

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 31 March 2016

Present:

Councillor Katy Boughey (Chairman)
Councillor Douglas Auld (Vice-Chairman)
Councillors Kevin Brooks, Alan Collins, William Huntington-Thresher, Charles Joel and Alexa Michael

Also Present:

Councillors Kathy Bance MBE and Russell Mellor

27 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Nicky Dykes.

28 DECLARATIONS OF INTEREST

Councillor Alexa Michael declared a personal interest in Item 4.8 as she was familiar with the objector who was a Member of Beckenham Conservative Association.

Councillor William Huntington-Thresher declared a Personal Interest Item 4.18 as a family member lived in the locality.

29 CONFIRMATION OF MINUTES OF MEETING HELD ON 4 FEBRUARY 2016

RESOLVED that the Minutes of the meeting held on 4 February 2016 be confirmed.

30 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

30.1 BROMLEY TOWN

(15/05634/REG3) - Veolia Environmental Services, Baths Road, Bromley BR2 9RB

Description of application – Retention of two mobile huts.

Members having considered the report and objections, **RESOLVED that PERMISSION be GRANTED** as recommended in the report of the Chief

Planner.

**30.2
CHISLEHURST**

(16/00971/FULL1) - Red Hill Primary School, Red Hill, Chislehurst

Description of application – Proposed new boundary fencing facing Red Hill.

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 2

(Applications meriting special consideration)

**30.3
HAYES AND CONEY HALL**

(15/01716/FULL1) - Bromley Football Club, Hayes Lane, Hayes, Bromley BR2 9EF

PERMISSION Description of application – Demolition of the existing south stand and terraces, removal of astro turf pitches to the south of the existing stand and the erection of a new building to accommodate a stand with 1,485 seats and a multi purpose facility with badminton, volleyball and indoor cricket facilities, a café and viewing boxes at mezzanine level. New car parking for 134 cars. Part change of use of land used for grazing horses to football club.

Oral representations in support of the application were received at the meeting. Comments from Ward Member, Councillor Neil Reddin, were reported. An update from the Chief Planner regarding revised planning conditions was circulated to Members by the Chief Planner.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION be GRANTED** as recommended, **(SUBJECT TO STAGE 2 REFERRAL TO THE GREATER LONDON ASSEMBLY)** and subject to the conditions and informatives set out in the report of the Chief Planner with amendments to Conditions 2, 4, 19, 22, the deletion of Condition 6, and four further conditions to read:-

Amended conditions:

Condition 2 – The development hereby permitted shall not be carried out otherwise than in complete

accordance with the plans and documents listed in this condition unless previously agreed in writing by the Local Planning Authority.

Plans

Existing Overall Site Plan 14/389/P/107 Rev A
Proposed Overall Site Plan 14/389/P/108 Rev C
Proposed Lower Level Site Layout Plan 14/389 - P002 Rev F
Proposed Upper Level Site Layout Plan 14/389 - P003 Rev E
Proposed Roof Level Site Layout Plan 14/0389 - P004 Rev D
Existing East/West Elevations South Stand 14/389 - P006 Rev B
Existing North/South Elevations South Stand - 14/389 - P007 Rev B
Existing Cross Sections East-West/North-South 14/389 - P008 Rev B
Proposed Cross Sections East-West/North-South 14/389 - P009 Rev C
Proposed North/South Elevations 14/389 - P010 Rev C
Proposed East/West Elevations 14/389 - P011 Rev C
North West Aerial View - 14/389 P-15 Rev B
North West Aerial View 2 - 14/389 P-16 Rev B
View from North West 14/389 P-17 Rev B
View from South East 14/389 p-18 Rev B
South Stand Pitchfield 14/389 P-19 Rev B

Documents

Transport Statement by Gateway TSP dated February 2015
Response to Highway Officer comments by Gateway TSP dated October 2015
Additional response to Highway Officer comments by Gateway TSP dated February 2016
Walkover Survey on land associated with Bromley Football Club by the ecology partnership dated 3.10.2015, updated 22.1.2016

Arboricultural Survey and Planning Investigation Report by Quaife Woodlands dated 9.10.2015
Addendum to Arboricultural Survey and Planning Investigation Report by Quaife Woodlands dated 24.3.2016

Flood Risk Assessment Revision 3 by Herrington

Consulting dated October 2015
Surface Water Design Statement

Noise Assessment by Peter Moore Acoustics dated
21.7.2015

Abacus Lighting Project: ISO Diagram details
Klou-ik 180 bollard lighting details

Design and Access Statement
Planning Statement by Robinson Escott Planning by
March 2015
Letter from Robinson Escott Planning dated 30.7.2015
and 28.10.2015,
Email from Robinson Escott Planning dated 13.1.2016
at 10.38, 10.03.2016 at 16.19 and 18.3.2016 at 13.07
Reason: To accord with the terms of the application

Condition 4: The leisure facilities hereby permitted (described in the application as a multi-purpose sports and leisure uses) shall only be operated ancillary to the use of the site as a football club and shall only include the specified uses shown on plans 14/389-P002 Rev F and 14/389-P003 Rev E and soft play, future sports training and fitness suites, physiotherapy, treatment and conditioning gym uses as shown in the Financial Viability Appraisal dated 22 March 2016 and no other uses within Class D2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) unless otherwise agreed in writing by the Local Planning Authority.
Reason: In order to comply with Policies BE1, T3 and G1 of the Unitary Development Plan and in the interests of the Green Belt, the amenities of the area and nearby residents and highway safety.

Condition 19: Before the access hereby permitted is first used by vehicles in association with any part of the development, it shall be provided with 2.4m x 43m visibility splays and there shall be no obstruction to visibility in excess of 0.6m in height within these splays except for trees selected by the Local Planning Authority, and which shall be permanently retained thereafter.
Reason: In order to comply with Policy T18 of the Unitary Development Plan and in the interest of pedestrian and vehicular safety.

Condition 22: Before any part of the development is first commenced details of a scheme for the

management of the car park, including traffic marshalling arrangements for match days, shall be submitted to and approved in writing by the Local Planning Authority and the car park shall be operated in accordance with the approved scheme at all times unless previously agreed in writing by the Authority.

Reason: To accord with the terms of the application and in the interests of the Green Belt, the amenities of the area and highway safety and to accord with Policies G1, BE1 and T3 of the Unitary Development Plan

Additional conditions

36. The education use hereby permitted shall be operated only in connection with the Bromley Youth Academy, ancillary to the use of the site as a football club and for no other use within Class D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To accord with the terms of the application and in the interests of the Green Belt and to accord with Policy G1 of the Unitary Development Plan.

37. Notwithstanding the provisions of Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order amending, revoking and re-enacting this Order) the approved car parking spaces shall not be used at any time for the holding of markets, fairs, war games, clay pigeon shooting, motor car and motor cycle racing (including trials of speed and practising for such racing or trials), or for the stationing or storage of a caravan or caravans (including for the setting up or preparation for such uses or activities) at any time.

Reason: In order to comply with Policies BE1, T3 and G1 of the Unitary Development Plan and in the interests of the Green Belt, the amenities of the area and nearby residents and highway safety.

38. Notwithstanding reference to possible future sports training and fitness suites, physiotherapy, treatment and conditioning gym on an indicative mezzanine floor on plan 14/389-P009 Rev C, the proposed gross internal floor area of the approved multi-purpose sports and leisure facility as shown on plans 14/389-P002 Rev F and 14/389-P003 Rev E shall not exceed a gross internal area of 1717.4

square metres at any time unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to comply with Policies BE1, T3 and G1 of the Unitary Development Plan and in the interests of the Green Belt, the amenities of the area and nearby residents and highway safety.

39. The proposed gross floor area of the approved spectator stand as shown on plans 14/389-P002 Rev F shall not exceed a gross internal area of 684 square metres at any time and shall be used only for the purposes of viewing football matches and no other uses, whether or not within Class D2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to comply with Policies BE1, T3 and G1 of the Unitary Development Plan and in the interests of the Green Belt, the amenities of the area and nearby residents and highway safety.”

**30.4
CHISLEHURST
CONSERVATION AREA**

**(15/03907/FULL6) - 53 Yester Road, Chislehurst,
BR7 5HN**

Description of application - Revisions to planning permission reference 14/02298 for relocation of vehicular access and front boundary wall, piers, railings and sliding gate and retrospective raising of land levels along the south western boundary including the raising of the boundary fence.

**THIS REPORT WAS WITHDRAWN BY THE CHIEF
PLANNER.**

**30.5
PENGE AND CATOR**

**(15/04458/OUT) - 213 Kings Hall Road,
Beckenham, BR3 1LL**

Description of application – Outline application in respect of access and layout for the introduction of an access road and erection of three detached dwellings, each with a double garage, parking and associated landscaping.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Kathy Bance, in objection to the application were received at the meeting. In her opinion the site was an area of special value to her ward and to the Borough being a spacious green open setting, landscaped with some

protected trees and was not suitable for any development. The neighbouring homes were well spaced, modest in style with long rear gardens and if the application were to be permitted it would harm the character and appearance of Kings Hall Road and blight the lives of residents. Some Members had visited the site and were of the opinion that the proposed application was 'garden grabbing'.

The Chief Planner referred to the appeal decision, being a material consideration, and confirmed the site was not designated Metropolitan Open Lane but adjacent to it. A summary of objections on behalf of the affected residents in both Kings Hall Road and Lennard Road had been received and circulated to Members.

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

1. The revised proposals constitute an overdevelopment of the site which would have a detrimental impact on the spacious and open character and appearance of the surrounding area, and would therefore be contrary to Policies BE1 and H7 of the Unitary Development Plan.

**30.6
COPERS COPE**

(15/04801/FULL1) - National Westminster Bank Sports Ground, Copers Cope Road, Beckenham, BR3 1NZ

Description of application – Change of use from car park to construction of a hand car wash business including low level canopy and party-cabin to be used as customer waiting area and storage of equipment.

Oral representations from Ward Member, Councillor Russell Mellor, in objection to the application were received at the meeting. It was reported that further objections to the application had been received and circulated to Members.

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.

**30.7
ORPINGTON**

(15/05549/FULL6) - 159 Park Avenue, Orpington

Description of application - Single storey front extension, one/ two storey side extension, one/two storey rear extension, roof alterations to create additional accommodation within the roof, including 4 rooflights.

It was reported that the application had been amended by documents received on 16 March 2016.

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.

**30.8
COPERS COPE**

(15/05638/FULL1) - Sandford Close 72 The Avenue Beckenham BR3 5ES

Description of application – Mansard roof extension to facilitate 2x 2 bed flats with balconies and associated parking, new terraces/balconies to the existing flats and new enclosed entrance porch.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Russell Mellor, in objection to the application were received at the meeting. It was reported that further objections to the application had been received and circulated to Members.

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.

**30.9
BROMLEY COMMON AND
KESTON**

(16/00121/FULL6) - Whitehouse, 8 Oakfield Lane, Keston, BR2 6BY

Description of application – First floor rear extension and front rooflight.

Oral representations in objection to the application were received at the meeting. It was reported that an email with regard to a sunlight/daylight report had been received from the applicant and circulated to Members. Councillor Douglas Auld had visited the site and in his opinion the proposed development would be over-dominant, cause serious detrimental overshadowing, loss of sunlight until midday and a loss of amenity to No 6 Oakfield Lane.

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

1. The proposed first floor rear extension, by reason of its height and rearward projection, would be over-dominant in relation to and seriously detrimental to the prospect and amenities of the occupiers of adjacent properties by reason of over-shadowing, loss of sunlight, prospect and visual impact, contrary to Policies BE1 and H8 of the Unitary Development Plan.

**30.10
FARNBOROUGH AND
CROFTON**

**(16/00128/FULL6) - 3 Farnborough Common,
Orpington, BR6 7BN**

Description of application – Two storey side extension, roof alterations to form habitable room incorporating rear dormer and roof lights.

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.

**30.11
BROMLEY TOWN**

**(16/00239/FULL6) - 162 Homesdale Road, Bromley,
BR1 2RA**

Description of application – Single storey side and rear extensions. Elevational alterations including raised decking and disabled access ramps.

Councillor Douglas Auld had visited the site and was concerned with the proposed depth of the development.

Members having considered the report and objections, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, to seek a considerable reduction in the depth of the rear extension to lessen the impact on No.160 and to address the decking.

**30.12
CLOCK HOUSE**

**(16/00245/FULL1) - 161 Croydon Road, Penge,
SE20 7TY**

Description of application – Erection of new rear extension and annex to provide enhanced and increased accommodation to existing care home together with cabin.

Oral representations in support of the application were

received at the meeting. It was reported that no objections to the application had been received. Amended measurements were reported and circulated to Members.

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

**30.13
BROMLEY COMMON AND
KESTON**

**(16/00597/TPO) - The Lodge, Cowper Road,
Bromley, BR2 9RT**

**THIS REPORT WAS WITHDRAWN BY THE CHIEF
PLANNER.**

**30.14
BROMLEY TOWN**

**(15/04641/FULL4) - 165 Masons Hill, Bromley BR2
9HW**

Description of application – Section 106 B A application to remove the requirement for affordable housing in the S106 agreement in respect of 14/04199/FULL1.

Members having considered the report and objections, **RESOLVED NOT TO CONTEST the APPEAL** as recommended in the report of the Chief Planner.

SECTION 3

(Applications recommended for permission, approval or consent)

**30.15
PETTS WOOD AND KNOLL**

**(15/05056/FULL6) - 67 Dale Wood Road,
Orpington, BR6 0BY**

Description of application – First floor rear extension.

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 set out in the report of the Chief Planner.

**30.16
WEST WICKHAM**

**(16/00030/FULL6)- 21 Boleyn Gardens, West
Wickham**

Description of application – Conversion of loft to form habitable space
RETROSPECTIVE APPLICATION

Oral representations in objection to the application were received at the meeting. It was reported that further objections to the application had been received.

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.

**30.17
CHISLEHURST
CONSERVATION AREA**

(16/00068/FULL6) - 16 Heathfield, Chislehurst.

Description of application – Additional dormer extension to the west elevation.

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 set out in the report of the Chief Planner.

**30.18
CRAY VALLEY WEST**

**(16/00244/FULL6) - 15 Sutherland Avenue, Petts
Wood, Orpington, BR5 1QX**

Description of application - Part one/two storey 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.

**30.19
HAYES AND CONEY HALL**

**(16/00428/FULL6) - 8 Robins Grove, West
Wickham BR4 9DH**

Description of application – Single storey side/rear and first floor side 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.

31 URGENT SUPPLEMENTARY REPORT

The Chairman moved that the attached report, not included in the published agenda, be considered as a matter of urgency on the following grounds:-

‘An appeal hearing is scheduled for 12 April 2016 and the Council must decide how to take forward its case at appeal before this date.’

33.1 DARWIN

(15/03077/OUT) - Westerham Riding School, Grays Road, Westerham TN16 2HX

Description of application – (15/03077/OUT) –
Westerham Riding School, Grays Road, Westerham.

Members having considered the report, **RESOLVED TO CONTEST the APPEAL on GROUND TWO ONLY** as recommended, in the report of the Chief Planner.

The Meeting ended at 9.15 pm

Chairman