



REGULATORY SERVICES COMMITTEE

23 August 2012

REPORT

Subject Heading:

**P0814.12: Former Broxhill Centre,
Broxhill Road, Romford**

Report Author and contact details:

**Creation of a temporary sales area as
part of the redevelopment of the former
Whitworth Centre, including single
storey building, gates and fence
(application received 2 July 2012).
Helen Oakerbee, 01708 432800
helen.oakerbee@havering.gov.uk**

Policy context:

Local Development Framework

Financial summary:

None

The subject matter of this report deals with the following Council Objectives

Ensuring a clean, safe and green borough	[]
Championing education and learning for all	[]
Providing economic, social and cultural activity in thriving towns and villages	[x]
Valuing and enhancing the lives of our residents	[]
Delivering high customer satisfaction and a stable council tax	[]

SUMMARY

The proposal is for a temporary sales centre on the site of the former Broxhill Centre connected to the residential development that has been approved on the opposite side of Noak Hill Road on the site of the former Whitworth Centre. The

proposal will include the provision of a temporary sales building and is required for a period of one year. The application is brought before Committee as it affects land which is in the ownership of the Council.

The proposal is considered to be inappropriate in principle within the Green Belt but that there are very special circumstances which justify the development. The proposal is considered acceptable in all other material respects and it is recommended that planning permission be granted for a temporary period of one year.

RECOMMENDATIONS

It is recommended that planning permission be granted subject to the following conditions:

1. Temporary Permission: This permission shall be for a limited period only expiring on 23 August 2013 on or before which date the temporary building and fencing erected on the application site under this permission shall be removed and the site reinstated to its former condition to the satisfaction of the Local Planning Authority.

Reason:-The temporary nature of the building and its location in the Green Belt would not be appropriate on a permanent basis. This permission is therefore granted on a temporary basis to enable the Local Planning Authority to retain control, and that the development accords with the Development Control Policies Development Plan Document Policy DC61.

2. Accordance with Plans: The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, particulars and specifications (as set out on page one of this decision notice).

Reason:-The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

3. Parking: The area set aside for car parking, as shown on drawing number 1474/27 hereby approved, shall be retained permanently for the accommodation of vehicles visiting the site throughout the duration of the approved development and shall not be used for any other purpose.

To ensure that car parking accommodation is made permanently available to the standards adopted by the Local Planning Authority in the interest of highway safety, and that the development accords with the Development Control Policies Development Plan Document Policy DC33.

4. Hours of Use: The premises shall not be open to members of the public other than between the hours of 10:00 and 17:00 hours without the prior consent in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control in the interests of amenity, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

Reason for Approval.

5. Lighting: There shall be no external lighting erected within the site until details have been submitted to and approved in writing by the Local Planning Authority thereafter subject to approval of the details submitted such approved details shall be fully implemented.

Reason: In the interests of amenity and to ensure the development has an acceptable impact in the Metropolitan Green Belt.

Reason for Approval:

The proposed development is considered to be inappropriate in principle within the Metropolitan Green Belt. However, it is considered that there are very special circumstances which justify the development, which are set out in paragraph 6.7 of this report, such that the proposal accords in principle with the National Planning Policy Framework, as well as Policies DC45 and DC61 of the LDF Core Strategy and Development Control Policies Development Plan Document.

Note: Following a change in government legislation a fee is now required when submitting details pursuant to the discharge of conditions, in order to comply with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, which came into force from 06.04.2008. A fee of £85 per request (or £25 where the related permission was for extending or altering a dwellinghouse) is needed.

REPORT DETAIL

1. Site Description

- 1.1 The application site is the former Broxhill Centre, which is located on the north side of Noak Hill Road, at its junction with Broxhill Road. The site is within the Metropolitan Green Belt. The buildings on the site have already been demolished as the initial phase of development works and there is an unused area of land to the south-western corner of the site, which includes an existing car park, where the proposed development is to be sited.

- 1.2 There is an existing access to the site from Broxhill Road. There is a slight fall in levels towards the south. The site is predominantly hard surfaced, comprising the existing car park and road access to it. There is some mounding on either side of the access road.

2. Description of Proposal

- 2.1 The application proposes the creation of a temporary sales area in connection with the redevelopment of the former Whitworth Centre, which lies to the immediate south of the site, for residential development. Planning permission for the redevelopment of the Whitworth Centre was granted earlier this year.
- 2.2 The proposal would utilise the existing hard surfaced access road and car parking area within the site and involves the provision of a temporary sales building with ancillary fencing. A separate application has been submitted in respect of sales advertising, including flag advertisements, and is reported separately on this agenda.
- 2.3 The proposed sales building is a temporary, demountable structure, located in the north-west corner of the existing car park. It measures 10.35m long, 3.05m deep and 2.9m high to a flat roof. The building will be finished in green and white and carry the Persimmon branding. The opening hours will be 10am until 5pm seven days a week. The existing car park will be retained for parking. A 0.6m high knee rail will be erected along the site access, with a gap to provide pedestrian access to a footpath link on to Noak Hill Road.
- 2.4 Permission is sought for a temporary period of one year only, after which it is proposed to restore the site to its current site and to provide a sales facility within the Whitworth development site.

3. Relevant History

Whitworth Centre:

- 3.1 P1558.11 Demolition of existing buildings and redevelopment of the site to create 144 no. one, two, three and four bedroom houses and apartments, plus associated roads, paths, car parking, garages, other ancillary structures and landscaping - Approved.

Broxhill Centre:

- 3.2 D0200.11 Certificate of Lawfulness for determination as to whether prior approval is required for demolition of the former Broxhill Centre, Broxhill Road – Prior approval not required.
- 3.3 A0035.12 Non-illuminated adverts to proposed sales area comprising 2 no. fascia signs, 4 no. sale boards and 4 no. flag signs – not yet determined.

4. Consultations/Representations:

- 4.1 The application has been advertised on site and in the local press as development affecting the Metropolitan Green Belt. Neighbour notification letters have also been sent to 48 local addresses. No representations have been received.
- 4.2 Environmental Health, Property Services, Parks, Streetcare and Highways have all been consulted in respect of this application. No response to consultation has been received at the time of writing this report.

5. Relevant Policies:

- 5.1 Policies 7.4 (local character) and 7.16 (Green Belt) of the London Plan are material considerations, as is the National Planning Policy Framework.
- 5.2 Policies CP14, CP17, DC45 and DC61 of the Local Development Framework (LDF) Core Strategy and Development Control Policies Development Plan Document (DPD) are material considerations, as is Policy SSA2 of the Site Specific Allocations DPD.

6. Staff Comments

- 6.1 The issues arising from this application are the principle of the development, the impact on the character and openness of the Green Belt, the visual impact of the development, the effect on local amenity and parking and highway implications.

6.2 CIL Liability:

- 6.2.1 The application is not liable for Mayoral CIL as the new floorspace of the proposed building is less than 100 square metres.

6.3 Principle of Development:

- 6.3.1 The application site is located within the Metropolitan Green Belt, where there is a presumption against new development unless it is for specifically identified uses that are judged, by policy, to be acceptable in principle. Although the re-use of the land is not unacceptable in principle on a temporary basis, the proposal would involve the provision of a new, albeit temporary, demountable style building within the Green Belt. This development is therefore considered to be unacceptable, in principle, under the provisions of both the National Planning Policy Framework and Policy DC45 of the LDF. It would not comply with the provisions of Policy SSA2 either, which requires the continued use of the Broxhill site for leisure and recreation purposes.
- 6.3.2 It will be considered later in this report whether there exist any very special circumstances which outweigh the, in principle, objection to the proposed development within the Green Belt.

6.4 Impact on the Green Belt:

- 6.4.1 As stated above, the development is considered inappropriate in principle within the Green Belt as it involves the provision of a demountable building, that would be located on the site for the duration of any planning permission granted.
- 6.4.2 In terms of the impact of this on the character and openness of the Green Belt, Staff consider that in the long term this building would be harmful to the openness of the Green Belt at this point, as it would represent an alien feature within the landscape. In the short term however, Staff consider that the proposal could be accepted given its location within a site where development works have (i.e. demolition of the former site buildings) and will be taking place. The sales building is relatively small scale within the overall context of the site and is set in a favourable location towards the edges of the site but sufficiently far from the boundary to benefit from boundary screening to Broxhill Road. These factors serve to reduce the impact of the development on the character and openness of the Green Belt.
- 6.4.3 The proposed development involves no new hard surfacing and utilises an existing access. The proposed knee rail fencing is 0.6m high and would have a negligible impact on the character and openness of the Green Belt.
- 6.4.4 Staff therefore consider, that the proposed development would not materially harm the character and appearance of the Green Belt providing any permission was limited to a temporary period. One year has been suggested by the applicant and Staff consider this to be reasonable.

6.5 Impact on Amenity:

- 6.5.1 The proposed sales building is small scale and sufficiently far from the nearest residential properties in Sunset Drive not to materially harm amenity.
- 6.5.2 The proposed use as a sales centre will attract visitors to the site, many of whom would be expected to arrive by car. However, the number of visitors is unlikely to be of a magnitude that would give rise to unacceptable levels of noise and disturbance to nearby residents and there is provision for parking within the site. The proposed hours of opening are 10:00 to 17:00 hours daily and these are considered reasonable and not to prevent material harm to neighbouring amenity.

6.6 Parking and Highway Issues:

- 6.6.1 The proposed development will use the existing vehicular access into the site, which is acceptable. There is an existing car park within the site, which will be used by visitors to the sales centre and provides over 50 parking spaces. This is considered adequate to meet the likely needs of the development.

6.7 Very Special Circumstances:

- 6.7.2 As referred to in section 6.3 above, the proposal represents inappropriate development in principle in the Green Belt and should only be approved where there are very special circumstances to justify the development.
- 6.7.3 The case for very special circumstances submitted with the application refers to the linkage between the Broxhill Site and the Whitworth Centre site under the provisions of Policy SSA2, the extent of works that are necessary to be undertaken at the Whitworth centre site before a sales presence can be established on the site and the local regeneration benefits stemming from the redevelopment of the Whitworth Centre site and the opportunity to create an early sales presence.
- 6.7.4 Staff acknowledge that the redevelopment of the Broxhill and Whitworth Centre sites are inextricably linked under the provisions of Policy SSA2. The redevelopment of the Whitworth Centre site will enable the improvement of the leisure facilities at Broxhill and the first stages of this have already commenced with the demolition of former buildings on the Broxhill site, which have been undertaken by the developers of the Whitworth site.
- 6.7.5 Substantial works are required on the Whitworth site, including the creation of a new roundabout on Noak Hill Road, which means that a sales site cannot yet be established here. However, the opportunity to establish a temporary sales centre across the road at Broxhill will allow homes to be sold off-plan, prior to their completion, and complements the wider aim of local regeneration.
- 6.7.6 The sales facility is only required for a temporary period of one year and this factor, combined with the limited short term impact of the development on the character of the Green Belt and the contribution of the development of these sites to wider regeneration objectives is considered to constitute the very special circumstances required to justify this development.

7. Conclusion:

- 7.1 The proposal gives rise to development which is inappropriate in principle within the Green Belt. However, it is considered that the impact on the Green Belt is not materially harmful for the short term duration proposed and that very special circumstances exist to justify the development. The proposal does not materially harm local amenity or adversely impact on the functioning of the highway. It is therefore recommended that planning permission be granted for a temporary period of one year.

IMPLICATIONS AND RISKS

Financial implications and risks:

None arising directly from this application.

Legal implications and risks:

None.

Human Resources implications and risks:

None.

Equalities implications and risks:

Planning applications are determined with regard to issues of equality. The proposed sales building will be constructed with level access ensuring that it is accessible to all users.

BACKGROUND PAPERS

None