

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 30 April 2015

Present:

Councillor Richard Scoates (Chairman)
Councillor Peter Dean (Vice-Chairman)
Councillors Vanessa Allen, Nicky Dykes, Simon Fawthrop,
Samaris Huntington-Thresher, Russell Mellor, Melanie Stevens
and Michael Turner

Also Present:

Councillors Graham Arthur, Katy Boughey and Charles Joel

33 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

No apologies for absence were received.

34 DECLARATIONS OF INTEREST

Councillor Samaris Huntington-Thresher declared a personal interest in Item 4.9 as a former work colleague of the applicant.

Prior to this meeting, an Urgency Committee was convened on Tuesday 28 April 2015, to consider a dispensation request from Councillor Katy Boughey to permit her to attend the meeting as a member of public in regard to Item 4.12 (15/00839/FULL1) – 6 The Meadow, Chislehurst, in which she had a Disclosable Pecuniary Interest as the owner of the property.

The Urgency Committee resolved that dispensation be granted unconditionally and extended to cover any subsequent meetings on the same application if necessary.

All Members declared a personal interest in Item 4.12 as they were acquaintances of Councillor Boughey.

35 CONFIRMATION OF MINUTES OF MEETING HELD ON 5 MARCH 2015

RESOLVED that the Minutes of the meeting held on 5 March 2015 be confirmed and signed as a correct record.

36 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

36.1 BROMLEY COMMON AND KESTON

(15/00487/FULL1) - Princes Plain Primary School, Princes Plain, Bromley

Description of application – A single storey extension to an existing classroom, incorporating an increase in roof height.

It was reported that Education Officers supported the application.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

SECTION 2

(Applications meriting special consideration)

36.2 KELSEY AND EDEN PARK

(14/03706/DET) - GlaxoSmithKline, Langley Court, South Eden Park Road, Beckenham

Description of application – Details of access, appearance, landscaping, layout and scale for phase 2 and conditions 21 (parking), 23 (cycle storage), 25 (electric charging vehicle points) and conditions 24, 33, 34 and 43 (lighting conditions) of permission ref 12/00976 granted on June 27th 2014 for the demolition of existing buildings and comprehensive phased mixed use development of up to 37,275 sqm (gross external area) comprising up to 35,580 sqm Class C3 dwellings (up to 179 houses of different sizes and tenures including garages (including up to 79 affordable units)), up to 620 sqm Class D1 (Non-Residential Institutions), up to 1,040 sqm Class D2 (Assembly and Leisure) (including retention of existing pavilion and erection of replacement score hut), including reprofiling of site levels, creation of attenuation lake, estate roads and pedestrian/cycle paths, open space, car parking, hard and soft landscaping, security access lodge and infrastructure works including substations. Use of pavilion building (permitted for staff restaurant/sports club/library, education and resource centre and general purpose meeting room) within Class D2 (Assembly and Leisure) in conjunction with adjacent playing field without any specific use/occupier restrictions (as set

out in condition 03 of permission ref. 98/01103/FUL
PART OUTLINE.

Oral representations in support of the application were received at the meeting.

The list of amended documents received set out on page 12 of the report was altered to read:- 'as amended by documents received on 24 March 2015 (Secure by Design checklist and lighting information), 17 April 2015 (Lighting Strategy), 24 April 2015 (Revised Landscaping plans) and 21 April 2015 (Revised Landscaping plans).'

Members were also requested to agree that the duplicate application ref. 15/01994 be determined under delegated powers.

Members having considered the report, objections and representations, **RESOLVED NOT TO CONTEST THE APPEAL** as recommended subject to the conditions set out in the report of the Chief Planner with condition 2 amended to read:-

'2 The development hereby permitted shall be carried out in complete accordance with the following plans unless previously agreed in writing by the Local Planning Authority:

Site site plans: 00310_RM1_001 Rev P2;
00310_RM_002 Rev P2; 00310_016 Rev D2
Landscaping: D0151_021_C; D0151_010_F;
D0151_011_E; D0151_012_H;
D0151_013_G; D0151_014_E; D0151_015_I; 90-24
P1; D0151_008_A; D151_009D0151_24

Road engineering sections: 1_40_08/01 P1;
1_40_08/02 P1; 1_40_08/03 P1; 1_40_08/04P1;
1_40-08/05 P1; 1_40_08/06 P1

Parking: 00310_RM1_003 Rev P2

Lodge details: 00310_SL_01 P1

Play equipment: D0151_017_B; D0151_023; Details of individual play equipment

Submission for Conditions 24, 34 and 43: Details of External Lighting for Roads, Car Parks, Cycleways, Footpaths and Amenity Areas – report ref 131863-05-(00) dated April 2015

Outdoor Lighting report for North Car Park dated May 19th 2013'

Outdoor Lighting report for Road 1, part 1 of 3 dated May 19th 2013

Outdoor Lighting report for Play Area Footpath dated May 19th 2013

Outdoor Lighting report for Play Area dated May 19th 2013

Reason: To ensure that the proposal is carried out in accordance with the approved plans.

IT WAS FURTHER RESOLVED that the duplicate application reference 15/01994 be agreed by officers under delegated powers.

**36.3
KELSEY AND EDEN PARK**

**(14/03821/DET) - GlaxoSmithKline, Langley Court,
South Eden Park Road, Beckenham**

Description of application – Details of access, appearance, landscaping, layout and scale for Phase 3 (22 dwellings: Plots 1-8 and 42-55) and details pursuant to conditions 7 (boundaries), 21 (parking), 22 (refuse), 23 (cycle parking), conditions 24 and 34 (lighting), 33 (secure by design) and 35 (slab levels) as they relate to Phase 3 of permission DC/12/00976/OUT granted on 27th June 2014 for the demolition of existing buildings and comprehensive phased mixed use development of up to 37,275 sqm (gross external area) comprising up to 35,580 sqm Class C3 dwellings (up to 179 houses of different sizes and tenures including garages (including up to 79 affordable units)), up to 620 sqm Class D1 (non-residential institutions), up to 1,040 sqm Class D2 (assembly and leisure) (including retention of existing pavilion and erection of replacement scout hut), including reprofiling of site levels, creation of attenuation lake, estate roads and pedestrian/cycle paths, open space, car parking, hard and soft landscaping, security access lodge and infrastructure works including substations. Use of pavilion building (permitted for staff restaurant/sports clubs/library, education and resource centre and general purpose meeting room) within Class D2 (assembly and leisure) in conjunction with adjacent playing field without any specific use/occupier restrictions(as set out in condition 3 of the permission ref: 98/01103/FUL) PART OUTLINE.

Oral representations in support of the application were received at the meeting.

It was reported that the application had been amended by documents received on 19 March 2014 (Secure by Design checklist) and 17 April 2015 (Lighting Strategy, Revised Reconciliation Document and amended House types 47 and 50).

Members were also requested to agree that the duplicate application ref. 15/01994 be determined under delegated powers.

Members having considered the report, objections and representations, **RESOLVED NOT TO CONTEST THE APPEAL** as recommended subject to the conditions set out in the report of the Chief Planner with the addition of a further condition to read:-

3 The development hereby permitted shall be carried out in complete accordance with the following plans unless previously agreed in writing by the Local Planning Authority:

Site wide plans: 00310_SP_01 Rev P2; 00310_016 Rev D2; 00310_P2_SP-02 Rev P1 Rev P1;

Landscaping: D0152_006 C, D0152_007 B

House types: 00310_HT_A1 Rev P1; 00310_HT_C3 Rev P1; 00310_HT_D1 Rev P1; 00310_HT_G1 Rev P1; 00310_HT_H1 Rev P1; 00310_HT_B2 Rev P1; 00310_HT_B1 Rev P1; 00310_HT_A2 Rev P1; 00310_HT_E3 Rev P1; 00310_HT_B3 Rev P1; 00310_HT_G2 Rev P1; 00310_HT_H2 Rev P1; 00310_HT_D2 Rev P1; 00310_HT_E2 Rev P1; 00310_HT_F1 Rev P1; 00310_HT_C2 Rev P1; 00310_HT_E1 Rev P2; 00310_HT_H3 Rev P1; 00310_HT_G3 Rev P1; 00310_HT_D3 Rev P1; 00310_HT_B4 Rev P1; 00310_HT_C1 Rev P1; HT_GAR2 Rev P1

Slab levels: Parameter Plan 2 00310_002 Rev P1; 3-40-09 Rev P1

Refuse: 10-15-01 P1, 10-15-02 P1

Illustrative Masterplan June 2012

Submission for Conditions 24, 34 and 43: Details of External Lighting for Roads, Car Parks, Cycleways, Footpaths and Amenity Areas – report ref 131863-05-(00) dated April 2015

Outdoor Lighting report for North Car Park dated May 19th 2013

Outdoor Lighting report for Road 1, part 1 of 3 dated May 19th 2013

Outdoor Lighting report for Play Area Footpath dated May 19th 2013

Outdoor Lighting report for Play Area dated May 19th 2013

Reason: To ensure that the proposal is carried out in accordance with the approved plans.

IT WAS FURTHER RESOLVED that the duplicate application reference 15/01994 be agreed by officers under delegated powers.

36.4
PENGE AND CATOR

(14/04392/FULL1) - The Alexandra, 163 Parish Lane, Penge

Description of application – Elevational alterations including ventilation ducting to the rear, change of use of public house (Class A4) to mixed public house/restaurant use (Class A4/A3) and conversion to provide HMO accommodation comprising 1 self-contained unit on the ground floor, 12 bedrooms with shared kitchen facilities on first and second floors, amenity space, cycle and refuse storage (at the rear).

Oral representations in support of the application were received at the meeting.

Comments from Ward Member Councillor Peter Fookes in objection to the application were reported. It was reported that the application had been amended by documents received on 16 April 2015. Further letters in support and in objection to the application had been received.

It was reported that Highways had no objections to the application.

The addition of a Travel Survey Plan condition was suggested.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with the addition of a further two conditions to read:-

10 Prior to the commencement of the use hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan should include measures to promote and encourage the use of alternative modes of transport to the car. It shall also include a timetable for the implementation of the proposed measures and details of the mechanisms for implementation and for annual monitoring and updating. The Travel Plan shall be implemented in accordance with the agreed timescale and details.

Reason: In order to ensure appropriate management of transport implications of the development and to accord with Policy T2 of the Unitary Development Plan.

11 No part of the development hereby permitted shall be occupied until details have been submitted to and approved in writing by the Local Planning Authority of arrangements for establishment of a car club to serve

the development. The approved arrangements for the car club shall be in operation before first occupation of any part of the development and shall be permanently retained thereafter.

Reason: In order to provide for the transport needs of the development and comply with Policies T3 and T18 of the Unitary Development Plan.

**36.5
KELSEY AND EDEN PARK**

(14/04538/RECON) - GlaxoSmithKline, Langley Court, South Eden Park Road, Beckenham

Description of application – Application submitted under Section 73 of the Town and Country Planning Act 1990 for a Minor-material Amendment to DC/12/00976/OUT granted for demolition of existing buildings and comprehensive phased mixed use development of up to 37,275 sqm (gross external area) comprising up to 35,580 sqm Class C3 dwellings (up to 179 houses of different sizes and tenures including garages (including up to 79 affordable units)), up to 620 sqm Class D1 (Non-Residential Institutions), up to 1,040 sqm Class D2 (Assembly and Leisure) (including retention of existing pavilion and erection of replacement score hut), including reprofiling of site levels, creation of attenuation lake, estate roads and pedestrian/cycle paths, open space, car parking, hard and soft landscaping, security access lodge and infrastructure works including substations. Use of pavilion building (permitted for staff restaurant/sports club/library, education and recourse centre and general purpose meeting room) within Class D2 (Assembly and Leisure) in conjunction with adjacent playing field without any specific use/of occupier restrictions in order to allow:-

- amendments to the parameter plans listed in Condition 2 to enable removal of open watercourse and perimeter ditch to reflect the updated drainage strategy;
- amendments to the parameter plans listed in Condition 2 to enable removal of additional trees;
- variation of Condition 16 to reflect the updated drainage strategy;
- variation of Condition 32 to enable details of the wheelchair accommodation to be provided on a phase by phase basis;

- variation of Condition 50 to enable details of car parking for apartments to be provided on a phase by phase basis.

Oral representations in support of the application were received at the meeting.

The list of amended documents received set out on page 23 of the report was altered to read:- 'as amended by documents received on 10 March 2015 (vary C50), 11 March 2015 (Response to EA comments), 19 March 2015 (Amended plan for Plot 59), 23 April 2015 (Revised parameter plans 4 and 11) and 24 April 2015 (Revised landscaping plans and Drainage Strategy Addendum).'

Members were also requested to agree that the duplicate application ref. 15/01994 be determined under delegated powers.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with condition 16 amended to read:-

'16 The development hereby permitted shall be carried out in accordance with approved details for surface water drainage works as follows: RSK Surface Water Drainage Strategy report Reference No. 131863-03-(01) Dated November 2014 and Surface Water Drainage Strategy Addendum - Drainage Calculations and Hydraulic Simulations Reference No 131863-03-(01) dated April 2015. The surface water drainage strategy hereby approved shall be completed before any part of the development hereby permitted is occupied and permanently retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

IT WAS FURTHER RESOLVED that the duplicate application reference 15/01994 be agreed by officers under delegated powers.

**36.6
HAYES AND CONEY HALL**

(14/04847/FULL6) - 16 Queensway, West Wickham

Description of application – Part one/two storey front/side and rear extension and rooflights in roof.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member Councillor Graham Arthur in objection to the application were received at the meeting.

Contrary to what was quoted in paragraph 2 of the 'Proposal' section on page 45 of the report, the Planning Officer confirmed that the application did not include front or rear dormers.

It was reported that further objections to the application had been received.

Members having considered the report, objections and representations, **RESOLVED that the application BE REFUSED** for the following reason:- The proposed roof alterations, by reason of its bulk and design, would be an over-dominant feature and have a detrimental impact upon the appearance of the host building, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan.

IT WAS FURTHER RESOLVED that PREVIOUSLY AUTHORISED ENFORCEMENT ACTION BE PURSUED.

**36.7
BICKLEY**

(15/00331/FULL6) - Greenwood, Bickley Park Road, Bickley

Description of application – Two outbuildings at rear to provide pool plant room and store/shed. RETROSPECTIVE APPLICATION.

Comments from the three Ward Members in objection to the application were reported at the meeting. Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner.

IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO SECURE THE REMOVAL OF THE STORE/SHED.

**36.8
BICKLEY**

(15/00337/FULL6) - Greenwood, Bickley Park Road, Bickley

Description of application – Single storey side/rear extension and outbuilding to rear for use as gym/play/store (revision to permission ref 13/04243 allowed on appeal to alter external finish and windows/doors to outbuilding). RETROSPECTIVE APPLICATION.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner.

**36.9
FARNBOROUGH AND
CROFTON**

(15/00403/FULL6) - 35 Crofton Road, Orpington

Description of application – Enlargement of roof to provide first floor accommodation including rear dormer and single storey rear extension and conversion of garage to habitable room.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member Councillor Charles Joel were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration to seek a reduction in the roof design.

**36.10
COPERS COPE**

(15/00503/FULL1) - 1 St Clare Court, Foxgrove Avenue, Beckenham

Description of application – conversion of the existing loft space into a 2 bedroom self-contained flat.

Oral representations in objection to the application were received at the meeting.

It was reported that further objections to the application had been received.

The application had been amended by documents received on 30 April 2015.

It was reported that a parking survey had been submitted and Highways Division had no objections to the application.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner.

**36.11
PLAISTOW AND
SUNDRIDGE**

(15/00752/FULL6) - 54 Minster Road, Bromley

Description of application – Part single/part two storey rear extension and elevational alterations.

Oral representations in objection to and in support of the application were received at the meeting. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**36.12
CHISLEHURST
CONSERVATION AREA**

(15/00839/FULL1) - 6 The Meadow, Chislehurst

Description of application – Demolition of existing house and erection of replacement four bedroom dwelling with detached garage.

Oral representations in support of the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with condition 14 amended to read:-
'14 Before the development hereby permitted is first occupied the proposed window(s) located at first floor level on the northern flank elevations shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and details of any openings shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details. In the interests of the privacy of adjoining properties any openings should be at high level.
Reason: In order to comply with Policies H7 and BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.'

SECTION 3

(Applications recommended for permission, approval or consent)

**36.13
BICKLEY**

(15/00476/FULL6) - Meribelle, Bickley Park Road, Bickley

Description of application – Increase in roof height to include rear dormer to provide habitable accommodation in roof space, first floor side extension and elevational alterations.

Oral representations in support of the application were received at the meeting.

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**36.14
SHORTLANDS
CONSERVATION AREA**

(15/00525/FULL6) - 12 Styles Way, Beckenham

Description of application – Part one/two storey front/side and rear extensions incorporating rear projecting balcony with glass balustrade and single storey rear extension.

Members having considered the report, **RESOLVED that PERMISSION BE REFUSED** for the following reasons:-

1 The proposal, by way of its scale and design, would be an over-dominant addition to the host dwelling, which would be detrimental to the existing spatial standards of the Park Langley Conservation Area and harmful to the wider street scene in general, thereby contrary to Policies H8 and BE1 of the Unitary Development Plan.

2 The proposal does not comply with the Council's requirement for adequate side space to be maintained to the flank boundary in respect of a two-storey development in the absence of which the extension would constitute a cramped form of development, conducive to a retrograde lowering of the spatial standards of the Park Langley Conservation Area and detrimental to the visual amenities of the street scene thereby contrary to Policies H9 and BE1 of the Unitary Development Plan.

The meeting ended at 8.20 am

Chairman