

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

Application No : 14/02313/MATAMD

Ward:
Cray Valley West

Address : Riverside School Main Road St Pauls
Cray Orpington BR5 3HS

OS Grid Ref: E: 547193 N: 169402

Applicant : Mrs S Crane

Objections : NO

Description of Development:

Minor Material Amendment to application ref. 13/01744 - Erection of part 3m / part 1-2m boundary fence and 1.2m gate. Erection of 1.2m internal fence with light fittings. Relocation of existing 3m gates

Key designations:

Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
Gas HP Zones Gas HP Zones:
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Urban Open Space

Proposal

In August 2013 (ref. 13/01744) planning permission was granted for a new access road and vehicle turning area on the southern side of this school, which specialises in the provision of education for children with Autism Spectrum Disorder, to provide dedicated safe and secure vehicle access for pupils and associated landscaping. The access and turning area have been provided and fencing erected in accordance with the permission.

Permission is currently sought to relocate the existing 3m high fencing to the perimeter of the site and relocate the existing 3m high gates further eastwards. This would provide an increased secure area and enable the school to provide more amenity space for pupils.

Location

Riverside School is located on the western side of Main Road and backs on to residential properties in Main Road. There is a public park to the south and commercial properties to the north and east. The site lies within designated Urban Open Space.

Comments from Local Residents

Nearby properties were notified and no representations have been received.

Comments from Consultees

The Council's Parks and Greenspaces Officer raises no objection.

The Council's Education Officer supports the proposal.

Planning Considerations

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

- BE1 Design of New Development
- G8 Urban Open Space
- C7 Education and Pre School Facilities

A consultation on draft Local Plan policies was undertaken early in 2014 and will be a material consideration. The weight attached to the draft policies increases as the Local Plan process advances

In strategic terms the most relevant London Plan policies are:

3.18 Education Facilities

Draft Alterations to the London Plan have been published and consultation undertaken. An Examination in Public is scheduled to commence in September 2014

The National Planning Policy Framework 2012 is also relevant.

Planning History

The site has been the subject of numerous previous applications the most relevant of which is

13/01744 - 2 lean to canopies with railings and 1 access ramp to the rear of the school building. Landscaping works to south-eastern edge of site including new tarmac road, 1.2m high fencing, external lighting, vehicle turning area and new planting granted on August 13th 2013.

Conclusions

The main issues to be considered are the visual impact on the adjoining park.

At present there is a 3m high boundary fence enclosing the school's multi use games area with a 1.2m high boundary fence that extends to Main Road.

An internal 3m high fence currently runs along the northern side of the internal access road. The proposal is to move this fence to the perimeter of the site for part of the remainder of the boundary with a lower 1.2m boundary fence finishing the boundary treatment to Main Road. The existing 3m high gates will be pulled closer to Main Road and will provide a larger secure and safe area within the school boundary.

As a result the higher fence will be more visible from the adjacent park but it is considered that the impact on the appearance of the area will not be so significant as to cause any undue harm.

The amended layout will ensure that maintenance access is maintained to the adjacent park.

Having regard to the above it is considered that the benefit of providing additional outdoor space on this cramped site is considerable and the impact on the visual amenity is not significant and, as such, permission is recommended.

RECOMMENDATION: MINOR MATERIAL AMENDMENT APPROVED

Subject to the following conditions:

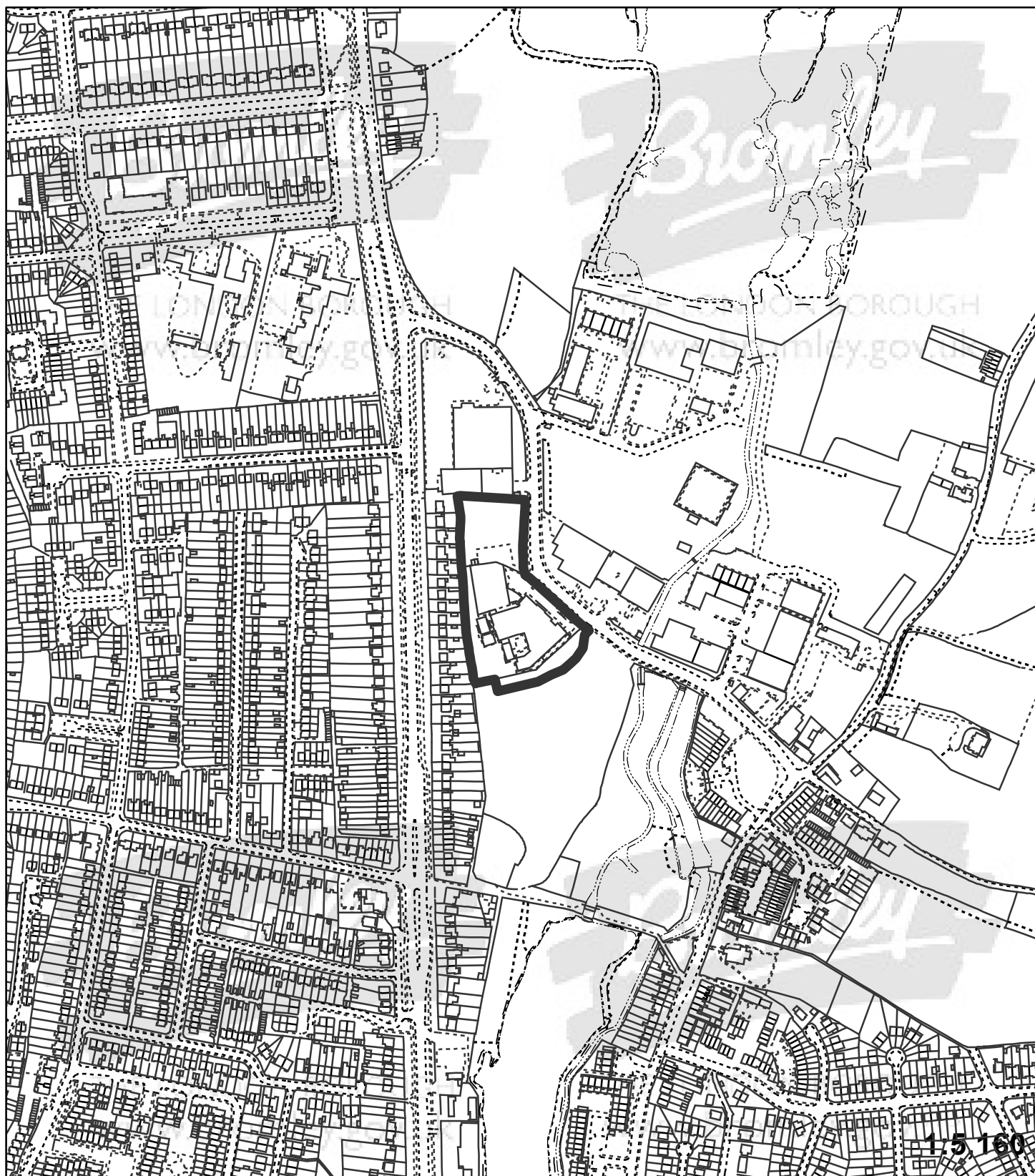
- 1 The development to which this permission relates must be begun not later than 13th August 2016.
ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04
- 3 ACC07 Materials as set out in application
ACC07R Reason C07
- 4 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 5 ACD02 Surface water drainage - no det. submitt
AED02R Reason D02
- 6 ACK01 Compliance with submitted plan
ACK05R K05 reason
- 7 Details of the proposed surface water infiltration and sub base storage below the new access road shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced.

Reason: To reduce impact of flooding both to and from the proposed development and third parties.

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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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