

Appendix 1 - Conditions APP/G5180/W/25/3365514 (LPA Planning Application Ref. 24/00815/FULL2)

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London Electricity Board, Churchfields Road, BR3 4QZ

WITHOUT PREJUDICE

1. In accordance with Plans	<p>The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.</p> <p>REASON: In the interest of the residential and visual amenities of the area and conditions of highways safety and the free-flow of traffic, to accord with Policies 119, 83, 37 and 32 and of the Bromley Local Plan.</p>	AGREED
2. Restriction on Use	<p>The area shown shaded blue on drawing no. 6446 Z1-9-20100 P02 shall be used as a scaffolding storage and distribution yard and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).</p> <p>REASON: To accord with the scope of the application and the submitted details and in order that alternative uses can be considered in the light of potential impacts on residential and general amenity and the highways implications of an alternative use, to accord with Policies 119, 83, 37 and 32 of the Bromley Local Plan.</p>	AGREED

3. Temporary Permission	<p>The building(s) / structures hereby permitted shall be removed and the use discontinued and the land reinstated to its former condition on or before the <i>[insert date 5 years from date of appeal decision]</i></p> <p>REASON: To accord with the terms of the application for temporary planning permission and in order that the situation can be reconsidered in the light of the circumstances at that time in the interest of the amenities of the area, to accord with Policies 119, 83, 37 and 83 of the Bromley Local Plan.</p>	AGREED
4. Operational Management Plan (Council)	<p>Within 1 month of the date of this decision an operational management plan shall be submitted to the Local Planning Authority to set out the hours of access to and egress from the site, details of a complaint-handling policy, and of management of the safe access to the site. The operational management plan shall include details of the times of access to/egress from the site by lorries associated with the operation, and shall set out the process for avoiding conflict with school drop-off and pick-up times during the school week and a process for marshalling vehicles accessing and egressing the application site at the junction with Churchfields Road. Following approval of the submitted plan, the operation/use of the site shall accord with the approved details thereafter unless previously agreed in writing by the Authority.</p> <p>REASON: In the interest of conditions of safety, the free-flow of traffic in the adjacent highway and along the access road, and to accord with Policies 119, 83, 37 and 32 of the Bromley Local Plan.</p>	COUNCIL SUGGESTION NOT AGREED

5. Hours (Council)	<p>The use shall not operate on any Sunday or Bank Holiday Xmas Day or Good Friday nor before 0700 or after 1600 on any weekday Monday to Friday and on Saturday not before 0900 or after 1600.</p> <p>REASON: To accord with the terms of the application, in the interest of the residential amenities of the area and to accord with Policies 119, 83, 37 and 32 of the Bromley Local Plan.</p>	COUNCIL SUGGESTION NOT AGREED
6. Vehicle Hours (Council)	<p>There shall be no HGV access to or HGV egress from the site between the hours of 0730 to 0900 and 1430 to 1600 Monday to Friday.</p> <p>REASON: To avoid conflict with existing periods of congestion within the adjacent highway associated with the operation of the nearby school, and in the interest of conditions of pedestrian and highways safety and the free flow of traffic, to accord with Policy 32 of the Bromley Local Plan.</p>	COUNCIL SUGGESTION NOT AGREED
7. Hours Operation/ Vehicle (Appellant)	<p>The area shown shaded blue on drawing no. Z1-9-20100 P02 use shall not operate (with the exception of non HGV vehicle movements) outside the following times and explicitly excluding any loading and unloading of any vehicle:</p> <ul style="list-style-type: none"> a. Monday – Friday – 0800-1830 b. Saturday – 0800-1700 (Loading and unloading only) c. Sunday -0800-1300 (Loading and unloading only) <p>REASON: To accord with the terms of the application, in the interest of the residential amenities of the area and to accord with Policies 119, 83, 37 and 32 of the Bromley Local Plan.</p>	APPELLANT SUGGESTION Hours Sunday not agreed

8. Hours Vehicle (Appellant)	<p>No HGVs shall access or egress the area shown shaded blue on drawing no. 6446 Z1-9-20100 P02 between 0830-0900 and 1515-1545 during term-time on days that Churchfields Primary School is open to pupils, nor before 0630 or after 1700 Monday to Friday, before 0700 or after 1600 on Saturdays, or at any time on Sunday and bank holidays (unless operationally necessary).</p> <p>REASON: To avoid conflict with existing periods of congestion within the adjacent highway associated with the operation of the nearby school, and in the interest of conditions of pedestrian and highways safety and the free flow of traffic, to accord with Policy 32 of the Bromley Local Plan.</p>	<p>APPELLANT SUGGESTION NOT AGREED</p>
9. Vehicle Management Plan (Appellant)	<p>The development hereby approved shall be operated in compliance with an / the agreed Vehicle Management Plan (Ref: [CD11.07]) unless otherwise agreed in writing with the Local Planning Authority.</p> <p>REASON: To avoid conflict with the operation of the nearby school in the interest of conditions of pedestrian to accord with Policy 32 of the Bromley Local Plan.</p>	<p>AGREED</p> <p>Any Proposed Mitigation to be discussed at Round Table</p>
10. Lighting	<p>Details of the scheme of lighting for the scaffolding yard hereby permitted shall be submitted for approval to the Local Planning Authority within 1 month of the date of this decision.</p> <p>The lighting scheme as shall be implemented in full accordance with details submitted before the development is first occupied and the lighting shall be permanently retained thereafter.</p>	<p>AGREED</p>

	<p>Reason: In order to comply with Policies 122 and 37 of the Bromley Plan in the interest of visual amenity and the safety of occupiers of and visitors to the development.</p>	
<p>11. Refuse Storage Provision</p>	<p>(a) Details of arrangements for storage of refuse and recyclable materials (including means of enclosure for the area concerned where necessary) shall be submitted for approval to the Local Planning Authority within 1 month of the date of this decision.</p> <p>(b) The arrangements as approved under part (a) shall be completed within 1 month of approval by the Local Planning Authority and retained thereafter for the lifetime of the consented development .</p> <p>Reason: In order to comply with Policies 32 and 37 of the Bromley Local Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects.</p>	<p>AGREED</p>
<p>12. Cycle Parking</p>	<p>(a) Details of arrangements for bicycle parking (including covered storage facilities where appropriate) shall be submitted to for approval the Local Planning Authority within 1 month of the date of this decision.</p> <p>(b) The arrangements as approved under part (a) shall be completed within 1 month of approval by the Local Planning Authority, and retained thereafter for the lifetime of the consented development.</p> <p>Reason: In order to comply with Policy T5 of the London Plan and Policies 31 and 33 of Bromley Local Plan in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport</p>	<p>AGREED</p>

13. Access Pedestrian Safety Measures (Appellant)	<p>Within 1 month of the date of this decision a strategy document shall be submitted to the Local Planning Authority of pedestrian safety measures/barrier to be installed along the pavement at the entrance to the access road.</p> <p>REASON: In the interest of pedestrian safety and to avoid conflict between vehicles associated with the use hereby granted temporary planning permission and pedestrians accessing and egressing the site and crossing the access road, to accord with Policies 32 and 34 of the Bromley Local Plan.</p>	<p>APPELLANT SUGGESTION</p> <p>PRINCIPLE AGREED</p> <p>LPA CONSIDER WOULD NEED PLANNING OBLIGATION TO DELIVER</p>
14. Noise (Council)	TBC	NOT AGREED – PARTIES TO CONTINUE DISCUSSIONS