

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

**Application No :** 14/03285/RECON

**Ward:**  
**Bickley**

**Address :** Scotts Park Primary School Orchard  
Road Bromley BR1 2PR

**OS Grid Ref:** E: 541341 N: 169948

**Applicant :** Mrs Amanda Buck

**Objections : NO**

**Description of Development:**

Variation of condition 8 of permission 13/01900/FULL1 granted for erection of a single storey temporary classroom building to retain classroom until October 17th 2016.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Biggin Hill Safeguarding Area  
Local Cycle Network  
Local Cycle Network  
Green Chain  
London City Airport Safeguarding  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Local Distributor Roads  
Metropolitan Open Land  
Open Space Deficiency

**Proposal**

Permission is sought for the retention of a temporary single storey classroom building until October 17th 2016.

Planning permission was granted for the erection of a single storey temporary building that provides 2 additional classrooms for the school on October 23rd 2013 (ref. 13/01900). The permission was subject to a condition which states:

The permission hereby granted shall be for a limited period only, expiring no later than October 17th 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.

The applicant has advised that they are currently preparing proposals for the permanent expansion of Scotts Park Primary School. They have completed a feasibility study and over the coming months will be looking to prepare and submit expansion proposals with construction to be completed by September 2016, hence they have requested the current application is extended by a further 2 years.

### **Location**

The site is located on the north side of residential properties on Orchard Road. To the south and east are residential properties and to the north and west are woodland and allotments respectively. The site is to the east of the junction of Orchard Road, Plaistow Lane and Upper Park Road.

### **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

The National Planning Policy Framework 2012 is also relevant.

### **Planning History**

The site has been the subject of numerous previous relevant applications, the most recent of which is the erection of a single storey classroom granted permission on October 23rd 2013.

### **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.

The applicant advises that it is anticipated that a permanent extension to the school to accommodate pupils from the temporary building will be in place by September 2016.

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. 14/03285, excluding exempt information.

## **RECOMMENDATION: APPROVAL**

subject to the following conditions:

- 1 The permission hereby granted shall be for a limited period only, expiring no later than October 17th 2016, 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.

- 2 ACK01 Compliance with submitted plan  
ACK05R K05 reason
- 3 ACH28 Car park management  
ACJ28R J28 reason
- 4 ACH30 Travel Plan  
ACH30R Reason H30
- 5 Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details under ref 13/01900 and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development Order 1995 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

**Reason:** In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

6 The surface water drainage system indicated on the approved drawings under ref 13/01900 shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

**Reason:** To ensure satisfactory implementation of the surface water drainage proposals and to accord with Policy 5.13 of the London Plan.

7 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings under ref 13/01900 unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of 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.

4 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)).

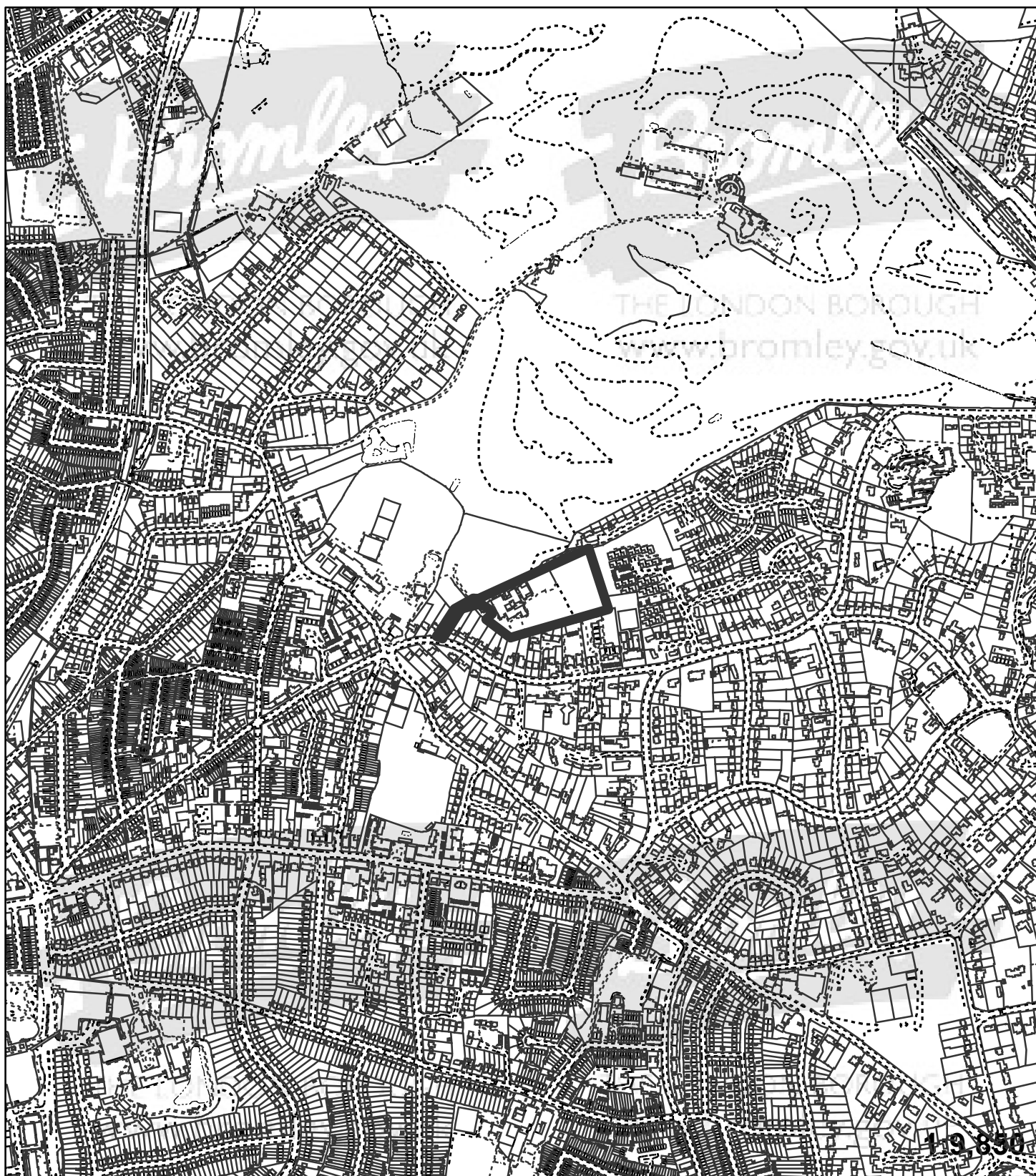
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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)

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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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