

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 3 November 2016

Present:

Councillor Lydia Buttinger (Chairman)
Councillor Michael Turner (Vice-Chairman)
Councillors Kathy Bance MBE, Nicky Dykes,
Samaris Huntington-Thresher, Russell Mellor,
Neil Reddin FCCA and Richard Scoates

Also Present:

Councillors Robert Evans, Charles Joel and Tim Stevens

13 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Peter Dean.

14 DECLARATIONS OF INTEREST

Councillor Samaria Huntington-Thresher declared a non-pecuniary interest in Item 4.8 as a Governor of Green Street Green Primary School where the applicant had previously run a business.

Councillor Richard Scoates declared a non-pecuniary interest in Item 4.8 being Vice President of the Greater London Scout Cubs.

Councillor Neil Reddin declared a non-pecuniary interest in Item 4.8 as his son was a scout.

Following consultation with Members of the Urgency Committee in accordance with the delegation approved by Council in 2015, the Monitoring Officer, Mark Bowen, Director of Corporate Services, has granted unconditionally a dispensation for Councillor Mary Cooke to be permitted to attend the meeting of Plans Sub-Committee No. 2 on 3rd November 2016 either to address Members or listen to the debate on a planning application relating to her residential property (Item 4.12, 16/04088FULL6) - 45 Tootswood Road, Shortlands, Bromley). The dispensation applied to any subsequent meetings on the same or similar application until the end of the current Council year in May 2017.

All the Sub-Committee Members declared non-pecuniary interests in Item 4.12 above.

15 CONFIRMATION OF MINUTES OF MEETING HELD ON 8 SEPTEMBER 2016

RESOLVED that the Minutes of the meeting held on 8 September 2016 be confirmed and signed as a correct record.

16 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

16.1 MOTTINGHAM AND CHISLEHURST NORTH

(16/00692/FULL1) - Eltham College, Grove Park Road, Mottingham, London SE9 4QF

Description of application – Erection of temporary two and single storey mobile classrooms for the use by the sixth form (1 x 2 storey block, 2 x single storey blocks and single storey toilet block forming 12 classrooms, offices and medical rooms), 2 x construction site compounds and construction access road.

Oral representations in support of the application were received at the meeting. It was reported that the Chief Planner's recommendation should be amended to read, 'Permission'. It was also reported that further objections to the application had been received.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION be GRANTED (SUBJECT TO ANY DIRECTION BY THE SECRETARY OF STATE)** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

16.2 MOTTINGHAM AND CHISLEHURST NORTH

(16/00693/FULL1) - Eltham College, Grove Park Road, Mottingham, London SE9 4QF

Description of application – Demolition of existing Sixth Form Centre, Jubilee Block, The White House building, temporary classrooms and pavilion; proposed replacement D1 educational facilities to include a three storey classroom building/extension comprising 20 classrooms and sixth form centre and single storey replacement medical block and associated landscaping and hard surfacing.

Oral representations in support of the application were received at the meeting. It was reported that the Chief Planner's recommendation should be amended to read, 'Permission'. It was also 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 and informatives set out in the report of the Chief Planner

**16.3
FARNBOROUGH AND
CROFTON
CONSERVATION AREA**

(16/01965/FULL1) - Farnborough Primary School, Farnborough Hill, Orpington BR6 7EQ

Description of application – Demolition of existing classroom extension, erection of two storey classroom extension, refurbishment of existing school buildings, provision of two temporary classroom buildings, bike store, refuse store and two sheds, with additional car parking and associated landscaping to enable expansion of school from 1 form of entry to 2 forms of entry.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Robert Evans, in objection to the application were received at the meeting. Councillor Evans also spoke on behalf of his fellow Ward Members, Councillors Charles Joel and Tim Stevens. The application had been deferred without prejudice at Plans Sub-Committee 2 on 14 July 2016 in order to request further clarification of the data provided in the Transport Assessment in relation to traffic and parking figures, along with more detailed information on the traffic solutions being proposed.

Councillor Evans said that the applicant had not updated the transport data, in particular, the current pupils' mode of travel, the accurate number of walking pupils and the staff travel arrangements. Councillor Evans envisaged that if the application were permitted the number of cars in and out of Farnborough Village could double.

With regard to the second reason for deferral, no information had been submitted by the applicant with regard to potential traffic solutions and Councillor Evans could not envisage a solution to the traffic problem and that overall the reasons for deferral had not been addressed by the applicant.

Councillor Evans referred to the Clarification of Evidence Report submitted by Farnborough Village Society on 14 October 2016. Farnborough Primary School was cited on the only main road in and out of the Village and the residents' lives were blighted by

school traffic. Councillor Evans appreciated the strategic need for school places but that the opposition to the application was overwhelming.

The Chief Planner reported that further objections to the application had been received and sample letters had been circulated to Members. Also a letter dated 3 November 2016 addressed to the Chief Planner from Robert Bollen, Head of Strategic Place Planning for the London Borough of Bromley, had been received and circulated to Members. The letter addressed points raised within the Clarity of Evidence Report submitted by Farnborough Village Society and the Evidence of Need for pupil places in the Village.

All the Members accepted the need to provide school places for young children. Some Members considered the proposed development was inappropriate in the green belt and would have a serious detrimental effect on the village amenity due to additional traffic and insufficient parking and they recognised the importance and value of village life. Other Members referred to the Local Plan and the desperate need for school places in the Village and it was their statutory duty to provide school places and were in strong support of the application. They recognised that the proposed development had some faults but it had a low footprint, not visible from the street scene, and they felt the applicant had done as asked.

Councillor Kathy Bance supported the application being a Member of the Education Select Committee. Councillor Michael Turner put forward a motion for refusal and Councillor Russell Mellor seconded it.

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

1. The proposed development is considered to be detrimental to highway safety and residential amenity by virtue of increased traffic congestion, inadequate on-site parking provision and increased levels of on-street parking contrary to Policies T18 and BE1 of the Unitary Development Plan (2006).
2. The development of this site as proposed is considered to be inappropriate development in the Green Belt and is by definition harmful to the Green Belt. The substantial level of harm that would arise from the development by way of harm to the

openness of the Green Belt, is not clearly outweighed by any educational or other benefits that would arise. Very special circumstances therefore do not exist. As such the proposal is not sustainable development and is contrary to the aims and objectives of the National Planning Policy Framework (2012) and Policies 7.16 of the London Plan (2015) and G1 of the Unitary Development Plan (2006).

The vote was 3:3 and the Chairman took her casting vote for refusal.

(Councillors Nicky Dykes, Kathy Bance and Neil Reddin wished their votes for permission to be recorded.)

**16.4
DARWIN CONSERVATION
AREA**

**(16/02685/FULL1) - Land Adjacent 2 (demolished)
Main Road, Biggin Hill**

Description of application - Erection of 16 dwellings (4 x 2 bed flats, 4 x 3 bed houses and 8 x 4 bed houses) with access from Main Road A233 together with 41 car parking spaces (including garages), cycle parking, refuse storage and landscaping.

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

The applicant accepted that if the application were permitted then they would accept the terms of the Section 106 Agreement in full.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION be GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT** and subject to conditions and informatives with the terms of the S106 agreement and conditions to be considered under delegated authority and in consultation with the Chairman of Plans Sub Committee 2.

**16.5
DARWIN**

**(16/02897/RECON) - Yellow Barn, Holwood Farm,
New Road Hill, Keston, BR2 6AB**

Description of application – Removal of condition 3 and 10 of planning permission reference 15/03635/FULL3 concerning the removal of all permitted development rights and the restriction of the A3 use (Restaurant and Cafe) solely in connection with Holwood Farm Shop Ltd.

The Chief Planner reported that the numbering of the conditions had been changed from planning

permission reference 15/03635, as various conditions applicable to that application had either been discharged or were in the process of being discharged.

It was noted that on page 145 of the Chief Planner's report, section (a), third paragraph, the word "not" should be removed to avoid a double-negative.

Members having considered the report and objections, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the update from the Chief Planner with an amendment to Condition 7 to read as follows:-

"7. The commercial premises referred to as 'Yellow Barn' in this application shall be used as a ground floor farm shop incorporating a butchery and green grocery and ancillary first floor restaurant, and for no other purpose (including any other purpose in Classes A1 or A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). The development shall not be carried out otherwise than in complete accordance with the plans set out in Drawing No PROP-01, Rev 3 of application reference 15/03635/FULL3 - unless otherwise agreed in writing by the Local Planning Authority."

**16.6
COPERS COPE**

(16/03364/FULL6)- 4 Edgefield Close Beckenham, BR3 1DJ

Description of application – Construction of a pergola adjacent to the rear boundary. RETROSPECTIVE APPLICATION.

A replacement plan was circulated to Members. Members having considered the report, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner.

**16.7
BIGGIN HILL**

(16/03376/FULL6) - 34 Allenby Road, Biggin Hill, TN16 3LH

Description of application -First floor extension to create a two storey dwelling and single storey front and rear extensions.

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

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.

**16.8
CHELSFIELD AND PRATTS
BOTTOM**

(16/03687/RECON) - Scout Hall, Highfield Avenue, Orpington.

Description of application – Variation of Conditions 98 and 99 of planning permission reference 83/02042 to enable use of Scout Hall as out of school club purposed for children aged 4-12 years (max 24); and extend hours of operation from 9am-12noon Monday-Friday to 7.30am-12noon and 3.30pm-6.30pm during term time Monday-Friday, and 7.30am-6.30pm during school holidays Monday - Friday.

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

It was reported that on Page 163 of the Chief Planner's report the last sentence should be amended to read, 'The application is accompanied by a supporting statement which states that the proposal does not involve use of the rear garden area.'

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, to seek further clarification of the background usage of the premises by the scouts and for the applicant to provide a Noise Impact Report.

**16.9
PENGE AND CATOR**

(16/03964/OUT) - 112 Beckenham Road, Beckenham.

Description of application – Demolition of existing commercial building and construction of a three storey building comprising 2 two bedroom flats and 3 one bedroom flats with associated parking spaces, cycle storage and refuse storage. (OUTLINE APPLICATION with all matters reserved).

Oral representations in support of the application were received at the meeting. It was reported that a further objection 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 and informatives set out in the report of the Chief Planner.

SECTION 3

(Applications recommended for permission, approval or consent)

**16.10
COPERS COPE**

**(16/03547/FULL6) - 1 Grangewood Lane,
Beckenham, BR3 1NT**

Description of application – Part one/two storey side/rear/front extension, alterations to roof, rooflights and solar panels.

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 an amendment to Condition 4 to read:-
“4. The flat roof area of the extensions hereby permitted shall not be used as a balcony or sitting out area and there shall be no access to the roof area.
REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.”

**16.11
CRAY VALLEY WEST**

**(16/03824/FULL6) - 116 Beddington Road,
Orpington, BR5 2TE**

Description of application – Part one/two storey side/rear extension and bay window to front.

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 a further condition to read:-
“4. Before the development hereby permitted is commenced, details of a means of screening to the north-eastern boundary shared with No. 114 shall be submitted and approved in writing by the Local Planning Authority. The screening shall be installed prior to the first occupation of the development and shall be permanently retained thereafter.
REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the residential amenities of the area.”

**16.12
SHORTLANDS**

**(16/04088/FULL6) - 45 Tootswood Road,
Shortlands, Bromley, BR2 0PB**

Description of application – Two storey 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 with an amendment to Condition 4 to read:-
“4. Before the development hereby permitted is first occupied the proposed window(s) in the flank elevation shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such.
REASON: In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan.”

SECTION 4

(Applications recommended for refusal or disapproval of details)

16.13 PLAISTOW AND SUNDRIDGE

(16/03125/FULL1) - 2 Lodge Road, Bromley, BR1 3ND

Description of application – Construction of a two-bedroom dwelling, with access onto Willoughby Lane and parking provision.

Oral representations in objection to and in support of the application were received at the meeting. Comments had been received from Historic England. In reply to a question from Councillor Russell Mellor the applicant confirmed that Willoughby Lane was a private road. In Ward Member, Councillor Michael Turner’s opinion, the proposed development would be backland and an unsatisfactory sub-division, being harmful and out of keeping in the vicinity of Sundridge Park Mansion. 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.

The Meeting ended at 8.45 pm

Chairman