



Town Planning

Civic Centre, Stockwell Close, Bromley BR1 3UH

Telephone: 020-8464 3333

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DX5727 Bromley

Go-Ahead Group Plc
C/o Scott Kyson
Penson Group
117 Waterloo Road
Waterloo
London
SE7 8UL

2 /3rd March 2005
Application No : DC/04/03265/FULL1
Date : 19th April 2005

TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

NOTIFICATION OF GRANT OF PLANNING PERMISSION

Take notice that the Council of the London Borough of Bromley, in exercise of its powers as local planning authority under the above Act, has **GRANTED** planning permission for the development, referred to in your application received on

26th August 2004 as amended by documents received on 23.11.2004 25.11.2004 08.12.2004 09.12.2004
14.01.2005

at : Metro Buses Ltd Farnborough Hill Orpington Kent BR6 6DA

Proposal: Demolition of detached buildings and erection of a detached workshop building including mezzanine floor, 2.5m high front boundary wall, resurfacing of hardstanding areas and reorganisation of car park layout to provide a total of 145 spaces on site

Subject to the following conditions **and for the reasons set out below:-**

- 1 The development to which this permission relates must be begun not later than the expiration of 5 years, beginning with the date of this decision notice.

Reason: Section 91, Town and Country Planning Act 1990.

- 2 Details of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

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Reason: In order to comply with Policy E.1 and Appendix III.2 of the adopted Unitary Development Plan and Policy BE1 of the second deposit draft Unitary Development Plan (Sept 2002) and in the interest of the appearance of the building and the visual amenities of the area.

- 3 Parking bays shall measure 2.4m x 5m and there shall be a clear space of 6m in front of each space (or 7.5m if garages are to be provided) to allow for manoeuvring and these spaces shall be permanently maintained as such thereafter.

Reason: In order to comply with Appendix V.4 of the adopted Unitary Development Plan and Appendix II of the second deposit draft Unitary Development Plan (Sept 2002) and in the interest of pedestrian and vehicular safety.

- 4 Before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) shall be provided on the site in accordance with details to be submitted to and approved in writing by or on behalf of the Local Planning Authority, and the bicycle parking/storage facilities shall be permanently maintained thereafter.

Reason: In order to comply with Policy T.21 and Appendix V.5 of the adopted Unitary Development Plan and Policy T10 and Appendix II.7 of the second deposit draft Unitary Development Plan (Sept 2002) and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.

- 5 Details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by or on behalf of the Local planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

Reason: In order to comply with Policy E.1 of the adopted Unitary Development Plan and Policy BE1 of the second deposit draft Unitary Development Plan (Sept 2002) and in the interest of the visual and residential amenities of the area.

- 6 Details of the external appearance and materials of the proposed boundary enclosures including entrance gates shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

Reason: In order to comply with Policy E.1 and Appendix III.1 of the adopted Unitary Development Plan and Policy BE1 of the second deposit draft Unitary Development Plan (Sept 2002) and to secure a visually satisfactory setting for the development.

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7 The car parking area comprising a minimum of 36 spaces as shown on drawing no. 1005/750/REV.K received on 3rd March 2005 shall be kept available at all times for the sole parking of vehicles of employees and visitors to the premises at the application site and shall be permanently maintained as such.

Reason: In order to comply with Policy T.15 of the adopted Unitary Development Plan and Policy T3 of the second deposit draft Unitary Development Plan (Sept 2002) and to avoid development without adequate parking or garage provision is likely to lead to parking inconvenient to other road users and to be detrimental to amenities and prejudicial to road safety.

8 The site operator shall at all times reasonably ensure that the area(s) of the site outlined on drawing No. 1005/750/REV.K received on 3rd March 2005 shall in addition to the parking of buses be made available for the parking of staff vehicles following the departure of buses from this area in order to provide sufficient parking spaces for the change over between the subsequent shifts of drivers and in accordance with the operational management of the parking cycles of vehicles on the site as stated by letter dated 25th November 2004.

8 Reason: In order to comply with Policy T.15 of the adopted Unitary Development Plan and Policy T3 of the second deposit draft Unitary Development Plan (Sept 2002) and to enable the Council to reconsider the situation in light of the circumstances at that time in the interests of highway safety.

9 Details of the finished surfaces of the access, turning and parking areas shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before development commences and the hardsurfaced areas shall be completed in accordance with the approved details.

Reason: In order to comply with Policy E.1 and Appendix III.1 of the adopted Unitary Development Plan and Policy BE1 of the second deposit draft Unitary Development Plan (Sept 2002) and to secure a visually satisfactory setting for the development.

10 A minimum of 145 parking spaces as shown on drawing No. 1005/750/REV.K (received on 3rd March 2005) shall be provided for the parking of employee/visitor vehicles and buses in connection with the use of the application site and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land indicated in such a position as to preclude vehicular access to the said land. No alteration, relocation or amendment of the marked area shall take place without the prior approval in writing of the Local Planning Authority.

Reason: In order to comply with Policy T.15 of the adopted Unitary Development Plan and Policy T3 of the second deposit draft Unitary Development Plan (Sept 2002) and to avoid development without adequate parking or garage provision is likely to lead to parking inconvenient to other road users and to be detrimental to amenities and prejudicial to road safety.

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11 Summary of reasons for granting planning permission

The decision to grant planning permission has been taken in accordance with the adopted London Borough of Bromley Unitary Development Plan (March 1994) (AUDP) and having regard for the Second Deposit Draft Unitary Development Plan (September 2002)(2DDUDP) including the policies set out below, and taking into account all other relevant material planning considerations:

Please see full list of relevant policies and summaries below.

Informative

This is a summary of the main reasons for this decision as required by law. The application has been determined in accordance with the development plan insofar as it is relevant and taking into account all other material planning considerations, including all the representations received. For further details, please see the application report (if the case was reported to Committee), the Unitary Development Plan and associated documents or write to Chief Planner quoting the above application number.

11 Policies (AUDP)

E.1 Design of new development

T.2 New accesses

T.15 Parking standards

Policies (2DDUDP)

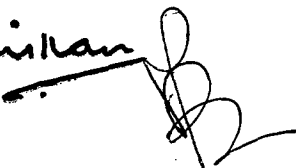
BE1 Design of new development

T3 Parking

T15 New accesses

T22 Road safety

Signed:

Smart Macmillan


CHIEF PLANNER

On behalf of the London Borough of Bromley Council
YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

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