

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 27 August 2015

Present:

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

Also Present:

Councillors David Livett and Michael Tickner

7 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

There were no apologies for absence.

8 DECLARATIONS OF INTEREST

On 26 August 2015, following consultation with Members of the Urgency Committee, the Acting Monitoring Officer granted an unconditional dispensation for Councillor David Livett to address Members on Item 4.2 – Chislehurst House, 143 Chislehurst Road, Orpington. Dispensation had been sought due to the location of the application site in relation to Cllr Livett's home address and any potential (however remote), that Cllr Livett could possibly be affected by any shift in parking should the application be approved.

9 CONFIRMATION OF MINUTES OF MEETING HELD ON 2 JULY 2015

RESOLVED that the Minutes of the meeting held on 2 July 2015 be confirmed and signed as a correct record.

10 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

10.1 CRAY VALLEY EAST

**(15/00602/FULL2) - South View, Hockenden Lane,
Swanley, BR8 7QH**

Description of application – Continued use of land for siting of 2 static mobile homes for residential use and 1 horse drawn wagon RETROSPECTIVE APPLICATION.

It was reported that a further letter of support had been received from the applicant.
Members having considered the report and

objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with condition 3 amended to read:-

'No more than 3 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which no more than 2 shall be static caravans) shall be stationed on the site at any time.

Reason: In order to comply with the requirements of UDP Policy H6 of the NPPF (2012) and the PPTS (2012).'

A further condition was also added as follows:-

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, revoking and re-enacting this Order) no buildings, structures, alterations, walls or fences of any kind shall be erected or made within the site of the development hereby permitted without the prior approval in writing of the Local Planning Authority.

Reason: In order that, in view of the nature of the development hereby permitted, the Local Planning Authority may have the opportunity of assessing the impact of any further development on the visual amenities of the area, appropriateness within the Green Belt and to comply with BE1 Design of New Development and G1 Green Belt of the Unitary Development Plan (2006).

**10.2
PETTS WOOD AND KNOLL**

**(15/00887/FULL2) - Chislehurst House,
143 Chislehurst Road, Orpington BR6 0DS**

Description of application – Change of use of part of first floor from offices ancillary to respite care use (Class C2) to Class B1 offices unrelated to respite care use.

Oral representations in objection to and in support of the application were received. Oral representations from neighbouring Ward Member Councillor David Livett in objection to the application were received at the meeting. (Councillor Livett's comments are attached as Appendix 1 to these Minutes.) In objecting to the application, Councillor Fawthrop considered the proposed development to be an anomaly within the designated Area of Special Residential Character.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-

The proposal would result in an unacceptable increase in on-street car parking in the nearby roads, contrary to saved Policies BE1 Design of New Development and TE15 Traffic Management of the Unitary Development Plan (2015).

**10.3
COPERS COPE
CONSERVATION AREA**

(15/02906/FULL1) - 61 The Avenue, Beckenham, BR3 5EE

Description of application – Demolition of existing dwelling and erection of 2 part two/part three storey blocks, each comprising 4 two bedroom flats; associated car parking spaces and cycle and refuse enclosures; formation of 2 new vehicular accesses.

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

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

Environmental Health had raised no objections to the application subject to further conditions.

Councillor Mellor congratulated the author of the planning report for producing an excellent document which clearly set out the comparisons between the present application and the previous one which was dismissed at appeal.

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

**10.4
HAYES AND CONEY HALL**

(15/03041/FULL6) - 53 Kechill Gardens, Hayes, Bromley BR2 7NB

Description of application - Part one/two storey side and rear extension.

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

SECTION 3

(Applications recommended for permission, approval or consent)

**10.5
CHISLEHURST**

**(15/00830/FULL1) - Huntingfield, The Drive,
Chislehurst BR7 6QS**

Description of application – Demolition of existing dwelling and erection of two 5 bedroom detached dwellings with associated access, parking and landscaping.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with the addition of a further condition to read:-
13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A, B, C or E of Part 1 of Schedule 2, of the 2015 Order, shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.
Reason: In order that, in view of the nature of the development hereby permitted, the Local Planning Authority may have the opportunity of assessing the impact of any further development and to comply with BE1 Design of Development of the Unitary Development Plan (2006).

**10.6
ORPINGTON**

**(15/01690/FULL3) - First Floor, 155-159 High
Street, Orpington BR6 0LN**

Description of application – Second floor extension above existing building and first/second floor rear extension and part conversion of upper floors from office (B1) to 9 x residential flats (4 x one bedroom, 2 x two bedroom, 2 x three bedroom and 1 x four bedroom) and alterations to front elevations (153-159 High Street Orpington).

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

**10.7
CRAY VALLEY WEST**

**(DC/15/02006/DET) - Grays Farm Production
Village, Grays Farm Road, Orpington, BR5 3BD**

Description of application – Details of appearance, landscaping, layout and scale pursuant to outline permission DC/14/00820/OUT granted planning permission on 12 March 2015 for demolition of existing buildings and redevelopment to provide 1,077 sqm of Use Class B1 floorspace in a detached 2 storey building with accommodation in the roof and 45 two storey houses (some with accommodation in the roof) with access road and car parking.

It was reported that the Environment Agency raised no objections to the application. Thames Water also raised no objections subject to further conditions. Members having considered the report and objections, **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 condition to read:-

5 (i) No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface, sewerage infrastructure and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water.

(ii) Any piling must be undertaken in accordance with the terms of the approved piling method statement.
Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure which is protected in accordance with Policy 5.14 of the London Plan.

**10.8
PLAISTOW AND
SUNDRIDGE**

**(15/02126/DET) - 25 Scotts Road, Bromley
BR1 3QD**

Description of application – Details of appearance, landscaping and scale pursuant to outline permission ref. 13/00905/OUT for the redevelopment of commercial premises at Nos 24, 24A and 25 Scotts Road with part two/three storey block and three storey block comprising 755sqm office floorspace (use Class B1) and 4 one bedroom, 31 two bedroom and 3 three

bedroom flats with 41 car parking spaces, bicycle parking and refuse storage.

The words '*Policy 3.4 in the.....*' were deleted from the beginning of the first sentence of the final paragraph on page 89 of the report.'

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

**10.9
PETTS WOOD AND KNOLL**

(15/02628/FULL6) - 2 Nightingale Road, Petts Wood, Orpington BR5 1BG

Description of application – Part one/two storey side/rear extension.

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.

**10.10
SHORTLANDS**

(15/03002/FULL1) - Land at North East Junction with Pickhurst Lane and Mead Way, Hayes, Bromley

Description of application – Replacement of existing 9.8m telecommunications monopole with 9.7m high monopole with 3 antennae and wraparound equipment cabinet and additional equipment cabinet.

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

The meeting ended at 8.00 pm

Chairman

ITEM 4.2 – (15/00887/FULL2) – CHISLEHURST HOUSE, 143 CHISLEHURST ROAD, ORPINGTON

COMMENTS RECEIVED FROM NEIGHBOURING WARD COUNCILLOR DAVID LIVETT

Mr Chairman, Committee Members

Thank you for the opportunity to speak on this matter.

The Bromley borough plan has clearly defined commercial zones – one significant zone, currently greatly under used, includes Lagoon Road. Lagoon Road is approximately one mile from 143 Chislehurst Road.

Chislehurst Road lies within Petts Wood, a residential area. Indeed Petts Wood has been specifically identified by Bromley Council as an Area of Special Residential Character.

The Council position on the location of this property is clear. Chislehurst Road is residential.

This change of use application makes great play of the fact that it will be used by six district nurses and two other staff. It appears such use is all that our Highway and Planning Officers have considered. And the speaker on behalf of Bromley Health Care has just suggested only two people will be on site.

But before you is an application for 175 square metres of office space to be used other than in conjunction with a care facility. This could be any office activity and under workplace regulations 175 square metres would allow a maximum of 38 staff. More realistically 175 square metres would be relatively comfortable for 25 people. Would approval of an application for offices for twenty five have been recommended? Planning department has expressed doubt such potential for increased use can be conditioned or controlled.

And do not overlook how far the use of this site has crept to date.

Already there have been two occasions when local residents have called for enforcement action because this site was being used for activities outside its planning permissions. In each case the extended use was eventually deemed ancillary but the intention is plain. Please do not think that Bromley Healthcare will not test the boundaries of any permission.

And I need not remind you that budget pressures are only going to get greater and that assets are an attractive source of cash. This application, if granted, would create openly marketable office accommodation.

The use of this site will far exceed that suggested to you. Even now the site is regularly used for training sessions and recently thirteen cars from the centre were parked in Grosvenor Road alone.

Aside from the fact that this application flies in the face of borough plans, it is also a source of potential hazard. This short section of road is already a site of many accidents, two in the last month. A development that encourages more car parking will make the Chislehurst Road junctions with Willett Way and Grosvenor Road and the Chislehurst Road bend even more dangerous.

A very similar application for change of use was made and rejected in 2005 when councillors opposed the offices attached to the care facility. Another similar application was withdrawn in 2011.

The Planning Officer's report gives no explanation of why you should now take a different view to that taken in 2005 and opt to support the creation of B1 office space in an area clearly identified as residential – especially when there is so much office space standing empty elsewhere.

To give permission now would seem quite ridiculous and I ask you to reject this obvious and unnecessary planning creep. Thank you.