4 If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

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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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