

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

Application No : 15/05258/FULL1

Ward:
Cray Valley East

Address : Bournemouth Sand And Gravel Swanley
Bypass Swanley BR8 7FL

OS Grid Ref: E: 550231 N: 168274

Applicant : Bournemouth Ltd

Objections : NO

Description of Development:

Temporary relocation of site workshop and hardstanding for the washing of vehicles until 14th January 2018

Key designations:

Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Sites of Interest for Nat. Conservation
Smoke Control SCA 20

Proposal

Permission was originally granted on appeal in 1997 for the extraction of Thanet sand and the restoration and re-contouring of this land by the disposal of inert waste, and a later appeal (ref.10/00657) allowed the use to continue (and the associated buildings to remain) until 14th January 2018. Condition 10 required the provision of a hardstanding for the washing of vehicles (which was subsequently provided), whilst condition 1 required the extraction works to cease by 31st March 2017, and the associated infilling to cease by 14th January 2018.

Permission was granted in 2009 (ref.08/03444) for inter alia a site workshop to the north of the site entrance.

The current application is for the temporary relocation of the existing site workshop and associated hardstanding for the washing of vehicles to the south-eastern corner of the site close to the railway line. It is currently located approximately 190m further to the north adjacent to the A20. The need for the relocation of these facilities is explained by the applicant as follows:

The existing workshop building and associated hardstanding for washing vehicles is located towards the northern side of the site within the area that is below the general final level for the restored site which is causing difficulties in accessing the

void on the western side of the site for infilling, particularly as there is material that has been stockpiled for infilling close to the workshop building and hardstanding.

There is also a problem with surface water run-off collecting within the lower area, rendering the washing of vehicles useless as they have to drive away from the wash-down area through the muddy area at lower level. It is therefore considered necessary to re-locate the workshop and hardstanding to an area close to the finished ground area, and the most appropriate area would be the existing hardstanding at the front of the site towards the south- eastern end of the frontage.

This area is adjacent to land where infilling has been completed, and it will enable these facilities to be located out of the way of the general operations needed to complete the excavation and infilling in the central and western parts of the site.

The applicant states that using this area has the advantage that all of the facilities serving the site would be then be located together on an existing hard surfaced roadway which is directly accessible from the main site entrance.

Location

This site comprises an active quarry and infill site which lies within the Green Belt. It borders Sevenoaks District Council to the south and east, and is separated from the nearest residential properties by the A20 Swanley By-Pass.

Consultations

No local objections have been received to the proposals.

Comments from Consultees

The Council's Highway Engineer considers that the proposals are unlikely to have any impact on highways within the London Borough of Bromley.

No drainage objections are raised to the proposals, and Thames Water has no concerns.

Sevenoaks District Council has no objections to a temporary permission, subject to a condition requiring the removal of the development and the restoration of the land on or before 14th January 2018.

Swanley Town Council has no comments to make on the current proposals, but wishes to strongly maintain its overall objection to the use of the site, and would not wish to see this application as a precursor to an application seeking to extend the quarry's use beyond January 2018.

Planning Considerations

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

BE1 Design of New Development
G1 The Green Belt
G15 Minerals Workings and Associated Development

Planning History

Under ref.96/00962 permission was granted on appeal for the extraction of Thanet sand and the restoration and re-contouring of this land by the disposal of inert waste, along with the creation of a new vehicular access.

Under ref.08/03444 permission was granted for the replacement and relocation of the existing quarry workshop and office facilities, and the relocation of the weighbridge with associated hardstanding, parking area and landscaping.

Under ref.10/00657 permission was granted on appeal to allow the use to continue (and the associated buildings to remain) until 14th January 2018.

Conclusions

The main issues in this case are whether the proposals comprise inappropriate development in the Green Belt, and if so, whether very special circumstances exist that clearly outweigh the harm by reason of inappropriateness or any other harm; and secondly, whether the proposals would be harmful to the openness and visual amenity of the Green Belt, or detrimental to the amenities of nearby residential properties.

Although the proposed workshop building and hardstanding would comprise inappropriate development in the Green Belt, they are essential facilities to serve the overall operation of the site, and are only being relocated from one part of the site to another in order to allow the operations on site to continue in line with the timescale for the completion of the restoration of the site by 14th January 2018.

The relocated workshop would lie adjacent to a temporary 3m high concrete block wall, and would be set away from the railway embankment. Although it would be more visible than its current lower level position, it is not considered to unduly harm the visual amenities of the area. The nearest residential properties are on the opposite side of the A20 within Sevenoaks D.C., and the proposals are unlikely to have a detrimental impact on the amenities of nearby residents.

Given that the proposals are for a temporary period of time and will better allow the site to function during the final stages of the work, including providing necessary plant maintenance and the washing of vehicles to ensure no mud is taken into the adjacent highway, it is considered that sufficient justification has been provided to outweigh the harm caused by reason of inappropriateness. The proposals are not considered to be harmful to the visual amenities of the Green Belt, nor unduly impact on residential amenity.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

1 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously 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 visual and residential amenities of the area.

2 The site workshop and hardstanding hereby permitted shall be completely removed from the land on or before 14th January 2018.

Reason: To accord with the planning permission for the use of the site, and in the interests of the openness and visual amenities of the Green Belt, and in order to comply with Policies G1, G15 and BE1 of the Unitary Development Plan.

3 The site workshop and hardstanding hereby permitted shall be used only for purposes in connection with the permitted use of the land for the extraction of Thanet sand as set out in planning permission 10/00657 and for no other purpose.

Reason: To accord with the planning permission for the use of the site, and in the interests of the openness and visual amenities of the Green Belt, and in order to comply with Policies G1, G15 and BE1 of the Unitary Development Plan.

You are further informed that :

1 You are reminded that the conditions imposed on permission ref.10/00657 granted on appeal still apply and must be complied with at all times.