

<b>Committee Date</b>	18.04.2024	
<b>Address</b>	London Borough Of Bromley Waldo Road Bromley BR1 2QX	
<b>Application Number</b>	24/00343/FULL1	<b>Officer</b> - Susanna Stevenson
<b>Ward</b>	Bromley Common And Holwood	
<b>Proposal</b>	Installation of 2 no. below ground weighbridges and associated kiosk.	
<b>Applicant</b>	<b>Agent</b>	
London Borough of Bromley Estates Department	Mr Simon McKee	
Bromley Civic Centre Bromley BR1 3UH	Springfield Farm Quarry Broad Lane Beaconsfield HP9 1XD	
<b>Reason for referral to committee</b>	Outside delegated powers (Council site)	<b>Councillor call in</b>  No

<b>RECOMMENDATION</b>	PERMISSION
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<p><b>KEY DESIGNATIONS</b></p> <p>Area of Deficiency in Access to Nature Article 4 Direction Flood Zone 2 Flood Zone 3 Gas Holder Stations Historic Landfill Sites Ravensbourne Variations Renewal Area Smoke Control SCA 13</p>
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<b>Land use Details</b>		
	Use Class or Use description	Floor space (GIA SQM)
Existing and proposed	Council waste/recycling centre and depot	N/A

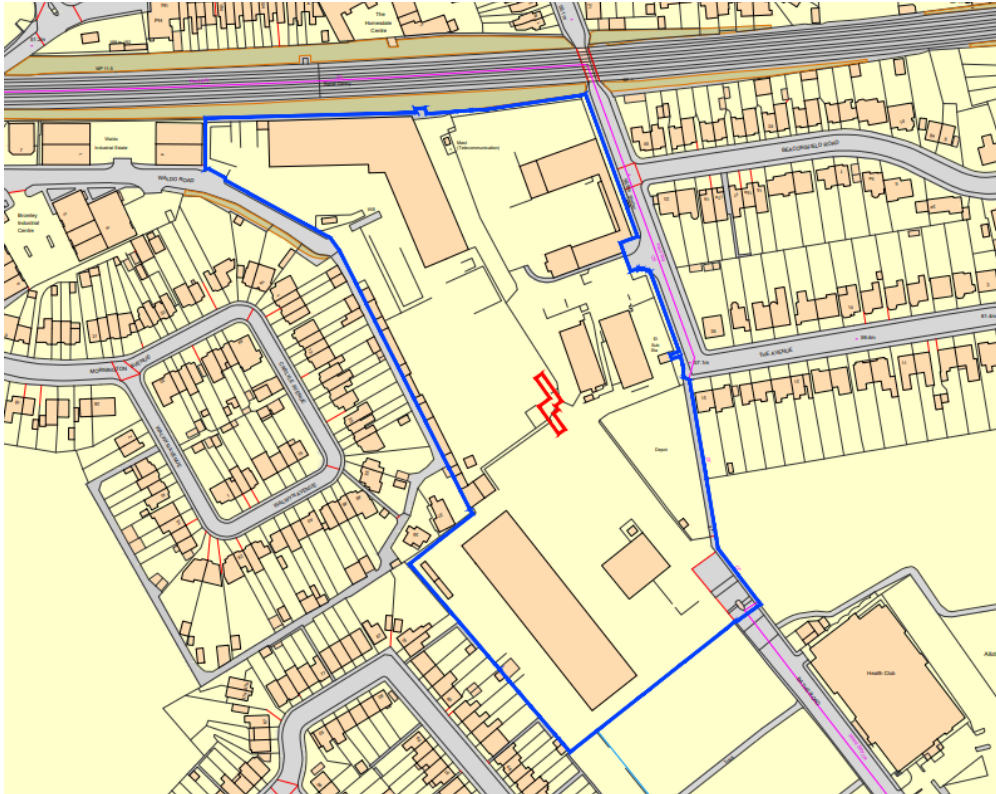
<b>Representation summary</b>	Letters were sent to neighbouring residents on the 13 <sup>th</sup> February 2024. No representations were received in response.
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## **1. SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- **The proposal would provide improved weighbridge equipment to support the existing operation/efficiency of the waste/recycling depot**
- **There are no technical objections with regards to highways and drainage matters**
- **While the development would be close to an existing culverted river and Thames Water assets/easements, no objections are raised by the Environment Agency or Thames Water**
- **The weighbridges and kiosk would be sited sensitively within the large existing site, and would have no significant impact on residential amenity**
- **The design of the kiosk is consistent with the function and character of the site – the proposal would not have a detrimental impact on visual amenity**

## **2. LOCATION**

- 2.1 The application site lies within the wider site of the Bromley Central Depot and approx. 125 m from the end of Baths Road, accessed via the internal route through the site used by refuse lorries.



*Figure 1 Site location plan - position of weighbridges outlined in red*



*Figure 2 – Aerial view of site*



*Figure 3 – photo from site towards Baths Road*

- 2.2 The application site lies within the Bromley Common Renewal Area, and comprises a designated Waste Site. It comprises an Historic Landfill Site, has a Public Transport Accessibility Level of 1b and lies within Flood Zones 2 and 3. The wider site is bisected by a culverted river, and the site lies within a Ground Source Protection Zone.

### **3. PROPOSAL**

- 3.1 It is proposed to install 2 no. new weighbridges with a surface-mounted operations kiosk.
- 3.2 The weighbridges would be off-set from each other, positioned centrally within the wider blue line site in the ownership of the London Borough of Bromley.



Figure 4 – Detailed siting of weighbridges and kiosk



Figure 5 – Aerial image of site

- 3.2 The proposed kiosk would be finished in flat steel insulated panels, painted moss green (RAL 6005).



Figure 6 – Example image of kiosk-type (from site in Southend)

- 3.3 The weighbridges would be built into the ground, with a slightly raised platform in the centre, upon which the kiosk would be sited, as shown in Figure 7 below.

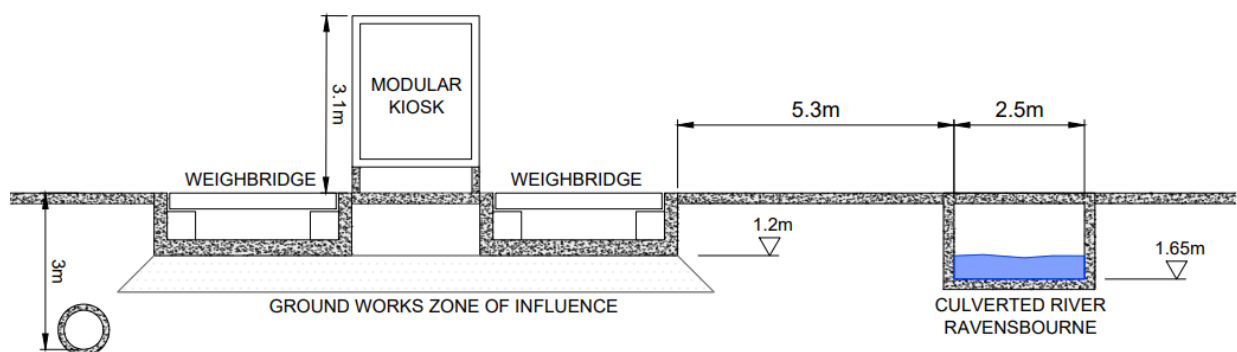


Figure 6 – section through kiosk and weighbridges (shows foul sewer on left, and culverted river on right)

#### 4. RELEVANT PLANNING HISTORY

88/04397/LBB - Alteration to layout of solid waste transfer station including additional floodlighting the replacement of an existing office with a portakabin the installation of rail – Permitted

90/02780/LBB - Enclosure of refuse transfer operation and environmental improvements – Permitted

01/00544/DEEM3 - Vertical composting unit on concrete bund (CIVIC AMENITY SITE) – Permitted

19/00437/FULL1 - Demolition of existing single storey outbuildings and strengthening works to existing retaining wall including partial replacement and repairs – Permitted

24/00182/FULL1 - Erection of a fire suppression tank and pump house along with associated drainage works, replacement/repair of slab, push walls, weighbridge and other works associated with improvement of existing waste transfer station including fencing. Pending Consideration

#### 5. CONSULTATION SUMMARY

##### A) Statutory

Environment Agency: **No objection**

No objections are raised subject to conditions on any planning permission – relating to the minimum offset from the main river (5.3m) and with regards to contamination, should any previously unidentified contamination source be found in the course of the implementation of the proposal.

Thames Water: **No objection**

Initial comments requested greater detail on the siting of the proposed development, including the depth of excavation, relative to the location of the Thames Water foul sewer running across the site. This information was provided, and Thames Water confirmed that there are no objections to the proposals.

Network Rail: **No objection**

##### B) Local Groups

None.

## **C) Adjoining Occupiers**

None.

## **6. POLICIES AND GUIDANCE**

### **National Planning Policy Framework December 2023**

#### **NPPG**

##### **The London Plan**

D3 Optimising site potential through the design-led approach  
D11 Safety, security and resilience to emergency  
D14 Noise  
SI 1 Improving air quality  
SI 5 Water infrastructure  
SI 9 Safeguarded waste sites  
SI 12 Flood risk management  
SI 13 Sustainable drainage  
SI 17 Protecting and enhancing London's waterways  
T1 Strategic approach to transport  
T2 Healthy Streets  
T4 Assessing and mitigating transport impacts  
T7 Deliveries, servicing and construction

##### **Bromley Local Plan 2019**

32 Road Safety  
37 General Design of Development  
114 New Waste Management Facilities and Extensions and Alterations to Existing Sites  
115 Reducing Flood Risk  
116 Sustainable Urban Drainage Systems (SUDS)  
117 Water and Wastewater Infrastructure  
118 Contaminated Land  
119 Noise Pollution  
120 Air Quality  
123 Sustainable Design and Construction  
124 Carbon Reduction, Decentralised Energy Networks and Renewable Energy  
125 Delivery and Implementation of the Local Plan

##### **Supplementary Planning Guidance**

Urban Design Guide (Bromley, 2023)



## **7. ASSESSMENT**

### **7.1 Land Use - ACCEPTABLE**

- 7.1.1 The proposal would provide enhanced facilities associated with the operation of the wider waste/recycling facility. The provision of accurate and efficient weighbridges is core to the operational transfer of waste.
- 7.1.2 Policy 114 of the Bromley Local Plan relates to extensions and alterations to existing waste management facilities. It states that new or extended/altered facilities must demonstrate that they will not undermine the local waste planning strategy and will help the Borough move up the waste hierarchy.
- 7.1.3 London Plan Policy SI 8 (Waste capacity and net waste self-sufficiency) relates principally, in terms of the assessment of planning applications, to proposals for new waste sites and/or increased capacity of existing waste sites. Policy SI 9 relates to safeguarded waste sites and states that existing waste sites should be safeguarded and retained in waste management use. The intention of the application proposals is to improve the existing operation of the site.

### **7.2 Design, scale and layout - ACCEPTABLE**

- 7.2.1 The NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 7.2.2 London Plan and Bromley Local Plan policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design. Policy D3 of the London Plan states that all development must make the best use of land by following a design-led approach that optimises the capacity of sites. Form and layout should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape. The quality and character shall respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character. locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.
- 7.2.3 The proposed works would be sited well within the site, a significant distance from public vantage points, and within an established waste site. In this context, the pre-fabricated and functional kiosk design, which would be the most immediately appreciable part of the development proposed within this application, would be of an appearance consistent with the function and visual amenities of the site. It would not appear incongruous or out of character with the site or its surroundings.

### **7.3 Neighbouring amenity - ACCEPTABLE**

- 7.3.1 Policy 37 of the Bromley Local Plan seeks to protect existing residential occupiers from inappropriate development. Issues to consider are the impact of a development proposal upon neighbouring properties by way of overshadowing, loss of light, overbearing impact, overlooking, loss of privacy and general noise and disturbance.
- 7.3.2 The proposal would not increase the intensity of the use of the site, with any attendant potential for an increase in operational noise and disturbance. It would provide the facility for weighing of loads associated with the existing site activities. The kiosk is small scale and sited, along with the weighbridges, a considerable distance from the nearest neighbouring residential properties.

### **7.4 Transport and Highways - ACCEPTABLE**

- 7.4.1 The proposed weighbridges would be functionally associated with the existing operation of the site as a waste site, and would not result in increased comings and goings to and from the site. The internal routes through the depot/re-use and recycling point and waste transfer site are regulated by the operator, and other than the public reuse and recycling part of the site (accessed from Waldo Road) there is no public access to the wider site, including the location of this specific development. Access from Baths Road is controlled. No highways objections have been raised in respect of the proposals.

### **7.5 Flooding and Drainage - ACCEPTABLE**

- 7.5.1 The National Planning Policy Framework states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, and where development is necessary, by making it safe without increasing flood risk elsewhere. The Technical Guidance published alongside the Framework details that for these purposes, areas at risk of flooding constitute land within Flood Zones 2 and 3.
- 7.5.2 The application has been submitted with a Flood Risk Assessment which includes reference to the Sequential Test, noting that the proposal is for minor changes to an existing site, where there are not considered to be any reasonably available alternative sites within Flood Zones 1 and 2. This rationale is accepted, in view of the integral relationship between the development proposed (the weighbridges and kiosk) and the wider, longstanding and established use of the site as a Council depot, waste transfer and household re-use and recycling centre. It is stated that it is more practical and sustainable from a wider planning perspective to keep the site in its current location, and enhance those existing facilities, rather than to move the facilities elsewhere, noting that the site would not be useful for redevelopment due to the flood risk of the site.
- 7.5.3 The FRA addresses the development the subject of this specific application, as well as the separate application which includes the installation of a fire suppression tank and improvements/alterations to the "hangars" where refuse is sorted. The document refers to the course of the River Ravensbourne, and the general byelaw distance of

8m from the watercourse which may be imposed for new structures by the Environment Agency.

- 7.5.4 With regards to the vulnerability of this specific development to flooding, the use of the site would be considered “less vulnerable” and the development is designed with flood-resilient features including the elevation of the kiosk on a 0.6m plinth. In the event of a flood, the weighbridge pits would fill with water and the blockwork base of the kiosk would also fill with floodwater – limiting the impact of the development with regards to increasing flood risk elsewhere.
- 7.5.4 Comments were sought from the Environment Agency and from Thames Water.
- 7.5.5 Following the submission of greater detail on the foundation/excavation works required, no objections are raised by Thames Water.
- 7.5.6 With regards to the impact of the proposal on the culverted river, flood risk and the ground water protection zone, the Environment Agency has raised no objections to the proposals. The distance of the proposed development from the culvert would be minimum 5.3m which falls short of the typical expectation that an 8m offset be provided. However, the EA has confirmed that a pragmatic approach should be adopted in view of the specific development providing a betterment to the existing offset.
- 7.5.7 With regards to the risks posed to controlled waters, the Environment Agency flags that the existing and ongoing use of the site as a waste transfer station poses a risk to controlled waters, especially in view to the location within a Source Protection Zone 3. A planning condition is therefore recommended should planning permission be granted which would relate to the discovery of any unexpected contamination on site.
- 7.5.8 The Council’s Drainage Officer has confirmed that they have no objection to the proposals.

## **8. CONCLUSION**

- 8.1 The proposal would have no significant impact on neighbouring residential amenity, nor on the visual amenities or character of the site and surroundings.
- 8.2 Subject to conditions, there are no objections to the proposals from the perspective of the Environment Agency and Thames Water. It is not considered that the proposal would give rise to increased risk of flooding, damage to the culverted watercourse, or prejudice Thames Water assets/easements.
- 8.3 The proposed weighbridges would enhance the operational efficiency of the application site, which is a designated waste transfer site.
- 8.4 It is recommended that planning permission be granted.

## **RECOMMENDATION: Application Permitted**

**Subject to the following conditions:**

- 1. Time limit**
- 2. Compliance with approved plans**
- 3. Offset from main river – 5.3m**
- 4. Measures to deal with any unexpected contamination**

**And delegated authority be given to the Assistant Director: Planning & Building Control to make variations to the conditions and to add any other planning condition(s) as considered necessary.**

### **Informatives**

- 1. Thames Water (contact Asset Protection team to discuss loading calculations)**
- 2. Environment Agency (Flood Risk Activity Permit)**