

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 17 November 2016

Present:

Councillor Katy Boughey (Chairman)
Councillor Douglas Auld (Vice-Chairman)
Councillors Kevin Brooks, Alan Collins, Samaris Huntington-Thresher, Charles Joel, Alexa Michael, Angela Page and Stephen Wells

Also Present:

Councillors Charles Rideout QPM CVO

15 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor William Huntington-Thresher and Councillor Samaris Huntington-Thresher was his substitute.

16 DECLARATIONS OF INTEREST

No declarations of interest were reported.

17 CONFIRMATION OF MINUTES OF MEETING HELD ON 22 SEPTEMBER 2016

RESOLVED that the Minutes of the meeting held on 22 September 2016 be confirmed and signed as a correct record.

18 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

18.1 BROMLEY COMMON AND

**(16/02119/FULL1) - Forest Lodge Westerham Road
Keston BR2 6HE**

**KESTON CONSERVATION
AREA**

Description of application amended to read, 'Erection of detached building comprising 5 No two bedroom flats'.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that further objections to the application had been received together with an objection from Orpington Field Club.

Ward Member Councillor Alexa Michael objected to the application as it was a sensitive site in a conservation area of archaeological significance and adjacent to the green belt. The attractive open space sloped near Keston Ponds and the residents of Forest Lodge enjoyed a view of the pond and, in Councillor Michael's opinion, a flatted development on the site would destroy the setting of the building and garden grabbing.

Councillor Douglas Auld agreed with Councillor Michael that the proposed development would be harmful in the conservation area.

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

1. The proposed development by reason of its location, size, scale and bulk on land adjacent to the Green Belt, would not maintain the visual buffer, openness, spatial qualities or undeveloped nature of the site, harmful to the character and visual amenity of the Green Belt contrary to Policies H7 Housing Density and Design, G6 Land adjoining the Green Belt of the Unitary Development Plan (2006) and National Planning Policy Framework (2012).
2. The proposed development by virtue of its siting, scale, design, bulk and location is considered to be harmful to the special character and setting of the neighbouring Locally Listed building, and character and appearance of the wider Conservation Area contrary Policies H7 Housing Density and Design, BE1 Design of New Development, BE10 Locally Listed Building, BE11 Conservation Areas of the Unitary Development Plan (2006); Policies 7.4 Local Character and 7.8 Heritage Assets and Archaeology of the London Plan (2015) and the Bromley, Hayes and Keston Commons

Conservation Area SPG and Supplementary Planning
Guidance No 1 General Design Principles.

**18.2
MOTTINGHAM AND
CHISLEHURST NORTH**

**(16/02435/FULL1) - Castlecombe Primary School,
Castlecombe Road, Mottingham, London SE9 4AT**

Description of application – Ground and first floor extensions to provide an additional storey to facilitate an increase in pupil numbers, elevational alterations, canopy and covered play area to eastern elevation, additional car parking spaces, refuse store and bicycle parking, along with temporary works to include 3 mobile classrooms and external works.

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

**18.3
WEST WICKHAM**

**(16/03876/RECON) - Summit House, Glebe Way,
West Wickham BR4 0AP**

Description of application – Variation of condition 13 of ref. 15/01616 (granted permission for Demolition of existing buildings and redevelopment to provide a four storey building comprising 1,623sqm Class A1 (retail) use at ground floor and 54 residential units at first, second and third floor (8x1 bedroom, 43x2 bedroom and 3x3 bedroom) with associated car parking, landscaping and infrastructure) to amend hours of delivery from between 8am - 6pm to between 7am - 10pm Monday to Saturday and 10am - 5pm Sundays and Bank Holidays.

Oral representations in support of the application were received at the meeting. It was reported that the Environmental Health Officer had no objection to the application.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION be GRANTED, SUBJECT to the PRIOR COMPLETION of a LEGAL AGREEMENT**, as

recommended, and subject to the conditions and informatives set out in the report of the Chief Planner.

**18.4
PENGE AND CATOR**

(16/03924/FULL6) - 46 Avenue Road, London, SE20 7RR

Description of application - Two storey side extension and single storey 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.

**18.5
PENGE AND CATOR**

(16/04045/FULL1) - 24 St John's Road, Penge SE20 7ED

Description of application – Conversion of existing dwellinghouse to provide 1 one bedroom and 1 two bedroom flats with associated amenity space and parking with extended crossover.

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 an amendment to Condition 4 to read:-

“4. Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The scheme shall include information regarding the impact of the proposed rear boundary parking area on the existing tree to the rear flank boundary, detailing mitigation measures to protect the tree or the planting of a replacement tree if applicable. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.
REASON: In order to comply with Policy BE1 of the

Unitary Development Plan and to secure a visually satisfactory setting for the development.”

**18.6
DARWIN**

**(16/04156/FULL6) - 14 Cocksett Avenue,
Orpington, BR6 7HE**

Description of application – Single storey front extension, two storey side extension and elevational alterations.

Oral representations in objection to the application were received at the meeting. A statement from the applicant was read.

Councillor Douglas Auld had visited the site. The land was elevated and in his opinion the proposed development would have a dominant effect on Numbers 7 and 9 Beachwood Avenue with the loss of sunlight during the morning. Although the Highways Officer had not objected to the application Councillor Auld found the immediate vicinity to be heavily parked at midday when he visited the site.

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

1. The proposed side extension would be overdominant and would be detrimental to the amenities that the occupiers of adjoining properties at 7 and 9 Beechwood Avenue might reasonably expect to be able continue to enjoy by reason of visual impact and loss of prospect in view of its height and proximity to the flank boundary, thereby contrary to Policies BE1 and H9 of the Unitary Development Plan.
2. In the absence of information to demonstrate otherwise, the proposal would result in the loss of on-site car parking to meet the needs of the enlarged residential dwelling, in the absence of which the proposal would result in additional on-street parking prejudicial to the free flow of traffic and general safety along the neighbouring highway thereby contrary to Policy T3 and Policy T18 of the Unitary Development Plan.

**18.7
CRAY VALLEY EAST
CONSERVATION AREA**

**(16/04278/FULL1) - 13 Riverside Close, Orpington,
BR5 3HJ**

Description of application - Detached outbuilding.

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

four letters of support had been received.
Councillor Katy Boughey referred to two applications in Riverside Close that had been considered by Plans Sub-Committee 1 on 20 October 2016 and had been refused.

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.

SECTION 3

(Applications recommended for permission, approval or consent)

18.8 CHISLEHURST

(16/03334/FULL6) - 58 Marlings Park Avenue, Chislehurst, BR7 6RD

Description of application – Roof alterations incorporating rear dormer with juliet balcony and rooflights to front, single storey front/side/rear extension and two storey side and rear extension. Revisions to previous application (ref: 15/02702) to increase depth of ground and first floor rear extensions PART RETROSPECTIVE APPLICATION

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.

18.9 SHORTLANDS

(16/03549/FULL1) - 9 Rosemere Place, Shortlands, Bromley BR2 0AS

Description of application – Provision of Communal Entrance Gates and Lighting Bollards into Private Road (Rosemere Place).

Oral representations in objection to the application were received at the meeting. Comments from Ward Member, Councillor Mary Cooke, were reported and had been circulated to Members.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, to seek amendments to the scheme with particular reference to the siting of the gates further away from the Kingswood Road junction and reconsideration of lighting near dwellings in Kingswood Road.

IT WAS FURTHER RESOLVED that if the reasons for deferral could be satisfactorily agreed, then this matter may be dealt with under the **CHIEF PLANNER'S DELEGATED AUTHORITY**.

**18.10
HAYES AND CONEY HALL**

(16/04201/FULL6) - 52 Eastry Avenue, Hayes, Bromley, BR2 7PF

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

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.

**18.11
CHISLEHURST
CONSERVATION AREA**

(16/04462/RECON) - 3 Camden Park Road, Chislehurst BR7 5HE

Description of application – Variation of condition 2 of permission ref. 12/03279 granted on appeal for part one/two storey side/rear extension, creation of lower ground floor, two storey front/side extension and elevational alterations, to allow changes to external materials **RETROSPECTIVE APPLICATION**

Oral representations in objection to and in support of the application were received at the meeting. Ward Member, Councillor Katy Boughey, referred to three previously refused applications and the permission granted on appeal on the site, (reference 12/03279). This permission was subject inter alia to a condition which required the materials to be used in the construction of the external surfaces of the extension to match those used in the existing building.

Councillor Boughey had visited 30 Yester Road and considered the distance from the current white rendered extension wall to the boundary of 30 Yester Road to be minimal and over bearing, as shown in photographs received from the objector and circulated to Members.

Councillor Douglas Auld referred to the Inspector's appeal decision and in Councillor Auld's opinion, the Inspector had not given clear instructions as to the specific material for the finished extension wall and both he and Councillor Charles Joel considered that a softer colour finish, rather than the stark white already in place, could be applied.

Councillor Samaris Huntington-Thresher was of the opinion that the Inspector's decision was clear and supported refusal.

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

1. The white rendered external finish to the extension results in an unduly conspicuous appearance and unacceptable visual impact when viewed from the neighbouring property at 30 Yester Road thereby contrary to Policy BE1 of the Unitary Development Plan.

IT WAS FURTHER RESOLVED that a report with regard to enforcement action be prepared and considered by Plans Sub-Committee 1 on 15 December 2016.

**18.12
CHELSFIELD AND PRATTS
BOTTOM**

(16/04540/FULL2) - 16 Crescent Way, Orpington, BR6 9LS

Description of application amended to read, 'Change of use from A1 (retail) to Sui Generis use (beauty salon and nail bar).'

A replacement report had been despatched and hard copies circulated to Members.

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

The property had been vacant for approximately twelve months and Councillor Samaris Huntington-Thresher was concerned that Members had not seen evidence that the premises had been marketed. She said that there were other units in the vicinity offering the same service and that a local parade should offer a range of services and Councillor Auld was in Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the following reason:-

1. The proposal would result in a proliferation of non-retail uses and would fail to contribute to the range of services, detrimental to the vitality of the local shopping parade and thereby contrary to Policy S5 of the Unitary Development Plan.

- 19 **THE CHAIRMAN MOVED THAT THE ATTACHED REPORT, NOT INCLUDED IN THE PUBLISHED AGENDA, BE CONSIDERED AS A MATTER OF URGENCY ON THE FOLLOWING GROUNDS:**
'For Members to agree to contest/not contest the appeal prior to the statutory appeal deadline which falls before the next meeting of a Plans Sub-Committee.'
- 19.1 **(15/05521/FULL1) - The Ravensbourne School, Hayes Lane, Hayes, Bromley BR2 9EH**
- Description of application – Temporary siting of a two-storey structure for educational use (Class D1) for 2 academic years (until 31 July 2019) and associated external works including access ramp and stairs.
- Oral representations in favour of not to contest the appeal were received at the meeting.
The Planning Department had recently received a planning application that had been validated pending consideration.
Councillor Stephen Wells stressed that the Education Funding Agency had made clear the need for school places by September 2017 and any delay would have a profound effect in meeting the London Borough of Bromley's statutory requirements at secondary level. Members having considered the report, objections and representations, **RESOLVED NOT TO CONTEST THE APPEAL**, as recommended in the report of the Chief Planner.
- MEMBERS REQUESTED** that the Inspector be advised via the appeal submission of their concern regarding the enforceability of Condition 1 in view of there being no current planning permission for the development of the proposed Balmoral Avenue school site.
- 20 **THE CHAIRMAN MOVED THAT THE ATTACHED REPORT, NOT INCLUDED IN THE PUBLISHED AGENDA, BE CONSIDERED AS A MATTER OF URGENCY ON THE FOLLOWING GROUNDS:**
'In order to issue permission prior to the next meeting of Plans Sub-Committee 1 meeting due to statutory timescales.'
- 20.1 **Proposed planning conditions for 16/04100/FULL1 - Change of use to trampoline park at Unit 5A,**

Lagoon Road, Orpington

(DC/16/04100) - Proposed planning conditions for 16/04100/Full1 - change of use to Trampoline Park at Unit 5a, Lagoon Road, Orpington.

Members having considered the report, **RESOLVED to IMPOSE THE CONDITIONS**, as recommended, as set out in the report of the Chief Planner.

The Meeting ended at 9.15 pm

Chairman