

SECTION '2' – Applications meriting special consideration

Application No : 14/00820/OUT

Ward:
Cray Valley West

Address : Grays Farm Production Village Grays
Farm Road Orpington BR5 3BD

OS Grid Ref: E: 546899 N: 169722

Applicant : Grays Farm Production Village

Objections : YES

Description of Development:

Demolition of existing buildings and redevelopment to provide 1,077sqm of use Class B1 floorspace in a detached 2 storey building with accommodation in roof and 45 two storey houses (some with accommodation in roof) with access road and car parking

Key designations:

Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency

Proposal

Under ref. 14/00809, outline planning permission was granted in respect of the demolition of existing buildings and redevelopment to provide 1,077sqm of use Class B1 floorspace in a detached 2 storey building with accommodation in roof and 45 two storey houses (some with accommodation in roof) with access road and car parking. Planning permission was subject to a legal agreement. The application was submitted alongside a separate full planning application for Grays Farm Production Village Ltd for a 75 bedroom care home (ref. 14/00809).

As yet, the Decision Notice has not been issued, but the Agent has advised that since demolition work needs to take place across the entire Grays Farm site covering the scope of both applications, it will be necessary to ensure that conditions for both applications are the same. In the main, the changes are to enable the conditions to be complied with prior to the first construction, rather than prior to the commencement of demolition. The conditions affected are listed below:

Condition No:
2 (Landscaping)

- 7 (Satisfactory Materials)
- 8 (Details of Windows)
- 11 (Refuse Storage Details)
- 13 (Lighting Scheme for Access/Parking)
- 14 (Construction Management Plan)
- 17 (Lifetime Homes Standards)
- 18 (Secured by Design)
- 19 (Slab Level Details)
- 22 (Site Wide Energy Statement)
- 23 (Surface Water Drainage Scheme)
- 24 (Details of Junction of Access Road with Grays Farm Road)

Conclusions

For the reasons set out above, it is considered reasonable to amend some of the conditions to enable the details to be submitted and agreed after the existing buildings are demolished. It is not considered that the conditions affected will prejudice the Council's consideration of the proposal, aimed at ensuring that the development complies with local and national planning policy requirements.

The conditions listed below will be changed accordingly.

Background papers referred to during production of this report comprise all correspondence on the file refs set out above, excluding exempt information.

RECOMMENDATION: PERMISSION SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT

and the following conditions:

- | | | |
|----|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 3 | ACA07 | Boundary enclosure - no detail submitted |
| | ACA07R | Reason A07 |
| 4 | ACB01 | Trees to be retained during building op. |
| | ACB01R | Reason B01 |
| 5 | ACB18 | Trees-Arboricultural Method Statement |
| | ACB18R | Reason B18 |
| 6 | ACB19 | Trees - App'ment of Arboricultural Super |
| | ACB19R | Reason B19 |
| 7 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 8 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 9 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 10 | ACH16 | Hardstanding for wash-down facilities |
| | ACH16R | Reason H16 |

- 11 ACH18 Refuse storage - no details submitted
- ACH18R Reason H18
- 12 ACH22 Bicycle Parking
- ACH22R Reason H22
- 13 ACH23 Lighting scheme for access/parking
- ACH23R Reason H23
- 14 ACH29 Construction Management Plan
- ACH29R Reason H29
- 15 ACH32 Highway Drainage
- ADH32R Reason H32
- 16 ACI02 Rest of "pd" Rights - Class A, B,C and E

Reason: In order to comply with Policy BE1 and in the interests of the visual and residential amenities of the area.

- 17 ACI20 Lifetime Homes Standard/wheelchair homes
- ADI20R Reason I20
- 18 ACI21 Secured By Design
- ACI21R I21 reason
- 19 ACK05 Slab levels - no details submitted
- ACK05R K05 reason
- 20 ACK08 Archaeological access
- ACK08R K08 reason
- 21 ACK09 Soil survey - contaminated land
- ACK09R K09 reason
- 22 ACL03 Site wide Energy statement
- ACL03R Reason L03

23 The development permitted by this planning permission shall not commence until a surface water drainage scheme for the site based on sustainable drainage principles, where possible, and an assessment of the hydrological and hydro geological context of the development has been submitted to, and approved by, the Local Planning Authority. The surface water drainage strategy should seek to implement a SUDS hierarchy that achieves reductions in surface water run-off rates to 4l/s in line with the Preferred Standard of the Mayor's London Plan and the submitted flood risk assessment.

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

24 Details of the junction of the access road with Grays Farm Road, including sightlines, shall be submitted to and approved in writing prior to the commencement of development and the works shall be completed prior to first occupation of the building.

Reason: In order to comply with Policy T18 of the Unitary Development Plan and in the interests of highway safety.

25 No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

- 26
- A) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation and possible mitigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to and approved by the local planning authority in writing.
 - B) Under Part A, the applicant (or their heirs and successors in title) shall implement a programme of archaeological investigation and possible mitigation in accordance with a Written Scheme of Investigation.
 - C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

INFORMATIVE(S)

- 1 Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.
- 2 Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk
- 3 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted

on 0845 850 2777. Reason: to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

- 4 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres per minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 5 Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
- 6 You are reminded of your obligation under Section 80 of the Building Act 1984 to notify the Building Control Section at the Civic Centre six weeks before demolition work is intended to commence. Please write to Building Control at the Civic Centre, or telephone 020 8313 4313, or e-mail: buildingcontrol@bromley.gov.uk
- 7 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering. Fees and application forms are available on the Council's website at www.bromley.gov.uk
- 8 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)).

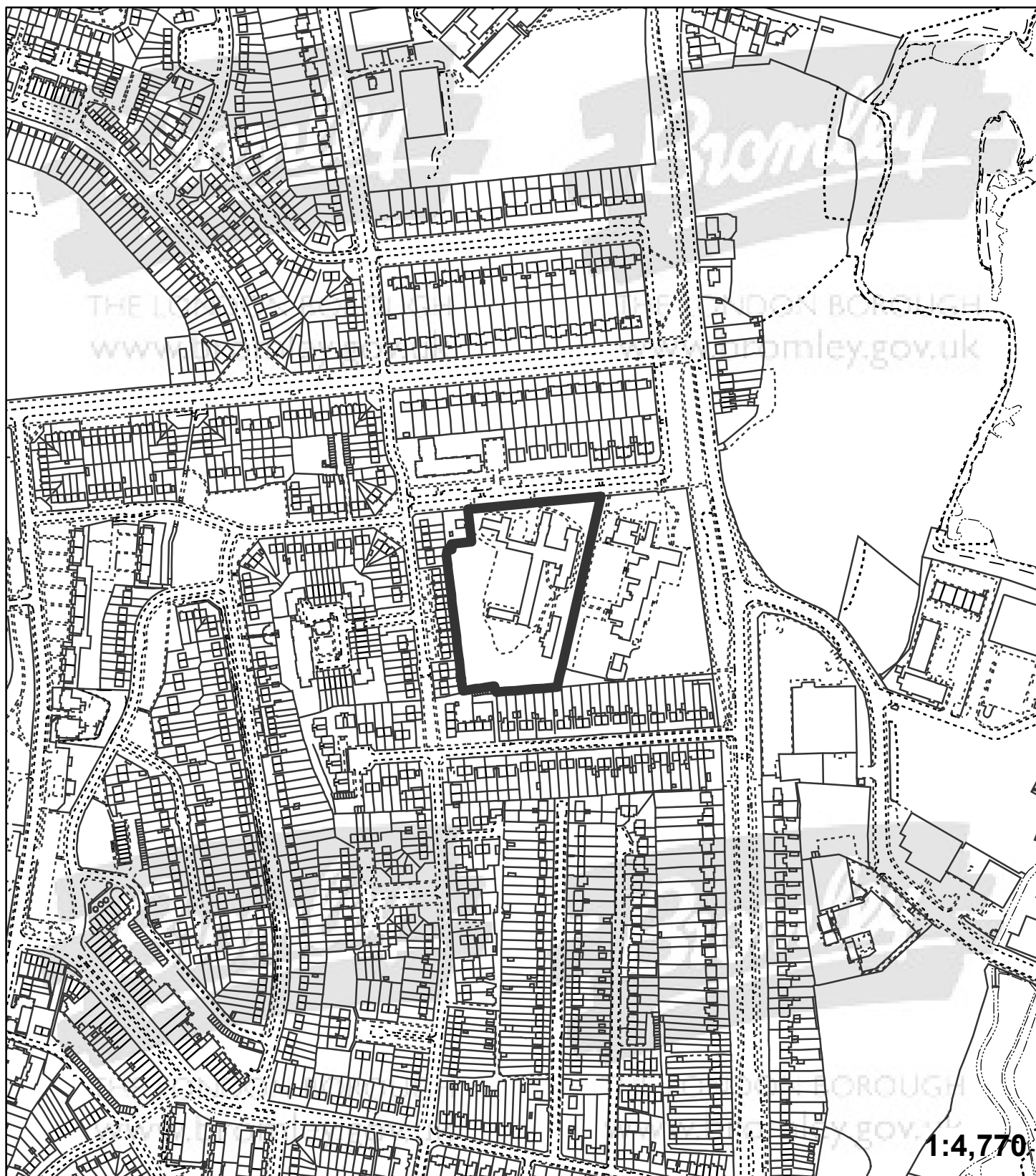
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

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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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