

SECTION '2' – Applications meriting special consideration

Application No : 10/03697/FULL1

Ward:
Cray Valley East

Address : Land Adjacent To 97 High Street St
Mary Cray Orpington

OS Grid Ref: E: 547227 N: 168069

Applicant : Broomleigh Housing Assoc

Objections : YES

Description of Development:

Three storey block comprising 6 two bedroom flats with 6 car parking spaces

Key designations:

Conservation Area: St Mary Cray

Proposal

It is proposed to construct 6 residential dwellings, with 6 parking spaces provided at the rear in a secure courtyard. The scheme would front the High Street, St Mary Cray and has been submitted in conjunction with application Ref 10/03698 (also on this agenda) as part of an overall 'Masterplan' for the area. Application Ref 10/03698, which comprises an adjacent larger elevated site, involves demolishing two 15 storey tower blocks and redeveloping the area with 90 residential units of various designs, including three storey town houses, three/four storey apartment buildings, and six / seven storey residential buildings.

Location

This application site comprises an area of open land with grass, vegetation and trees fronting High Street, St Mary Cray. To the rear of the site, the land rises steeply and is covered by vegetation and mature trees. The site falls within the St Mary Cray Conservation Area, and is in an Area of Archaeological Significance. Opposite the site is the River Cray and the Nugent Shopping Centre.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and comments have been received that raise the following issues:

- overall a good scheme, attractively laid out which should have a positive influence on the local environment

- the proposed development would destroy the grassy heath area which contains established trees, hedgerows, providing an important habitat for wildlife etc. This green area is pleasing to the eye and integral to the character of the village and should be retained.

Comments from Consultees

From a Heritage and Urban Design point of view no objections are raised to the scheme. It is considered that some development along this frontage would help define the streetscape. It is not considered that the grassed area has any particular amenity value. The proposed design is considered simple and modern, but the quality of the outcome will depend on good quality materials being used.

English Heritage (Archaeology) considers that no archaeological field work need be carried out prior to the determination of this planning application, but an archaeological condition should be attached to any permission.

English Heritage (Historic Buildings) has raised no objections and is happy for the application to be determined in accordance with national and local policy guidance.

From an ecological point of view, no objections are raised and the findings and recommendations of the ecological report submitted with the application are generally accepted.

APCA has raised objections to the scheme concluding that the detailed design lacks the distinction required for this sensitive location in the conservation area and the setting of several listed buildings. However, there is no objection in principle to development of some sort on this site.

From a tree and landscape point of view, it is noted that there are a number of mature trees which fall within the St Mary Cray Conservation Area. Concerns have been raised regarding the impact on retained trees. However, following discussions with the applicants, these outstanding issues have now been resolved.

No highway objections are raised subject to the imposition of appropriate conditions. Various outstanding issues have now been addressed by the applicants.

From a drainage point of view, the applicants are advised to contact Thames Water about the locations of public sewers and what protection measures may be required.

Thames Water observes that there are public sewers crossing the site, and approval must be sought from Thames Water before development starts. Thames Water raises no overall objections subject to informatives and conditions being attached to any permission.

No objections are raised from an environmental health point of view subject to a standard condition being attached.

Crime Prevention – a ‘Secure by Design’ condition is suggested.

Planning Considerations

The application should be determined in accordance with the following policies of the Unitary Development Plan:

- BE1 Design of new development
- BE11 Development in a conservation area
- H1 Housing supply
- H7 Housing density and design
- NE7 Development and trees
- T1 Transport demand
- T2 Assessment of transport effects

Applications must also accord with the London Plan 2004. Of particular relevance is:

- 3A.1 Housing
- 3A.3 Maximising the potential of sites
- 3A.5 Housing choice
- 4B.1 Design principles

National policy documents are also relevant including:

- PPS1: Delivering Sustainable Development
- PPS3: Housing
- PPS5 Planning for the Historic Environment
- PPS22: Renewable Energy

Conclusions

The site is currently an open area of grass, trees and vegetation. Whilst this open area undoubtedly provides some visual benefit in the locality, it is considered that its development would provide greater definition to this part of the High Street. It is considered that continuing the line of existing buildings to the north in the manner proposed would blend satisfactorily with the traditional style of the existing development and would be of an appropriate scale and design.

As noted, the site is within the St Mary Cray Conservation Area. The overall design, height and mass of the proposed development would be in keeping with the traditional “village” feel of this part of the conservation area, thus preserving and enhancing its character. The proposal would comprise predominantly brickwork, with a pitched roof and dormer windows, thus blending with other buildings in the vicinity. Parking would be provided to the rear, thus limiting its visual impact on the conservation area. Given its sensitive location, a condition is suggested to ensure appropriate materials are used within the development.

In terms of amenity for residents, some outdoor space would be provided within the development for the residential units.

In terms of car parking provision, 6 spaces are to be provided which would comply with the Council's requirements.

In terms of trees, earlier concerns regarding the impact on trees have now been resolved.

Overall, Members may consider that the scheme would be high quality, and would result in significant improvement to the quality of housing stock as well as the physical environment in this area.

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.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/03697 and 10/03698, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|----|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 3 | ACA07 | Boundary enclosure - no detail submitted |
| | ACA07R | Reason A07 |
| 4 | ACB01 | Trees to be retained during building op. |
| | ACB01R | Reason B01 |
| 5 | ACB02 | Trees - protective fencing |
| | ACB02R | Reason B02 |
| 6 | ACB03 | Trees - no bonfires |
| | ACB03R | Reason B03 |
| 7 | ACB04 | Trees - no trenches, pipelines or drains |
| | ACB04R | Reason B04 |
| 8 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 9 | ACC02 | Sample brickwork panel |
| | ACC02R | Reason C02 |
| 10 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 11 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 12 | ACD04 | Foul water drainage - no details submitt |
| | ADD04R | Reason D04 |
| 13 | ACD06 | Sustainable drainage system (SuDS) |
| | ADD06R | Reason D06 |
| 14 | ACH03 | Satisfactory parking - full application |

	ACH03R	Reason H03
15	ACH18	Refuse storage - no details submitted
	ACH18R	Reason H18
16	ACH22	Bicycle Parking
	ACH22R	Reason H22
17	ACH30	Travel Plan
	ACH30R	Reason H30
18	ACI21	Secured By Design
	ACI21R	I21 reason
19	ACK08	Archaeological access
	ACK08R	K08 reason
20	ACK09	Soil survey - contaminated land
	ACK09R	K09 reason
21	ACL01	Energy Strategy Report
	ADL01R	Reason L01

Reasons for permission:

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

- BE1 Design of new development
- BE11 Development in a conservation area
- H1 Housing supply
- H7 Housing density and design
- NE7 Development and trees
- T1 Transport demand
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The development is considered satisfactory in relation to the following:

- (a) the appearance in the street scene and in relation to adjacent property
- (b) the effect on the character and appearance of the St Mary Cray Conservation Area
- (c) the design policies of the plan
- (d) other relevant policies of the plan

INFORMATIVE(S)

- 1 RDI23 Notification re. sewer realignment

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