

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

Application No : 16/03698/RECON

Ward:
Bickley

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

OS Grid Ref: E: 541337 N: 169854

Applicant : The E2 Academy

Objections : YES

Description of Development:

Variation of Condition 1 of permission 14/03285/RECON granted for erection of a single storey classroom building until October 17th 2018

Key designations:

Biggin Hill Safeguarding Area
Green Chain
London City Airport Safeguarding
Metropolitan Open Land
Open Space Deficiency
Smoke Control SCA 10

Proposal

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.

In October 2014 planning permission was granted to this condition to extend the expiry date to October 17th 2016

Permission is now sought for the retention of a temporary single storey classroom building until October 17th 2018.

A planning application for the permanent extension of the school proposed an additional form of entry for Key Stage 2 pupils was submitted in March 2015 under reference 15/00698 and it is held in abeyance. Therefore it is necessary to retain the existing temporary accommodation to continue to provide the required school places on the site.

Consultations

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 one letter has been received supporting the proposal and one letter draws attention to the increased traffic flow this development would bring to Romney Drive.

Comments from Consultees

The Council's Highways Officer raises no objections subject to conditions requiring compliance with car parking and cycle parking details shown on submitted plans

Planning Considerations

Unitary Development Plan

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

Emerging Bromley Local Plan

A consultation on the draft Local Plan policies was undertaken early in 2014 in a document entitled Draft Policies and Designations Policies. In addition a consultation was undertaken in October 2015 in a document entitled Draft Allocation, further policies and designation document. At the Council's Executive Committee on July 20th 2016 a draft Local Plan was endorsed for further public consultation planned for September/October 2016.

These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Full details of the Council's Local Development Scheme is available on the website

The most relevant emerging policies include
Draft Policies and Designations Policies (2014)

6.5 Education

Draft Allocation, further policies and designation document (Sept 2015)

Supporting Communities: Education Sites

The National Planning Policy Framework 2012 is also relevant.

Planning History

DC/13/01900: Erection of a single storey temporary classroom building. Approved 23.10.2013

DC/14/03285/RECON: 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. Approved 28.10.2014

Dc/15/00698: Demolition of 2 existing single storey classroom blocks and replacement with 2 linked 2 storey classroom blocks to provide 7 additional classrooms and ancillary and support accommodation and link bridge; single storey extensions to provide caretakers store and enlarged support accommodation rooms and entrance; canopies to existing classrooms. Demolition of existing caretakers house to provide additional car parking and nursery play space. New bicycle store and entrance gates. New pedestrian entrance to western boundary. Currently held in abeyance.

Conclusions

The main issues to be considered are the impact of retaining the existing buildings for a further 2 years.

There have been one letter in support of the proposal and one letter raising concerns about traffic levels from the residents of nearby properties. The current proposal seeks to retain an existing building with 2 classes which has been on site since 2013. It is considered that the retention of the building for a further 2 years would not result in any additional traffic to the site.

In terms of the impact on the amenity of local residents, given the separation between these properties and the building to be retained it is unlikely that the use will have an unacceptable impact on the amenities of neighbours. To date there is no record of planning related complaints relating to the use of the building.

Since the previous application the emerging draft Local Plan, approved for consultation by the Executive Committee on July 20th 2016 has identified Scotts Park School for expansion to meet the growing need for school places in the borough. The current application meets the need at Key Stage 1, albeit in temporary accommodation. . The pending application under ref 15/00698 seeks to provide a permanent solution for pupils at both Key Stage 1 and 2. However this application has been held in abeyance following significant concerns from local residents about the impact of additional school related traffic in Orchard Road and Romney Drive.

The temporary 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.

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 24 months.

Background papers referred to during the production of this report comprise all correspondence on file ref: 16/03698/RECON, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The permission hereby granted shall be for a limited period only, expiring on October 17th 2018, 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 and reinstated to its former condition for use as a playground. .**

Reason: In order to comply with Policy B1 and C7 and to enable accommodation to be provided to meet educational needs for children in the area.

- 2 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 the interests of the amenity of nearby residents and to comply with Policy BE1 of the Unitary Development Plan.

- 3 The car and cycle parking spaces and turning area hereby approved 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 indicated or in such a position as to preclude vehicular access to the said land.**

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