

**Decision Maker:** PLANS SUB-COMMITTEE NO. 3

**Date:** Thursday 17 November 2016

**Decision Type:** Non-Urgent                      Non-Executive                      Non-Key

**Title:** PROPOSED PLANNING CONDITIONS FOR 16/04100/FULL1 -  
CHANGE OF USE TO TRAMPOLINE PARK AT UNIT 5A,  
LAGOON ROAD, ORPINGTON

**Contact Officer:** Tim Horsman, Planning Development Control Manager  
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**Chief Officer:** Chief Planner

**Ward:** Cray Valley East;

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1. Reason for report

For Members to agree the planning conditions to be imposed on permission 16/04100/FULL1 following the resolution to grant permission at Plans Sub Committee on 20<sup>th</sup> October 2016.

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2. **RECOMMENDATION(S)**

**Members agree to impose the conditions as set out in the report below.**

## Impact on Vulnerable Adults and Children

1. Summary of Impact:
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## Corporate Policy

1. Policy Status: Existing Policy:
  2. BBB Priority: Quality Environment:
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## Financial

1. Cost of proposal: No Cost:
  2. Ongoing costs: Not Applicable:
  3. Budget head/performance centre: Planning
  4. Total current budget for this head: £N/A
  5. Source of funding: Existing budget
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## Personnel

1. Number of staff (current and additional): 1
  2. If from existing staff resources, number of staff hours: 2
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## Legal

1. Legal Requirement: Non-Statutory - Government Guidance:
  2. Call-in: Not Applicable:
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## Procurement

1. Summary of Procurement Implications: None
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## Customer Impact

1. Estimated number of users/beneficiaries (current and projected): N/A
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## Ward Councillor Views

1. Have Ward Councillors been asked for comments? No
2. Summary of Ward Councillors comments: N/A

### **3. COMMENTARY**

3.2 Members resolved to grant planning permission for application 16/04100/FULL1 at Unit 5A, Lagoon Road, Orpington BR5 3QX for Proposed change of use from warehouse to indoor trampoline park and ancillary café at Plans Sub Committee No.1 on 20<sup>th</sup> October 2016. The resolution was subject to Members agreeing planning conditions and these are presented below for agreement. The previous report is attached for information.

3.2 Proposed conditions:

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

**Reason: Section 91, Town and Country Planning Act 1990.**

- 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 order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.**

- 3 Before any work is commenced details of parking spaces for cars and buses 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 and shall thereafter be kept available for such use. No development whether permitted by the Town and Country Planning (General Permitted Development Order) 2015 (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.**

- 4 Before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) 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.**

**Reason: In order to comply with Policy T7 of the Unitary Development Plan and Policy 6.9 of the London Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.**

- 5 Whilst the development hereby permitted is being carried out, provision shall be made to accommodate operatives and construction vehicles off-loading, parking and turning within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall remain available for such uses to the satisfaction of the Local Planning Authority throughout the course of development.**

**Reason:** In the interests of pedestrian and vehicular safety and the amenities of the area and to accord with Policy T18 of the Unitary Development Plan.

- 6** Prior to the commencement of the use hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan should include measures to promote and encourage the use of alternative modes of transport to the car. It shall also include a timetable for the implementation of the proposed measures and details of the mechanisms for implementation and for annual monitoring and updating. The Travel Plan shall be implemented in accordance with the agreed timescale and details.

**Reason:** In order to ensure appropriate management of transport implications of the development and to accord with Policy T2 of the Unitary Development Plan.

- 7** 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 shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted, and implemented in accordance with the approved details. The security measures to be implemented in compliance with this condition shall achieve the "Secured by Design" accreditation awarded by the Metropolitan Police.

**Reason:** In the interest of security and crime prevention and to accord with Policies H7 and BE1 of the Unitary Development Plan.

- 8** Prior to the commencement of the use hereby permitted, details of a park and ride service shall be submitted to and approved in writing by the Local Planning Authority. The park and ride service will be implemented in accordance with the agreed details and will be permanently maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In order to ensure appropriate management of transport implications of the development and to accord with Policy T2 of the Unitary Development Plan.

- 9** Prior to the commencement of the use hereby permitted, details of the agreement to use adjacent local car parking areas shall be submitted to and approved in writing by the Local Planning Authority. The additional car parking arrangements will be permanently maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In order to ensure appropriate management of transport implications of the development and to accord with Policy T2 of the Unitary Development Plan.

**Proposed informatives :**

- 1** This is a summary of the main reasons for this decision as required by law. The application has been determined in accordance with the development plan insofar as it is relevant and taking into account all other material planning considerations, including all the representations received. For further details, please see the application report (if the case was reported to Committee), the Unitary Development Plan and associated documents or write to Chief Planner quoting the above application number.

**2 Before works commence, 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.**

<b>Non-Applicable Sections:</b>	IMPACT ON VULNERABLE ADULTS AND CHILDREN, POLICY IMPLICATIONS; FINANCIAL IMPLICATIONS; PERSONNEL IMPLICATIONS; LEGAL IMPLICATIONS; PROCUREMENT IMPLICATIONS
Background Documents: (Access via Contact Officer)	Planning application file 16/04100/FULL1