

SECTION '2' – Applications meriting special consideration

Application No : 14/03706/DET

Ward:
Kelsey And Eden Park

Address : GlaxoSmithKline Langley Court South
Eden Park Road Beckenham

OS Grid Ref: E: 537785 N: 167886

Applicant : DV4 Beckenham Trustee No 1 UK Ltd **Objections :** YES

Description of Development:

Details of access, appearance, landscaping, layout and scale for phase 2 and conditions 21 (parking), 23 (cycle storage), 25 (electric charging vehicle points) and conditions 24, 33, 34, and 43 (lighting conditions) of permission ref 12/00976 granted on June 27th 2014 for the demolition of existing buildings and comprehensive phased mixed use development of up to 37,275sqm (gross external area) comprising up to 35,580 sqm Class C3 dwellings (up to 179 houses of different sizes and tenures including garages (including up to 79 affordable units)), up to 620sqm Class D1 (Non-Residential Institutions), up to 1,040sqm Class D2 (Assembly and Leisure) (including retention of existing pavilion and erection of replacement score hut), including reprofiling of site levels, creation of attenuation lake, estate roads and pedestrian/ cycle paths, open space, car parking, hard and soft landscaping, security access lodge and infrastructure works including substations. Use of pavilion building (permitted for staff restaurant/ sports club/ library, education and resource centre and general purpose meeting room) within Class D2 (Assembly and Leisure) in conjunction with adjacent playing field without any specific use/ occupier restrictions (as set out in condition 03 of permission ref. 98/01103/FUL PART OUTLINE

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
Local Distributor Roads
Metropolitan Open Land
River Centre Line
Sites of Interest for Nat. Conservation

Urban Open Space

Proposal

Planning application ref. 14/03076/DET is submitted for reserved matters and conditions relating to Phase 2 of the development at the GlaxoSmithKline site in South Eden Park Road.

An appeal has been lodged against the non-determination of this application which means that the power to determine the application has been taken away from the Council and lies with the Planning Inspectorate. This report, therefore, addresses whether to contest the appeal.

In June 2014 outline planning permission was granted for the following development under ref. 12/00976.

Demolition of existing buildings and comprehensive phased mixed use development of up to 37,275sqm (gross external area) comprising up to 35,580 sqm Class C3 dwellings (up to 179 houses of different sizes and tenures including garages (including up to 79 affordable units)), up to 620sqm Class D1 (Non-Residential Institutions), up to 1,040sqm Class D2 (Assembly and Leisure) (including retention of existing pavilion and erection of replacement score hut), including reprofiling of site levels, creation of attenuation lake, estate roads and pedestrian/ cycle paths, open space, car parking, hard and soft landscaping, security access lodge and infrastructure works including substations. Use of pavilion building (permitted for staff restaurant/ sports club/ library, education and resource centre and general purpose meeting room) within Class D2 (Assembly and Leisure) in conjunction with adjacent playing field without any specific use/ occupier restrictions (as set out in condition 03 of permission ref. 98/01103/FUL)
PART OUTLINE

The approved phasing plan for the implementation of the above permission identifies a total of 12 phases.

The current application is for Phase 2 and deals with the Reserved Matters and related conditions for the following:

- Reserved matters relating to Access, Appearance, Landscaping, Layout and Scale for Phase 2 which covers
- the 2 vehicular access points to South Eden Park Road and the access to the parking area off Cresswell Road,
- the spinal vehicular access road,
- a new pedestrian and cycle path between Cresswell Drive and South Eden Park Road,
- the security lodge in the northern part of the site,
- the youth play area and car parking area and playing field for the Pavillion,
- the woodland area extending north/south along the river, the play area and car parking area and proposed lake on the southern part of the site.
- Conditions that relate specifically to Phase 2 are
- C21 - details of parking spaces and/or garages and turning areas
- C23 - bicycle parking provision

- C24 - scheme of lighting for the access drives and car parking areas
- C25 - electric charging points for vehicles
- C33 - Secure by Design
- C34 - lighting (appearance, siting, technical details of orientation and screening and means of construction and laying out cabling)
- C43 - lighting within the woodland corridor

The applicant has submitted plans for consideration, a Design and Access Statement and a Cumulative Reconciliation Document.

The details of each aspect of the proposal are set out in the Conclusions Section below.

Location

The site comprises an area of approximately 10.6 hectares and lies to the south east of South Eden Park Road. The site was previously occupied by buildings used for pharmaceutical research and development purposes by GlaxoSmithKline (GSK). All of the buildings on the site have been demolished with the exception of the pavilion and the cricket score hut. To the west of the site lie playing fields and woodland. To the south is Unicorn School. To the south and east are Langley Park and Langley Waterside housing developments.

The River Beck flows through the site from south to north in an open channel.

The playing fields and pavilion within the site are on land designated as Metropolitan Open Land. The River Is located within flood zone 2 and 3 due to the potential for flooding as highlighted by the Environment Agency. Part of the site falls within a Site of Importance for Nature Conservation (SINC) and some of the trees on the site are covered by a Tree Preservation Order.

Comments from Local Residents

Nearby properties were notified and representations have been received which can be summarised as follows:

- Current plans do not show a medical facility
- The children's play equipment doesn't make provision for children with a disability
- The percentage of affordable units is too high
- South Eden Park Road is very busy with fast moving cars with poor visibility to the right at the northern roundabout. Additional vehicles using this roundabout could result in accidents and danger to highway safety.
- Road markings on South Eden Park Road should be changed to improve visibility from Bucknall Way.

Comments from Consultees

The Council's Highways Officer raises no objections to the reserved matters relating to Access and the discharge of relevant conditions.

The Environment Agency raise no objections.

Thames Water raise no objections.

The Metropolitan Police Crime Prevention Design Adviser raises no objection.

The Tree Officer is generally satisfied with the proposals with the exception of the removal of 3 mature trees. However these are already approved for removal as a consequence of a previously approved access arrangement. Replacement planting is proposed.

Planning Considerations

The application relates to Reserved Matters where the principle of development has already been agreed. In light of this the reserved matters fall to be determined in accordance with the following Unitary Development Plan policies:

- BE1 Design of New Developments
- T3 Parking
- T5 Access for people with restricted mobility
- T7 Cyclists
- T18 Highway Safety
- NE2 Development and Nature Conservation Sites
- NE7 Development and Trees
- NE9 Hedgerows and Development

In strategic terms the most relevant London Plan policies are:

- 6.9 Cycling
- 6.13 Parking
- 7.3 Designing Out Crime

The National Planning Policy Framework 2012 is also relevant.

Planning History

Permission was also granted for the Pavilion Sports Club building in 1990 under ref. 90/00522/OUT.

The site forms part of what was a larger site owned by GlaxoSmith Kline. Land to the south and east of the application site has been development for residential use and the Unicorn Primary School under permission granted under ref. 99/03600/OUT.

The most recent relevant application is the Outline planning permission granted for the redevelopment of this land granted in June 2014 under ref. 12/00976/OUT(full description set out in section 1 of this report).

Following the granting of the above Outline permission, further applications have been received for reserved matters and minor material amendments as follows:

DC/12/00976: Demolition of building Nos 108, 109, 111 and 140E on Pan 00310_CSH_006 Rev P1, and the erection of replacement cricket score hut and associated landscaping was approved in December 2012 under ref. 12/03360. This application dealt with Phase 1 of the outline. Approved

15/01192/DET: Details of access, appearance, landscaping, layout and scale for phase 2 and conditions 21 (parking), 23 (cycle storage), 25 (electric charging vehicle points) and conditions 24, 33, 34, and 43 (lighting conditions) of permission ref 12/00976 granted on June 27th 2014 for the demolition of existing buildings and comprehensive phased mixed use development of up to 37,275sqm (gross external area) comprising up to 35,580 sqm Class C3 dwellings (up to 179 houses of different sizes and tenures including garages (including up to 79 affordable units)), up to 620sqm Class D1 (Non-Residential Institutions), up to 1,040sqm Class D2 (Assembly and Leisure) (including retention of existing pavilion and erection of replacement score hut), including reprofiling of site levels, creation of attenuation lake, estate roads and pedestrian/ cycle paths, open space, car parking, hard and soft landscaping, security access lodge and infrastructure works including substations. Use of pavilion building (permitted for staff restaurant/ sports club/ library, education and resource centre and general purpose meeting room) within Class D2 (Assembly and Leisure) in conjunction with adjacent playing field without any specific use/ occupier restrictions (as set out in condition 03 of permission ref. 98/01103/FUL PART OUTLINE
(Duplicate of 14/03706/DET)

14/03821/DET: Details of access, appearance, landscaping, layout and scale for Phase 3 (22 dwellings: Plots 1 - 8 and 42 - 55) and details pursuant to conditions 7 (boundaries), 21 (parking), 22 (refuse) 23 (cycle parking), conditions 24 and 34 (lighting), 33 (secure by design) and 35 (slab levels) as they relate to Phase 3 of permission DC/12/00976/OUT granted on 27th June 2014 for the demolition of existing buildings and comprehensive phased mixed use development of up to 37,275 sqm (gross external area) comprising up to 35,580 sqm Class C3 dwellings (up to 179 houses of different sizes and tenures including garages (including up to 79 affordable units)), up to 620 sqm Class D1 (non-residential institutions), up to 1,040 sqm Class D2 (assembly and leisure) (including retention of existing pavilion and erection of replacement score hut), including reprofiling of site levels, creation of attenuation lake, estate roads and pedestrian/ cycle paths, open space, car parking, hard and soft landscaping, security access lodge and infrastructure works including substations. Use of pavilion building (permitted for staff restaurant/ sports clubs/ library, education and resource centre and general purpose meeting room) within Class D2 (assembly and leisure) in conjunction with adjacent playing field without any specific use/ occupier restrictions (as set out in condition 3 of permission ref: 98/01103/FUL) PART OUTLINE Decision Pending

An appeal has been lodged against the Council's failure to determine this application within the specified time period.

DC/ 14/04538: Application submitted for Minor Material Amendments to the original permission granted under ref 12/00967 for:

- Amendments to the parameter plans listed in Condition 2 (of 12/00976) to enable the removal of open watercourses and perimeter ditch to reflect the update drainage strategy
- Amendments to the parameter plans listed in Condition 2 (of 12/00976) to enable the removal of additional trees
- Variation of Condition 16 to reflect the updated drainage strategy
- Variation of Condition 32 to enable details of the wheelchair accommodation to be provided on a phase by phase basis
- Variation of Condition 50 to enable details of car parking for apartments to be provided on a phase by phase basis.

This application is pending

Conclusions

Outline planning permission was granted for the redevelopment of this site under ref 12/00976 subject to conditions. Condition 2 requires that development shall be materially carried out in accordance with the Development Specification (June 2012) and the 13 Parameter Plans listed in the condition.

In accordance reserved matters and some conditions relating to Phase 2 have been submitted for consideration. It is necessary to consider the acceptability of the detailed proposals for Phase 2 in accordance with the Development Specification (June 2012) and the 13 Parameter Plans and any other material considerations.

The submitted reserved matters need to materially comply with these parameters. For this application the approved Parameter Plans include

PP 9 proposed access and circulation
PP10 proposed parking strategy
PP 11 proposed landscaping scheme.

1. Reserved Matters

Access

Parameter Plan 9 defines the vehicular and pedestrian routes through the site. The main vehicle access points to the site are from South Eden Park Road. One access shares the existing Bucknell Way roundabout and the second utilises an existing access to the south west of the Bucknell Way roundabout. Access to the neighbourhood car park adjacent to the southern play area is off Creswell Drive and uses an existing access point to the site.

Access to The Pavilion will remain as existing and will be off South Eden Park via the more southerly vehicle access point.

The current application seeks formal approval to these access arrangements and associated technical visibility details.

The main change proposed is the realignment of the boundary to the north and south of the most southerly access from South Eden Park Road. Plan 131863 1-40-01 P6 shows the removal of an existing wall to the north and the south of this boundary with a new wall to be constructed behind the site lines. Condition 20 of the outline permission requires the submission of details of the layout of the access roads including its junctions with Bucknell Way roundabout, South Eden Park Road and Creswell Drive and dimensions of visibility splays. The realignment of both walls to provide the visibility splays involves the removal of existing trees, including 3 mature trees to the south, and replacement trees are shown on the plans submitted as part of this application. This arrangement has already been approved since Condition 20 has been discharged under separate cover.

Plan 131863 1-40-01 P6 also shows the central spine road for the development. The plan shows a carriageway width ranging from 4.1m to 6m. Footpath widths range from 1m to 2m. In addition a swale system will be constructed alongside the main spine road as part of the sustainable drainage scheme for the site. There will be suitable shrub and tree planting within the swales to provide a landscaped corridor through the site.

The spine road will be constructed in light colour block paving and the footpaths will be coloured tarmac to match. These are considered to be acceptable in principle subject to the submission of material samples.

Landscaping

Parameter Plan 11 sets out the agreed landscaping strategy for the overall site. Parameter plans 9 (Proposed Access and Circulation) and 10 (Proposed Parking Strategy) are also relevant. The Development Specification identifies agreed areas of public and private landscaping in more detail.

At the time of writing this report, softworks landscaping plans show the removal of 2 watercourses and a perimeter ditch. These works do not comply with the approved parameter plans, especially PP11: Landscaping Strategy.

A separate Minor Material Amendment seeking approval to this change has been submitted under ref 14/04538 and is as yet undetermined.

Notwithstanding the above, plans have been submitted showing details of hard and soft landscaping for this phase. The centre of the site where the spine road is located has been largely cleared of vegetation with pockets of existing trees remaining. The proposed plans show the retained trees and new landscaping as follows:

- A village green will be created in the southern part of the site and will include an informal play area with 2 separate play areas for toddlers and children aged 5-12 years. Details of the play equipment has been submitted including a bandstand, climbing frames, sand play area, playhouses, see

saw and balancing disk. This Development Specification confirms that this play area will be available for residents only.

- Part of the village green is a water feature in the form of a lake that will provide visual amenity and flood attenuation. The lake has been designed so as to have water in it at all times. The lake is fed and controlled by a culvert that runs through the site. A boardwalk will be constructed around the lake. There will be soft landscaping and tree planting in this area.
- The playing field for the Pavilion will be retained and a further youth area will be provided adjacent to the Pavilion building aimed at 12+ years. This will include covered meeting house structure with open sides, table tennis and seating areas.
- A new path will be created within the designated Metropolitan Open Space to provide the southern part of a pedestrian/cycle north to south route through the site. This will be light coloured tarmac.
- Areas of retained woodland are shown on the submitted plans with details of additional planting.
- Detailed plans showing the proposed planting for this Phase 2 part of the site have been submitted.

The extent of open space provision complies with the requirements in the Development Specification and the landscaping strategy set out on Parameter Plan 11 for this phase.

From an arboricultural point of view the tree and shrub planting shows an acceptable mixture of ornamental and informal species with more formal planting near the entrances in the northern part of the site changing to less formal planting patterns moving south through the site. The swales are welcomed from a biodiversity and sustainable drainage point of view.

Planting for the lake and its margins appears to be satisfactory.

Retention of the existing hedge and chainlink fencing on the eastern side of the Pavilion playing field is preferred to safeguard the woodland area beyond. This has been confirmed by the applicant and shown on revised drawings

Appearance

The appearance of this phase relates primarily to the soft landscaping proposals and materials for the hard surfaces. These details have been discussed in the relevant sections elsewhere in this report.

Layout

The layout of this phase is set out on all of the Parameter Plans and is defined further in the Development Specification. The details relating to landscaping and access are discussed elsewhere in this report.

The layout includes a security lodge on the entrance road from the Bucknell Way roundabout. The Development Specification states that the floorspace will be up to 35 sq metres. The proposed building is shown on plan 00310_SL_01 P1 and will measure 25 sq metres. This is within parameter set out in the Development Specification. The design of the building will be similar to the security lodge on

Bucknell Way with red brick and slate tiled roof. Vehicle and pedestrian gates and piers are shown on the submitted plans.

It is considered that the details for the lodge and gates are acceptable

Scale

Matters relating to scale for this phase are limited as this phase deals primarily with infrastructure and landscaping. As such it is considered that the scale of the details for this phase are inkeeping with the character and appearance of the site and, providing works comply with the parameter plans and the Development Specification, the scale of the development is acceptable..

2. Conditions

Condition 21 (parking spaces and garages) states

Before any work is commenced (excluding demolition) within each reserved matters area, details of parking spaces and/or garages and sufficient turning space shall be submitted to and approved in writing by the Local Planning Authority and such provision shall be completed before the commencement of the use of the land or building hereby permitted within each reserved matters area, and shall thereafter be kept available for such use. No 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.

The criteria for parking and turning areas are set out on Parameter Plan 10 and these are for the Pavilion and the southern children's play area.

Pavilion

The Development Specification requires 70 car parking spaces and a minimum 5% of spaces to be designated blue badge.

The submitted plans show 70 spaces and 6 spaces for blue badge holders.

As such the condition is considered to be acceptable.

Southern Children's Play Area

The Development Specification requires 21 car parking spaces and up to 3 designated blue badge spaces, as required. Condition 47 of 12/00976 requires that this car park is for the sole use of residents and visitors to the adjacent Langley Waterside development.

The submitted plans show 21 spaces and 3 dedicated spaces for blue badge holders.

This condition is considered to be acceptable.

Condition 23 (cycle parking) states:

Before each Reserved Matters area of the development hereby permitted is first occupied, bicycle parking within the relevant reserved matters area, shall be provided at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the bicycle parking/storage facilities shall be permanently retained thereafter.

The Development Specification requires the provision of 20 cycle parking spaces in the Pavilion car park. Plan D0151_014_C shows 20 spaces.

This condition is considered to be acceptable.

Condition 33 (Secure by Design) states:

The development hereby permitted shall incorporate measures to minimise the risk of crime and to meet the specific needs of the application site and the development. Details of these measures, for each reserved matters area, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the relevant Reserved Matters area of the development hereby permitted (excluding demolition), and implemented in accordance with the approved details. The security measures to be implemented in compliance with this condition shall seek to achieve the "Secured by Design" accreditation awarded by the Metropolitan Police.

The applicant has submitted a scheme to meet Secure by Design principles and this is considered acceptable.

Condition 25 (Electric Vehicle Charging Points) states:

- i) Full particulars of the Electric Vehicle Charging Points (EVCPs) to be provided within each Reserved Matters area and a programme for their installation and maintenance shall be submitted to and approved in writing by the local planning authority before the development in each Reserved Matters area is first occupied.
- ii) The provision of EVCPs shall be in accordance with the Development Specification.

Plans have been received showing 14 EVCP for The Pavilion and 4 for the Neighbourhood Parking Area.

It is considered that the condition is acceptable.

Lighting details

The Development Specification requires lighting to be at the lowest possible level to maintain safe access. Lighting columns will be provided for the carriageways and low energy bollards for pedestrian and cycle routes.

Condition 24 (light for access drives and car parking areas) states:

Details of a scheme to light the access drives and car parking areas within each reserved matters area hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development of the relevant reserved matters area hereby permitted is commenced (excluding demolition). The approved scheme shall be self-certified to accord with BS 5489 - 1:2003 and be implemented before the relevant of the development is first occupied and the lighting shall be permanently retained thereafter.

Condition 34 (details of lighting installation) states:

Details of a scheme of lighting (including the appearance, siting and technical details of the orientation and screening of the lights and the means of construction and laying out of the cabling) within each reserved matters area shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced in the relevant reserved matters area (excluding demolition), and the approved scheme shall be implemented before the development hereby permitted is first occupied. Thereafter the approved scheme shall be permanently retained in an efficient working manner and no further lighting shall be installed on the site without the prior approval in writing by the Local Planning Authority.

Condition 43 (lighting within woodland corridor) states:

Details of any operational lighting within the woodland corridor are to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of residential properties on site. All lights should be sensitively designed and be hooded and on sensors to avoid lighting overspill.

The submitted landscaping plans show that a combination of column and bollard lighting will be provided for the across this phase. When originally submitted this application contained limited information in respect of lighting details, for example technical specification of lighting levels or cabling was not provided. Additional information was received at the time of writing this report and the additional information is currently being assessed by officers. Members will be provided with a verbal update in this respect.

With regard to C43, expert advice from an ecologist is being sought as to the acceptability of the proposed lighting in the sensitive woodland corridor and the outcome will be reported verbally.

Final Summary

Having regard to the above it is considered that the proposal for Phase 2 of this development site materially meets the requirements of the Parameter Plans and the Development Specification (2012) approved under condition 2 of 12/00976/OUT and, as such, is acceptable subject to an acceptable lighting strategy to meet Conditions 24, 34 and 43.

Members agreement is sought to enable officers to agree the duplicate application ref.15/01994 under delegated powers.

Background papers referred to during the production of this report comprise all correspondence on file ref. 14/03706/DET, excluding exempt information.

as amended by documents received on 23.03.2015 15.04.2015 17.04.2015 25.04.2015

RECOMMENDATION: RESOLVE NOT TO CONTEST APPEAL

- 1 Samples of all external materials for hard landscaping and paving shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development in accordance with Policy BE1 of the UDP.

- 2 The development hereby permitted shall be carried out otherwise that in complete accordance with the following plans unless previously agreed in writing by the Local Planning Authority:

Site wide plans: 00310_RM1_001 Rev P2; 00310_RM1_002 Rev P2 00310_016 Rev D2

Landscaping: D0151_021_C; D0151_010_F; D0151_011_E; D0151_012_H; D0151_013_G; D0151_014_E; D0151_015_I; 90-24 P1; 90-24 P1; D0151_008_A; D151_009D0151_24

Road engineering sections: 1_40_08/01 P1; 1_40_08/02 P1;1_40_08/03 P1; 1_40_08/04 P1; 1_40_08/05 P1; 1_40_08/06 P1

Parking :00310_RM1_003 Rev P2

Lodge details: 00310_SL_01 P1

Play equipment: D0151_017_B; D0151_023; Details of individual play equipment

Lighting Strategy: 90-30 RevP1

Reason: To ensure that the proposal is carried out in accordance with the approved plans.

Application:14/03706/DET

Address: GlaxoSmithKline Langley Court South Eden Park Road Beckenham

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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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