

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

Application No : 14/02321/RECON

Ward:
Copers Cope

Address : Worsley Bridge Junior School Brackley
Road Beckenham BR3 1RF

OS Grid Ref: E: 537322 N: 170426

Applicant : Mrs J Pike

Objections : NO

Description of Development:

Retention of temporary classroom permitted under ref. 13/01898/FULL1 until no later than 12th August 2015

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Urban Open Space

Proposal

Permission is sought for the retention of a temporary single storey classroom building to provide space for 2 reception classrooms until September 2015.

Planning permission was granted for the erection of a single storey temporary classroom building with canopy and link walkway to the main school building on August 13th 2013 (ref. 13/01898) and was subject to a condition which states:

The permission hereby granted shall be for a limited period only, expiring no later than August 12th 2014, and the use shall cease and the building shall be removed from the site prior to that date unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to comply with Policies B1 and C7 and to enable accommodation to be provided to meet educational needs for children in the area.

The applicant advises that ' the temporary classroom is required for a further 12 months whilst the proposed permanent works are completed.'

Members should note that a planning application for the demolition of existing outbuildings and construction of a two storey classroom wing, single storey staff room extension to the rear and hall extension to the front, enlargement of staff car park and associated external works (ref. 14/02230) was submitted to the Council on June 4th 2014 and will be reported to Members in due course.

Location

Worsley Bridge School is located on the north side of Brackley Road with Worsley Bridge Road to the west and Abbey Lane to the east. The surrounding area is mainly residential in character with sports pitches opposite the school playing fields.

The application site faces Worsley Bridge Road and is to the rear of the main school buildings, adjacent to the playground.

Comments from Local Residents

Nearby properties were notified and no representations have been received.

Comments from Consultees

No consultations have been undertaken

Planning Considerations

The application falls to be determined in accordance with the following Unitary Development Plan policies:

- BE1 Design of New Development
- NE7 Development and Trees
- G8 Urban Open Space
- C1 Community Facilities
- C7 Educational and Pre School Facilities
- T1 Transport Demand
- T3 Parking
- T18 Road Safety

Planning History

The site has been the subject of numerous previous relevant applications:

1. 89/01187 - five bay mobile classroom
2. 96/00205 - retention of single storey mobile classroom and addition of one bay
3. 13/01898 - Erection of single storey temporary classroom building with canopy and link walkway to main school building

4. 14/02230 - an application demolition of existing outbuildings and construction of a two storey classroom wing, single storey staff room extension to the rear and hall extension to the front, enlargement of staff car park and associated external works was submitted to the Council on June 4th 2014.

Conclusions

The main issues to be considered are the impact of retaining the existing buildings for a further 12 months.

The buildings are currently in use by the school and their removal ahead of the completion of the permanent works will result in insufficient accommodation for the operation of the school.

There have been no representations from the residents of nearby properties and given the separation from these properties it is likely that the use has not resulted in an unacceptable impact on the amenities of neighbours.

Since the previous application was considered the draft Local Plan has been published for first consultation and the consultation period has ended. In respect of this application the policy considerations remain unchanged and there have been no significant changes in circumstances in policy terms since the last application.

As mentioned above a planning application is under consideration for permanent development which will allow the removal of the temporary buildings once permanent works have been completed.

Having regard to the above members may consider that the proposed building is acceptable subject to conditions restricting the temporary use of the development to a further 12 months.

Background papers referred to during the production of this report comprise all correspondence on file ref. 14/02321, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC01 Satisfactory materials (ext'n'l surfaces)
 ACC01R Reason C01
- 3 ACK01 Compliance with submitted plan
 ACC01R Reason C01
- 4 ACD02 Surface water drainage - no det. submitt
 AED02R Reason D02
- 5 The permission hereby granted shall be for a limited period only, expiring no later than August 12th 2015, and the use shall cease and the building shall be removed from the site prior to that date unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to comply with Policies B1 and C7 of the Unitary Development Plan and to enable accommodation to be provided to meet educational needs for children in the area.

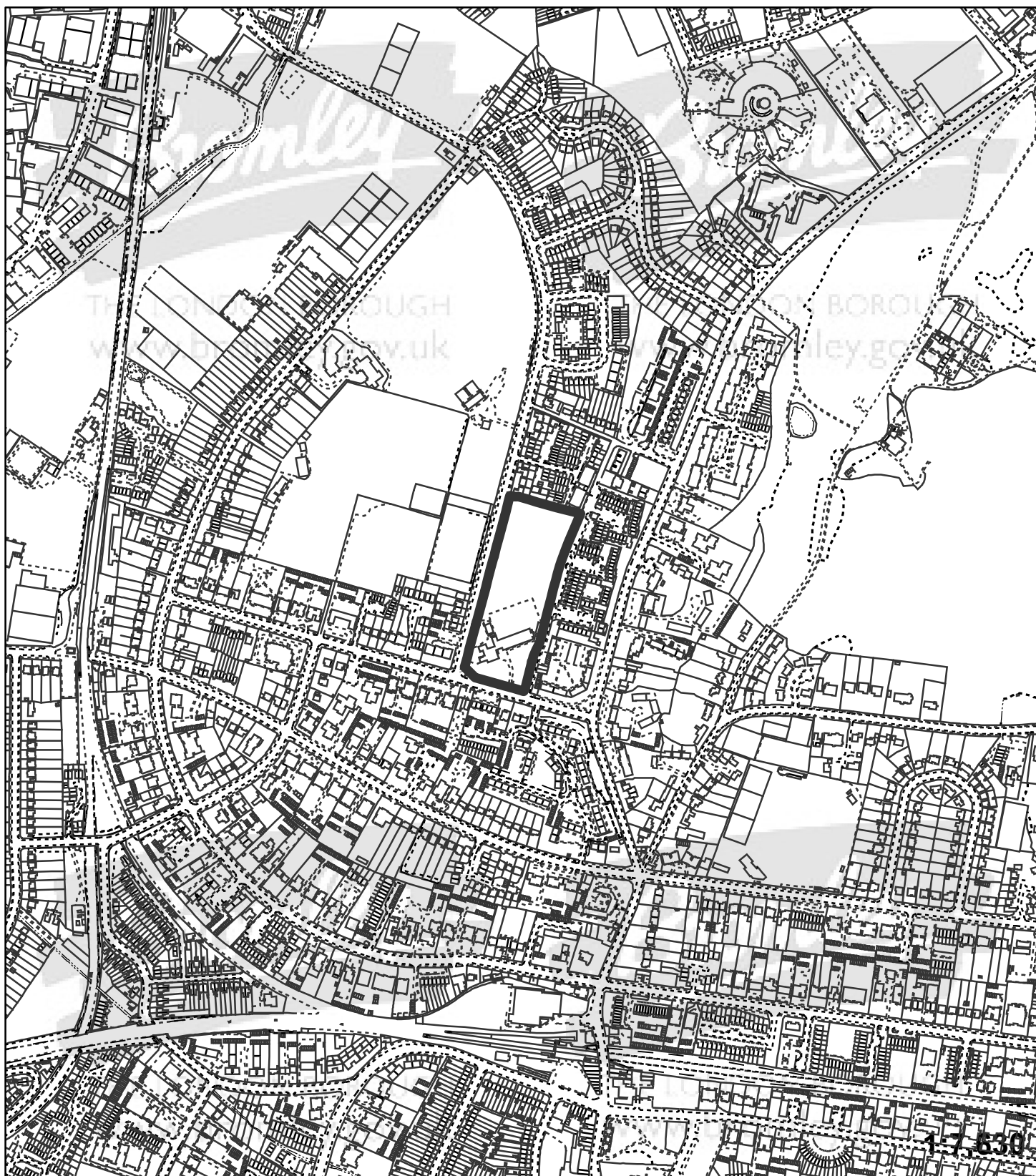
INFORMATIVE(S)

- 1 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of new development.
- 2 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.
- 3 Before the use commences, 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.

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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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