

SECTION '2' – Applications meriting special consideration

Application No : 10/03280/FULL1

Ward:
Cray Valley East

Address : Cockmannings Farm Cockmannings
Road Orpington BR5 4HZ

OS Grid Ref: E: 548205 N: 166755

Applicant : Fernham House Ltd

Objections : NO

Description of Development:

Temporary use of farm land with access gate on Somerden Road as a service road for construction vehicles for the duration of building works for permission granted under ref: 04/00525 for 4 detached 4/5 bedroom detached houses and vehicular access.

RETROSPECTIVE APPLICATION

Key designations:

Green Belt

Proposal

- The temporary road was laid at the end of October using concrete and a geotextile base.
- At the Somerden Road entrance is a temporary hoarding. It is proposed to use the temporary access road for the duration of the building works only.
- The temporary period is stated by the applicant to be until 30th September 2011 to serve the construction only of residential buildings at the site.

Location

The site lies to the south of Cockmannings Road, and is bound by Cockmannings Lane to the east. To the west, Somerden Road adjoins the site. The site is located in the Green Belt, adjacent to residential properties on Somerden Road.

Comments from Local Residents

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

Comments from Consultees

From a technical highways point of view, it is accepted that there may be issues with vehicles using Cockmannings Lane. No objection is raised in principle provided that a turning area and wash down facility is provided on site and this can be secured by condition. It is noted that the time period for the 150 proposed deliveries is not clear, and it cannot be concluded that the development can be constructed solely using the existing roads around the site.

No Thames Water objections are raised.

No technical drainage comments are made.

Planning Considerations

Policy G1 of the Unitary Development Plan is relevant to the application as well as guidance contained in PPG2 'Green Belts'. The site lies within the Green Belt and therefore the proposal must be considered in respect of the impact on the openness and visual amenity of the Green Belt.

Other relevant policies include Policy BE1 (Design of New Development), T11 (New Accesses), T18 Road Safety and NE7 (Development And Trees).

Planning History

Planning permission was granted under ref. 99/01661 for four detached 4/5 bedroom houses and vehicular access (OUTLINE).

Planning permission was granted under ref. 04/00525 for renewal of outline permission (ref. 99/01661) for four detached 4/5 bedroom houses and vehicular access (OUTLINE)

Planning permission was granted under ref. 09/02876 for details pursuant to outline permission ref. 04/00525 granted for four detached 4/5 bedroom houses and vehicular access.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Green Belt, the impact that it would have on the amenities of the occupants of surrounding residential properties and the impact on highway safety.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

In respect to the amenities of the neighbouring properties, the dwellings on Somerden Road and Waldenhurst Road will be affected by additional noise and

disturbance. It is however considered that this would be only during working hours and only for a temporary period of time. On balance therefore the use of these roads would not be considered to impact seriously on the amenities of these properties subject to the temporary nature of the proposal.

Concerning highway safety, it is considered that the proposal would not be detrimental to highway safety. The road network is considered suitable to support use by construction vehicles for the temporary period required and it is not considered that dangerous manoeuvring would result. It is also accepted that the road network and access from Cockmannings Lane is not ideal for the construction works. It cannot be reasonably concluded that the development can be constructed, and all materials delivered to the site, using the existing highway network.

When planning permission was originally granted for the housing development under ref. 99/01661, it included a vehicle access from Cockmannings Lane. It is considered that the use of the adjacent land, along with the access from Somerden Road on a permanent basis would lead to a potential for future applications for housing development either side of the temporary access road. However, due to the temporary nature of the proposal, it is considered reasonable to allow access in order to facilitate the construction works. This is therefore not considered to harm the openness and rural character of the Green Belt.

The applicants have specified the estimated completion date for construction of the permitted development. The applicants have stated that Cockmannings Lane is too narrow for construction traffic and in the absence of evidence to disprove this, it is considered to be a reasonable proposal on this basis.

Having had regard to the above it was considered that the proposal is acceptable in that it would not result in a significantly detrimental impact on the Green Belt due to the temporary nature of the proposal, and no impact on highways safety would result.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/02876 and 10/03280, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACC07 Materials as set out in application
ACC07R Reason C07
- 2 The access road hereby permitted shall only be used for access by construction vehicles for the period of the construction of the development permitted under ref. 09/02876. The land shall be returned to its former condition and the access stopped up in accordance with measures submitted to and approved in writing by the Local Planning Authority on or before the 30th September 2011 and shall be retained thereafter.

Reason: In order to comply with Policy G1 of the Unitary Development Plan and in the interests of the openness and rural character of the Green Belt.

Reasons for granting permission:

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

BE1 Design of New Development
T11 New Accesses
T18 Road Safety
NE7 Development and Trees
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 rural character and openness of the Green Belt
- (d) the impact on highway safety and transport policies of the UDP

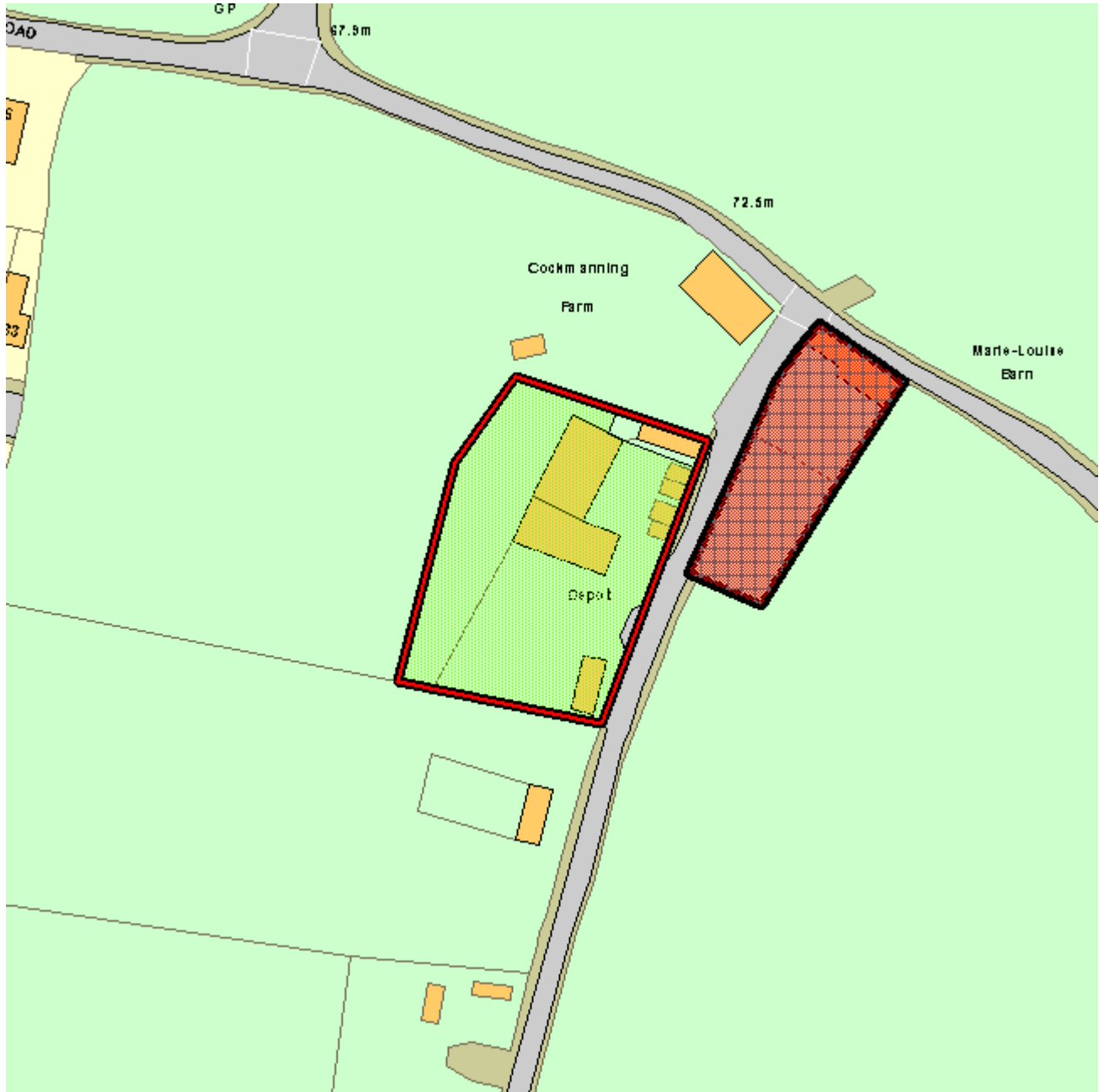
and having regard to all other matters raised.

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