

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

Application No : 10/03349/FULL1

Ward:
Cray Valley West

Address : Field Studies Centre Midfield Primary
School Grovelands Road Orpington
BR5 3EG

OS Grid Ref: E: 546347 N: 170030

Applicant : Midfield Primary School

Objections : NO

Description of Development:

Resurfacing of access road to Grovelands Centre from Midfield Way.

Key designations:

Green Belt

Proposal

- The proposal seeks to resurface the existing access road leading from Midfield Way to the east of the Link Youth Centre and toward the school car parking area.
- The materials to be used will be black tarmac and a limestone sub base.

Location

The application site is located on the south of Grovelands Road, and to the north of Midfield Way. It is bounded mainly by residential properties to the south, east and north-east, and the Scadbury Park Nature Reserve to the north-west. The site comprises school buildings to the north, and playing fields to the south.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

No technical highways objections are raised subject to a standard condition.

Comments from a drainage point of view will be reported verbally at the meeting.

Planning Considerations

The main policies relevant to this case are Policies BE1 (Design Of New Development) and G1 (Green Belt) of the Unitary Development Plan.

PPG2 'Green Belts' is also a consideration.

Planning History

Planning permission was granted under ref. 07/01177 for a detached free standing canopy at the school.

Conclusions

The main issues relating to the application are the effect that it would have on the openness and rural character of the Green Belt and the impact on highway safety.

Within the Green Belt there is a general presumption against inappropriate development except where very special circumstances can be demonstrated. New buildings (including extensions to existing buildings) are only appropriate if used for purposes for agriculture, forestry and outdoor sport and recreation. Educational uses are not considered to be appropriate uses in the Green Belt. Built development associated with "appropriate uses" or where very special circumstances can justify such development must not compromise the openness or visual amenity of the Green Belt.

Government guidance in the form of PPG2 "Green Belts" advises that inappropriate development is, by definition, harmful to the Green Belt and that it is for the applicant to show why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is outweighed by other considerations (paragraph 3.2).

Policy G1 of the UDP states that 'the material change of use, engineering and other operations within the Green Belt will be inappropriate unless they maintain the openness and do not conflict with the purposes of including land in the Green Belt.' It is considered that the proposal would constitute engineering and other operations, rather than development as such. Given that the proposal would replace an existing hard surface and would cover the same area as that existing, it is not considered that the proposal would impact on the openness of the Green Belt and would not alter the current use of the land or interfere with the potential future use of the land for appropriate purposes. No built development would be included and the operation proposed would therefore not result in any impact on either the visual appearance of the Green Belt or the purposes of including this land within it.

In respect to highway safety, the resurfacing will result in the continuation of use of the existing access and is considered not to impact on highway safety or alter the existing access situation on the site.

On balance it is considered that the proposed works would not impact on the character and rural appearance of the Green Belt and would not impact adversely on highway safety. It is therefore recommended that the proposal be granted planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/01177 and 10/02871, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC07 | Materials as set out in application |
| | ACC07R | Reason C07 |
| 3 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |

Reasons for granting permission:

In granting planning permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- G1 Green Belt

The development is considered to be satisfactory in relation to the following:

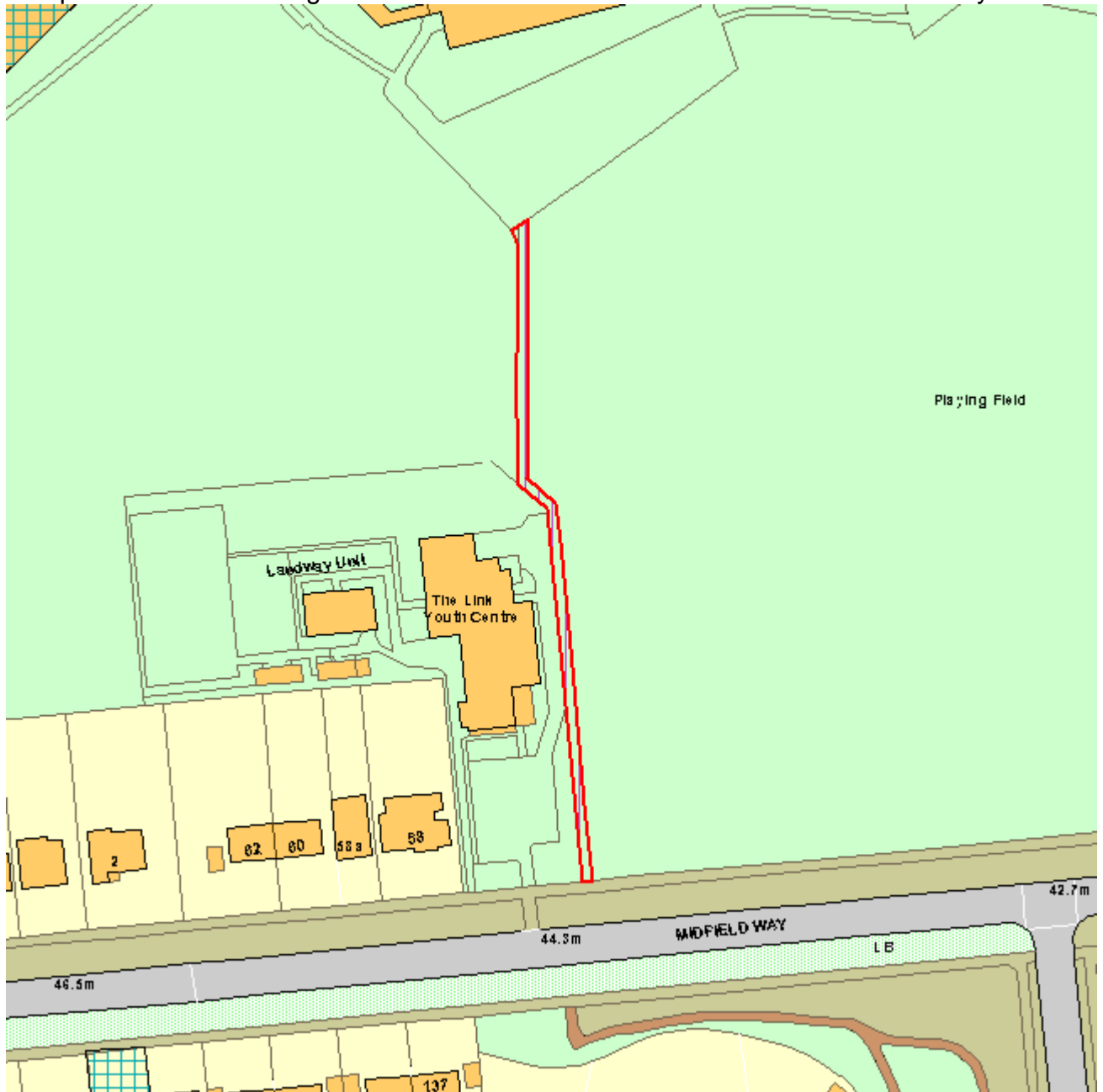
- (a) the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties
- (c) the impact on the openness and rural character of the Green Belt

and having regard to all other matters raised.

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Proposal: Resurfacing of access road to Grovelands Centre from Midfield Way.



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