

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 10/03432/FULL1

**Ward:
Kelsey And Eden Park**

**Address : Langle Park School For Boys
Hawksbrook Lane Beckenham BR3 3BP**

OS Grid Ref: E: 537798 N: 167371

Applicant : Langle Park School For Boys

Objections : YES

Description of Development:

4 court sports hall, sprinkler tank, pump housing and chemical and gas stores amendments to scheme permitted under ref. 09/02264 for replacement secondary school buildings - smaller sports hall and revised siting of other structures, with revised landscaping

Proposal

Planning permission was granted under application ref. 09/02264 for demolition of secondary school building (with retention and refurbishment of two storey Phythian and single storey Raeburn Buildings) and construction of new secondary school of up to two storeys in height including 473 seat performance space, 9 court indoor sports hall, replacement two storey air training corps building / grass playing field / detached ancillary buildings for sprinkler housing, gas and chemical stores, refuse storage, covered bicycle parking and relocated substation / car parking and pick up and drop off areas with alterations to pedestrian and vehicular access along Hawksbrook Lane / associated ancillary development including playground areas balancing ponds for surface water attenuation and landscaping.

It is now proposed to reduce the size of the proposed sports hall from a 9 court to a 4 court facility and amend the scheme to incorporate a sprinkler tank, pump housing and chemical and gas stores. The sports hall will be reduced by approx. 2m in height, 17.5m in length and 7.8m in width. The previously approved gas stores will be re-orientated and the previously approved chemical store will be resited adjacent to the gas store to the north of Hub 3 of the main school building. The previously approved sprinkler tank compound will be resited to the west of Hub 2.

The application is accompanied by a Design and Access Statement.

Location

Langley Park School for Boys (LPSB) is a comprehensive secondary school with a co-educational sixth form on a 6.9ha site accessed via Hawksbrook Lane with a secondary pedestrian access from St. Dunstan's Lane. There is woodland along the northern and western boundaries of the site beyond which to the west there are two storey residential dwellings fronting South Eden Park Road, and to the north are the Langley Park and Langley Waterside developments comprising a mixture of residential dwellings. Located to the east of the site are sports fields and Langley Park School for Girls (LPSG) buildings, and to its south are buildings and open playing fields associated with Langley Park Sports and Social Club. The existing school buildings vary from 1 to 3 storeys in height and are grouped in a manner which reflects the school's piecemeal development and include a number of temporary buildings on the site of varying ages and condition. The LPSB and LPSG sites and the surrounding open land are designated Metropolitan Open Land (MOL). Construction of the new school buildings is considerably underway.

Comments from Local Residents

Nearby residents were notified of the application and representations were received which can be summarised as follows:

- concerns regarding water supply to Old Dunstonians Sports Club
- sports facilities and associated buildings entirely appropriate in this location
- playing field adjoining rear of Dorrington Way currently has pile of spoil on it and it appears that it is intended to build up playing field level with grass mounding
- areas of planting between school and Dorrington Way are vague – effective screening should be provided
- boundary behind outdoor play courts should have screen planting to mitigate any noise and overlooking.

Comments from Consultees

There are no technical Environmental Health objections.

Sport England have not made an objection to the proposal but have made the following comments:

- disappointment that indoor sports facilities have been scaled back
- school will suffer from the diminished facility and it compounds previous scaling back of proposals at the site for outdoor sports
- overall gain from development has been eroded since initial application and sport has been sacrificed for improved academic accommodation
- overall provision of changing facilities is completely inadequate for a 4 court sports hall
- school enrolment will substantially increase and four court sports hall will be under significant pressure for a large school
- applicant will find that the facility degrades fast and is difficult to manage and a maintenance and management agreement is required

- although school is a boys school the proposed changing facilities do not provide separate coach / teacher changing areas for staff of both sexes therefore making wider community use very problematic
- physical education staff will require separate private space and normally require a separate office space
- considering that the changing facilities will also be used for outdoor sports the pressure faced by sports facilities at the school will be considerable
- it is usual for two changing rooms to be provided for both sexes in school buildings to allow visiting teams to be accommodated separately in the interests of supporting school competition.

At the time of writing the applicant has been invited to respond to these comments and any update will be provided verbally at the meeting.

Officers of the Greater London Authority (GLA) have commented that the proposal does not raise any strategic planning issues and is unlikely to have a greater impact on MOL than the previous permission. Formal referral to the GLA after this committee's is not required.

Planning Considerations

There is a considerable planning history which predominantly relates to the piecemeal development of the existing school.

Planning permission was granted for a replacement school facility under application ref. 08/01372 and the permission was subsequently quashed following a judicial review. The application remains pending.

Planning permission was granted for the replacement school facility (as detailed above) under application ref. 09/02264.

Planning permission was granted for an all weather sports pitch under application ref. 10/02094.

The main policies of the Bromley Unitary Development Plan considered to be relevant to this application include:

- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T6 Pedestrians
- T7 Cyclists
- T8 Other Road Users
- T9 Public Transport
- T10 Public Transport
- T15 Traffic Management
- T17 Servicing of Premises
- T18 Road Safety
- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure

- BE16 Ancient Monuments and Archaeology
- NE2 Development and Nature Conservation Sites
- NE7 Development and Trees
- G2 Metropolitan Open Land
- L1 Outdoor Recreation and Leisure
- L6 Playing Fields
- L9 Indoor Recreation and Leisure
- C1 Community Facilities
- C2 Community Facilities and Development
- C7 Educational and Pre-School Facilities
- C8 Dual Community Use of Educational Facilities
- ER7 Contaminated Land.

In strategic terms the most relevant London Plan policies are:

- 2A.1 Sustainability Criteria
- 3A.18 Protection and Enhancement of social infrastructure and community facilities
- 3A.24 Education Facilities
- 3C.23 Parking Strategy
- 4A.1 Tackling Climate Change
- 4A.2 Mitigating Climate Change
- 4A.3 Sustainable Design and Construction
- 4A.4 Energy Assessment
- 4A.6 Decentralised Energy: Heating, Cooling and Power
- 4A.7 Renewable Energy
- 4A.11 Living Roofs and Walls
- 4A.12 Flooding
- 4A.14 Sustainable Drainage
- 4A.16 Water Supplies and Resources
- 4A.28 Construction, Excavation and Demolition Waste
- 4B.1 Design Principles for a Compact City
- 4B.5 Creating an Inclusive Environment
- 4B.15 Archaeology.

As part of the application process, it was necessary for the Council to give a Screening Opinion as to whether an Environmental Impact Assessment was required. The proposal constitutes Schedule 2 development within the meaning of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. After taking into account the selection criteria in Schedule 3 of the Regulations and the terms of the European Directive, it was considered that the proposed development would not be likely to have significant effects on the environment by virtue of factors such as its nature, size and location. This opinion was expressed taking into account all relevant factors including the information submitted with the application, advice from technical consultees, the scale/characteristics of the existing and proposed development on the site. The applicants have been advised accordingly.

Conclusions

The main issues to be considered in this case are the impact of the reduced scale of the sports hall and resited the gas store, chemical store and sprinkler compound on the openness of MOL and on the visual and residential amenities of the area.

The resiting of the gas and chemical store and sprinkler housing will have a negligible impact whilst the reduced scale of the sports hall will significantly improve the openness of MOL and can be considered desirable in MOL and visual amenity terms and will not affect residential amenity.

Sport England have raised concerns that the 4 court sports hall and changing facilities will be inadequate, however any shortcomings of the facility are not considered to result in any undue harm in planning terms.

The proposal is considered acceptable.

Background papers referred to during the production of this report comprise all correspondence and other documents on files refs. 08/01372, 09/02264 and 10/03432, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA05 Landscaping scheme - implementation
 ACA05R Reason A05
 - 2 ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07
 - 3 ACB01 Trees to be retained during building op.
 ACB01R Reason B01
 - 4 ACB02 Trees - protective fencing
 ACB02R Reason B02
 - 5 ACB03 Trees - no bonfires
 ACB03R Reason B03
 - 6 ACB04 Trees - no trenches, pipelines or drains
 ACB04R Reason B04
 - 7 ACH10 Provision of sight line (3 inserts) 25m x 2.4m x 25m all
 accesses to Hawksbrook Lane 0.6m
 ACH10R Reason H10
 - 8 ACH16 Hardstanding for wash-down facilities
 ACH16R Reason H16
 - 9 ACH22 Bicycle Parking
 ACH22R Reason H22
 - 10 Details of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by the Local Planning. The works shall be carried out in accordance with the approved details.
- Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area
- 11 Details of the windows (including rooflights and dormers where appropriate) including their materials, method of opening and drawings showing sections

through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimension of any recess) shall be submitted to and approved in writing by the Local Planning Authority. The windows shall be installed in accordance with the approved details.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

12 Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

Reason: To ensure satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.

13 Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority. Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.

Reason: To ensure satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.

14 Details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority and the development shall be completed strictly in accordance with the approved levels.

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.

15 A contaminated land assessment and associated remedial strategy together with a timetable of works shall be submitted to and approved in writing by the Local Planning Authority.

a)The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval in writing. The desk study shall detail the history of the sites uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved in writing by the Local Planning Authority prior to investigations commencing on site.

b)The site investigation, including relevant soil, soil gas, surface water and groundwater sampling shall be approved in writing by the Local Planning Authority.

c)A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors, a proposed remediation strategy and a quality assurance scheme regarding implementation of remedial works, and no remediation works shall commence on site prior to approval of these matters in writing by the Authority. The works shall be of such a nature so as to render harmless the

identified contamination given the proposed end-use of the site and surrounding environment.

d)The approved remediation works shall be carried out in full on site in accordance with the approved quality assurance scheme to demonstrate compliance with the proposed methodology and best practise guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf.

e)Upon completion of the works, a closure report shall be submitted to and approved in writing by the Authority. The closure report shall include details of the remediation works carried out, (including of waste materials removed from the site), the quality assurance certificates and details of post-remediation sampling.

f)The contaminated land assessment, site investigation (including report), remediation works and closure report shall all be carried out by contractor(s) approved in writing by the Local Planning Authority.

Reason: In order to comply with Policy ER7 of the Unitary Development Plan and to prevent harm to human health and pollution of the environment.

16 The applicant shall secure the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

ACK08R K08 reason

17 A Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority (Bromley Council). The Plan shall include routing details for construction/delivery traffic to and from the site as well as through the site; details of the arrangements for management of the timing of the arrival and departure of such vehicles in order to avoid conflicts with school traffic; details of arrangements for the management of the parking of construction workers vehicles either on the site or remotely (this may have to include the provision of temporary waiting restrictions on nearby highways in order to prevent undesirable parking by these vehicles); details of the provision to be made to accommodate construction and delivery vehicles loading, off-loading, parking and turning within the site; details of arrangements for the maintenance of access for pupils etc. to both schools throughout the construction period. The Construction Management Plan shall be implemented in accordance with the agreed details'. (For the avoidance of doubt the term Construction traffic shall include demolition traffic.)

Reason: In order to comply with Policy T18 of the Unitary Development Plan and to ensure satisfactory parking and access arrangements during the construction period.

18 Work on the re-alignment / re-construction of Hawksbrook Lane shall not commence until an Agreement with the Council under sections 38 and 278 of the Highways Act 1980 has been completed to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that the works are carried out to a satisfactory standard.

19 The route of Hawksbrook Lane shall not be subject to any obstruction until any necessary Temporary Traffic Regulation Order has been made and becomes effective.

Reason: In order to comply with Policy T18 of the Unitary Development Plan and in the interests of vehicular and pedestrian safety.

20 Prior to use of the development (including the Performance Space) hereby permitted a Scheme of Management of the use of the buildings and sports facilities by the school, the public and/or other third parties shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how parking shall be accommodated on the site, the number of spaces to be made available respectively to such users, the pricing policy for any use of the said buildings or parking, the hours of use thereof, management responsibilities and review mechanism. The approved Scheme shall be implemented upon first occupation of the development and any use thereof shall thereafter be in accordance with the said Scheme.

Reason: To secure well managed safe community access to the performance space and sports facilities and to ensure sufficient benefit to the development of sport and to accord with local planning policy.

21 Prior to the bringing into use of the proposed development a Management and Maintenance Scheme for a period of 25 years to include measures to ensure the replacement of all multi-use games areas within the next 10 years and, management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the school site by the applicant.

Reason: To ensure that new facilities are capable of being managed and maintained to an acceptable standard which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport.

22 A scheme to protect and ensure the continuity of the existing use (including community use and/or the delivery of the national curriculum for sport) of off-site open space/playing fields/sports facilities or on site (during construction works/other activities) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme shall ensure that facilities remain at least as accessible and at least equivalent in terms of size, usefulness, attractiveness and quality and include a timetable for implementation. The approved scheme shall be complied with in full throughout the carrying out of the development.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use [phasing provision] and to accord with UDP Policy.

23 A detailed assessment of ground conditions of the land proposed for the sports facility shall be undertaken (including drainage and topography) to

identify constraints which could affect the playing field. Based on the results of this assessment a detailed scheme to ensure that the playing fields will be provided to an acceptable quality shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

Reason: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality field and to accord with UDP Policy.

24 The playing fields and pitches shall be constructed and laid out in accordance with the planning application and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, March 2000).

Reason: In order to ensure an adequate quality playing field.

25 Before the use hereby permitted is commenced a scheme for the improvement and maintenance of playing field drainage, based upon an assessment of the existing playing field quality and including an improvement and maintenance implementation programme, shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The playing fields shall thereafter be improved and maintained in accordance with the approved scheme.

Reason: To ensure the quality of pitches is satisfactory and they are available for use prior to development and to accord with Sport England Policy A Sporting Future for The Playing Fields of England.

26 Details of the design and layout of the changing block and sports hall, which shall comply with Sport England Design Guidance Notes and include consideration of 'Access for Disabled People 2002', shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The proposed facilities (external and internal) shall be constructed in accordance with the approved design and layout details and be suitable for disabled persons.

Reason: To ensure the development is fit for purpose, subject to high quality design and standards and sustainable.

27 Prior to first use of the development (including the Performance Space) hereby permitted a Scheme of waiting restrictions for roads in the vicinity of the School shall be submitted to, approved by the Council and implemented in accordance with the approved details.

Reason: In order to ensure that the development does not lead to parking inconvenient to other road users which would be detrimental to amenities and prejudicial to road safety.

28 A scheme for the parking of staff vehicles and the drop off and pick up of students during construction has been submitted to and approved in writing by the Local Planning Authority and the scheme shall be operated in accordance with the approved details.

Reason: In order to ensure that adequate parking arrangements are in place during the construction period and in the interests of vehicular and pedestrian safety.

29 Prior to the first use of the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include measures to promote and encourage alternatives to car use and a timetable for the implementation of the proposed measures and details of the mechanisms for implementation and

future annual monitoring by Langley Park School for Boys. The Travel Plan shall be implemented in accordance with the agreed timescale and details.

Reason: In order to comply with Policy T2 of the Unitary Development Plan and to ensure that the proposal minimises the demand for private car use and maximises the use of alternative travel modes.

30 The applicant shall submit details to be approved by the local planning authority of improved energy efficiency measures to ensure that the scheme achieves a 20% reduction in predicted carbon dioxide emissions. The approved measures shall be implemented within the scheme.

Reason: To ensure consistency with London Plan Policies 4A.1, 4A3 and 4A.7.

31 As soon as is reasonably practicable the parking spaces shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no development 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.

32 An air quality assessment shall be undertaken and submitted to and approved by the Local Planning Authority. The development shall be undertaken in accordance with the approved assessment and all approved mitigation measures shall be permanently retained thereafter.

Reason: To ensure that the air quality in the vicinity is not significantly affected by the effects of the development.

33 Before the bringing into use of the proposed development, an off site all weather pitch shall be provided in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To ensure continued flexibility of use in sport provision.

34 Details of the external appearance of the sprinkler housing shall be submitted to and approved in writing prior to its installation.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual amenities of the area.

Reasons for permission:

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

Policies (UDP)

- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T6 Pedestrians
- T7 Cyclists
- T8 Other Road Users
- T9 Public Transport
- T10 Public Transport
- T15 Traffic Management

T17 Servicing of Premises
T18 Road Safety
BE1 Design of New Development
BE7 Railings, Boundary Walls and Other Means of Enclosure
BE16 Ancient Monuments and Archaeology
NE2 Development and Nature Conservation Sites
NE7 Development and Trees
G2 Metropolitan Open Land
L1 Outdoor Recreation and Leisure
L6 Playing Fields
L9 Indoor Recreation and Leisure
C1 Community Facilities
C2 Community Facilities and Development
C7 Educational and Pre-School Facilities
C8 Dual Community Use of Educational Facilities
ER7 Contaminated Land.

Policies (London Plan)

2A.1 Sustainability Criteria
3A.18 Protection and Enhancement of social infrastructure and community facilities
3A.24 Education Facilities
3C.23 Parking Strategy
4A.1 Tackling Climate Change
4A.2 Mitigating Climate Change
4A.3 Sustainable Design and Construction
4A.4 Energy Assessment
4A.6 Decentralised Energy: Heating, Cooling and Power
4A.7 Renewable Energy
4A.11 Living Roofs and Walls
4A.12 Flooding
4A.14 Sustainable Drainage
4A.16 Water Supplies and Resources
4A.28 Construction, Excavation and Demolition Waste
4B.1 Design Principles for a Compact City
4B.5 Creating an Inclusive Environment
4B.15 Archaeology.

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

- (a) the impact of the proposal on the openness and visual amenities of the Metropolitan Open Land
- (b) the appearance of the development in the street scene
- (c) the relationship of the development to adjacent property
- (d) the character of the development in the surrounding area
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties
- (f) the safety of pedestrians and motorists on the adjacent highway
- (g) the safety and security of buildings and the spaces around them

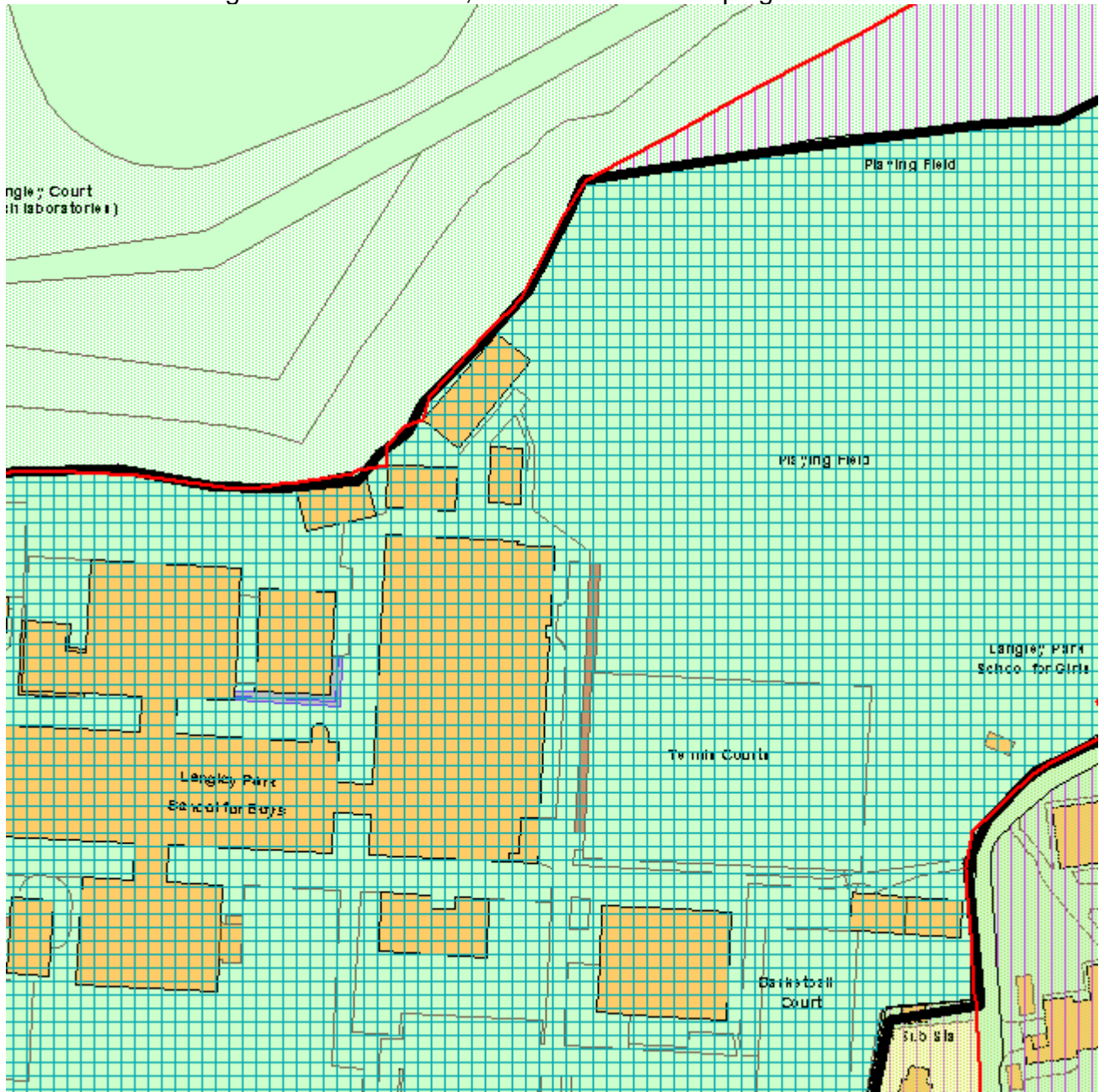
- (h) accessibility to buildings
- (i) the ecological impacts of the proposal
- (j) the design policies of the development plan
- (k) the transport policies of the development plan

and having regard to all other matters raised.

Reference: 10/03432/FULL1

Address: Langley Park School For Boys Hawksbrook Lane Beckenham BR3 3BP

Proposal: 4 court sports hall, sprinkler tank, pump housing and chemical and gas stores amendments to scheme permitted under ref. 09/02264 for replacement secondary school buildings - smaller sports hall and revised siting of other structures, with revised landscaping



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