

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

Application No : 14/01641/FULL1

Ward:
Chelsfield And Pratts
Bottom

Address : Access Way To Glebe Land Skibbs
Lane Orpington

OS Grid Ref: E: 548355 N: 164330

Applicant : Diocese Of Rochester

Objections : NO

Description of Development:

Installation of concrete hard standing providing access to field. RETROSPECTIVE APPLICATION.

Key designations:

Conservation Area: Chelsfield
Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding

Proposal

- The application seeks retrospective permission for the installation of an area of concrete hard standing which provides access to a field.
- Planning permission is also sought for the installation of a channel or 'slot' drain toward the foot of the slope which will serve to capture any rainwater on the slope, discharging it into a small soakaway which would be excavated immediately adjacent to the foot of the slope.

Location

The application site is located on the western side of Skibbs Lane at the entrance to Glebe Lane, within Chelsfield Conservation Area and within the Green Belt.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

The Highways Engineer stated that the access is existing and the issue seems to be one of drainage off the concrete hard-standing. A drain and soak away are proposed. No objection is raised from a Highways point of view, but the Council's Drainage Engineer should be consulted about the drainage calculations and soak away.

Drainage Engineer stated that the submitted Surface Water run-off assessment report with scheme No.5734. dated 11/7/2014, to provide a 1.5m² and 1m depth soakaway to drain the access road is acceptable.

Planning Considerations

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

BE1 Design of New Development
G1 Green Belt

Planning History

No planning history on this particular site.

Conclusions

The area formed by the concrete has an area of approximately 21.25m², which has been laid on the remnants of the previous hard surface of the slope. The new hard surface allows for access and egress for a single vehicle, with a suitable visibility splay to allow for safe exit from the site.

When looking towards the site from along the road, the hard surfacing is not particularly visible and the area of concrete blends together with the main road surfacing which prevents an inconspicuous appearance within the Green Belt and conservation area. The proposed drainage will be imbedded into the slope so will also not be conspicuous within the streetscene, and it is therefore considered that the retention of the concrete hardstanding and the proposed drainage will result in an appearance of an agricultural site, having no detrimental impact upon the openness of the Green Belt or character of the conservation area, preserving the existing nature of the area.

Having had regard to the above Members may therefore agree that the siting, size and design of the existing hardstanding and the proposed drainage channel is acceptable as it will not result in a significant loss of amenity to local residents nor would it impact detrimentally on the character of the conservation area or openness of the Green Belt location.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/01641 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

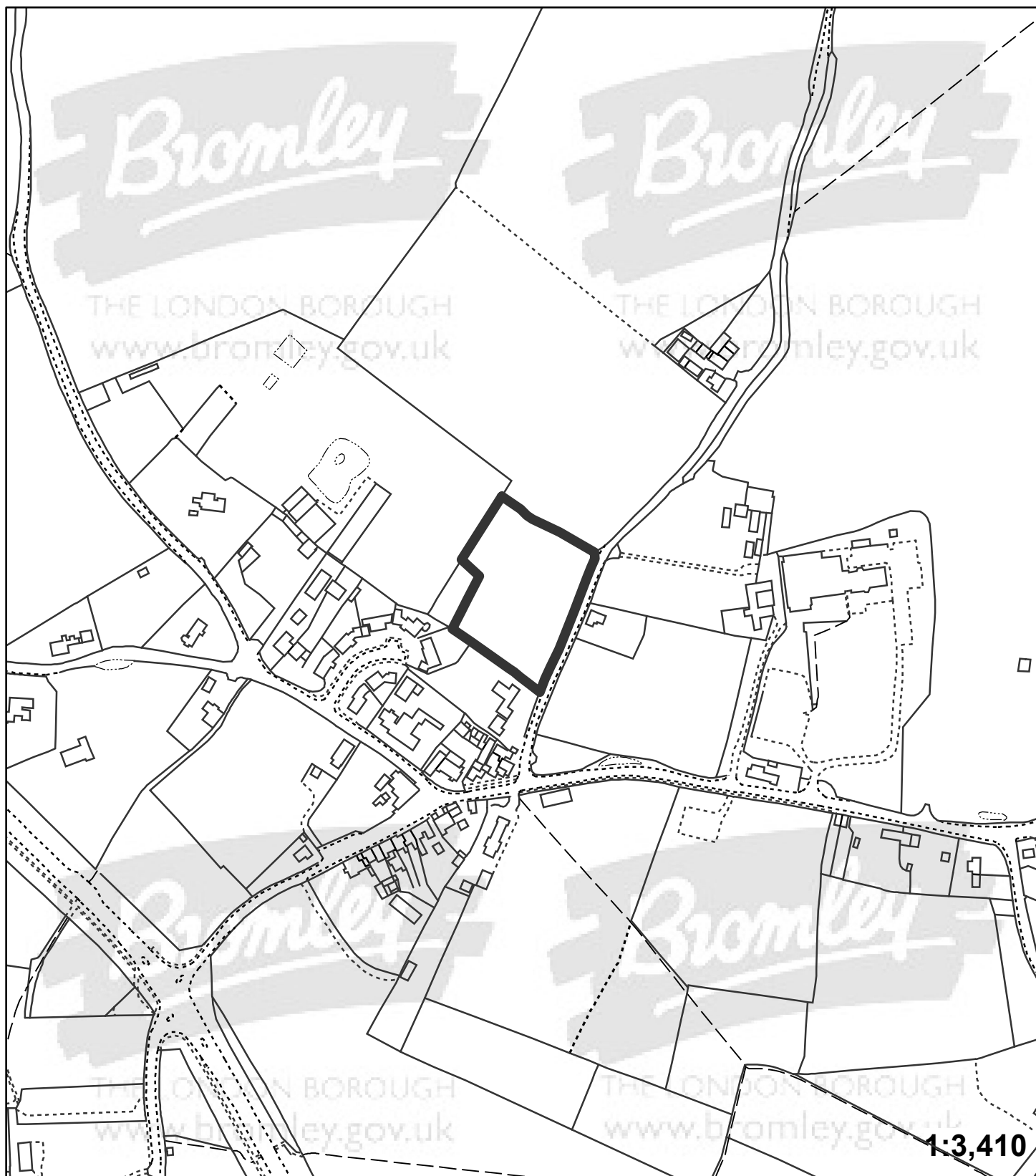
Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACK01 Compliance with submitted plan
 ACC01R Reason C01

Application:14/01641/FULL1

Address: Access Way To Glebe Land Skibbs Lane Orpington

Proposal: Installation of concrete hard standing providing access to field.
RETROSPECTIVE APPLICATION.



"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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