

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 25 May 2017

Present:

Councillor Richard Scoates (Chairman)
Councillor Simon Fawthrop (Vice-Chairman)
Councillors Lydia Buttinger, Kate Lymer, Neil Reddin FCCA,
Melanie Stevens, Michael Turner and Richard Williams

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Nicky Dykes.

2 DECLARATIONS OF INTEREST

No declarations of interest were received.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 30 MARCH 2017

RESOLVED that the Minutes of the meeting held on 30 March 2017 be confirmed and signed as a correct record.

4 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

4.1 ORPINGTON

(17/01505/ADV) - Freestanding Advertisement Outside 281 High Street, Orpington

Description of application – Replacement of existing advertising structure with freestanding internally illuminated digital display unit.

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

**4.2
BROMLEY TOWN**

**(17/01506/ADV) - Outside 37-41 High Street,
Bromley BR1 1LE**

Description of application – Replacement of existing advertising structure with freestanding internally illuminated digital display unit.

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

**4.3
ORPINGTON**

**(17/01510/ADV) - Freestanding Advertisement
Outside 217 High Street, Orpington**

Description of application – Replacement of existing advertising structure with freestanding internally illuminated digital display unit.

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

**4.4
BROMLEY TOWN**

**(17/01511/ADV) - Outside 64 High Street,
Bromley BR1 1EN**

Description of application – Replacement of existing advertising structure with freestanding internally illuminated digital display unit.

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

**4.5
BROMLEY TOWN**

**(17/01513/ADV) - Outside 70 High Street,
Bromley BR1 1EG**

Description of application – Replacement of existing advertising structure with freestanding internally illuminated digital display unit.

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

**4.6
BROMLEY TOWN**

(17/01514/ADV) - Outside 81 High Street, Bromley

Description of application – Replacement of existing advertising structure with freestanding internally illuminated digital display unit.

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

**4.7
BROMLEY TOWN**

(17/01515/ADV) - Outside 19 High Street, Bromley

Description of application – Replacement of existing advertising structure with freestanding internally illuminated digital display unit.

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

**4.8
BROMLEY TOWN**

(17/01516/ADV) - Outside 44 High Street, Bromley

Description of application – Replacement of existing advertising structure with freestanding internally illuminated digital display unit.

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

**4.9
BROMLEY TOWN**

(17/01518/ADV) - Outside 34 High Street, Bromley

Description of application – Replacement of existing advertising structure with freestanding internally illuminated digital display unit.

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

SECTION 2

(Applications meriting special consideration)

**4.10
BROMLEY TOWN**

**(16/05119/MATAMD) - Multistorey Car Park,
Simpsons Road, Shortlands, Bromley**

Description of application – Section 73 application for the demolition of existing buildings and redevelopment with mixed use scheme comprising multi-screen cinema, 200 flats, 130 bedroom hotel, Class A3 units (restaurant and café) including 1 unit for flexible Class A1 (retail shop), Class A3 (restaurant and café) or Class A4 (drinking establishment), basement car parking, associated access arrangements (including bus parking), public realm works and ancillary development. Minor Material Amendment to application 13/01094/MATAMD to include elevational changes, reduction in residents car parking, internal layout changes, amendments to façade and roof detailing, realignment of (Core A) rear building line, commercial elevation changes, balcony adjustments and treatment of link bridge.

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

Comments from the Planning Officer were reported. Written comments from Committee Member and Ward Member Councillor Nicky Dykes in support of the application were reported and circulated to Members. Supporting correspondence from McLaren Construction in respect of Basement Parking Provision had also been circulated to Members.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 LEGAL AGREEMENT** as recommended, subject to the conditions set out in the report of the Chief Planner with condition 7 amended to read:-

'7 The layout of the access road and turning area including its junction with Westmoreland Road, the proposed levels of the road and turning area and their suitability for the movement of buses and the dimensions of visibility splays shall be carried out as per the details approved under condition 7 of application 13/01094/MATAMD (within conditions application DC/13/01094/CONDIT) that being:

Drawing no. SK273 'Alternative 12m Bus Swept Path Analysis' dated October 2011

Drawing no. 1000000219-C-SK01-01 Rev.B ' Proposed Traffic Signals Layout' dated 19th December 2014
Drawing SK274 'Swept Path Analysis' dated October 2011.
Drawing no. SK265 Rev.G 'Swept Path Analysis' dated October 2011
Email from Project Centre dated 29th May 2014
Letter from TFL dated 13th May 2014

These access arrangements shall be completed before any part of the development hereby permitted is first occupied. There shall be no obstruction to visibility in excess of 1m in height within the approved splays except for trees selected by the Authority, and the permitted visibility splays shall be permanently retained as such. The works shall be implemented, maintained and managed in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.'

The following condition and informative were also added:-

50 Prior to the first occupation of the development, details of the appearance of the louvres identified in plan ref. 11.13.73 Rev E shall be submitted to the local planning authority for approval in writing. The louvres shall be installed in accordance with the approved details and permanently retained as such thereafter.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

Informative

The applicant should seek to maximise the provision of electric vehicle charging points, in excess of the minimum required in accordance with the London Plan, in order to provide for future increased demand.

**4.11
PETTS WOOD AND KNOLL**

**(17/01038/FULL6) - 9A Irene Road,
Orpington, BR6 0HA**

Description of application – Outbuilding to rear.
RETROSPECTIVE APPLICATION.

Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED AND ENFORCEMENT ACTION BE AUTHORISED** for the following reason:-

1 The proposal, by reason of its size, design and scale would constitute an overdevelopment of the site, which would be detrimental to the visual amenities of the neighbouring properties and the character of the area, contrary to Policy BE1 of the Unitary Development Plan.

**4.12
WEST WICKHAM**

**(17/01557/FULL6) - 50 Wood Lodge Lane, West
Wickham BR4 9NA**

Description of application – Single storey front/side and rear extension and first floor side extension. Steps and extended patio area.

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 with the addition of a further condition to read:-

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) 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 curtilage of the dwelling without the prior approval in writing of the Local Planning Authority.

Reason: In order that the Local Planning Authority can control any further development within the residential curtilage of the property, in the interests of the amenities of nearby residential properties and to prevent an overdevelopment of the site, in accordance with Policies BE1 and H8 of the Unitary Development Plan.

SECTION 3

(Applications recommended for permission, approval or consent)

**4.13
FARNBOROUGH AND
CROFTON**

**(17/00048/FULL1) - 368 Crofton Road, Orpington
BR6 8NN**

Description of application – Single storey side/rear extension and change of use of ground floor from Class A2 financial and professional services to Class A3 restaurant with decking to side.

Written comments from Ward Member Councillor Charles Joel in support of the application were reported at the meeting.
Planning Officer comments in regard to amended and additional conditions were also reported. The accompanying plan had also been amended.

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 5 amended to read:-
'5 Customers shall not be admitted to the premises before 10.00 hours on any day and all customers shall have left the premises by 23.00 hours on Mondays to Saturdays and 22.00 hours on Sundays.
Reason: In order to comply with Policy S9 of the Unitary Development Plan and in the interest of the amenities of nearby residential properties.'

A further two conditions were also added as follows:-

6 Details of the location of the proposed bin storage area shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved arrangements shall be completed before any part of the development hereby permitted is first occupied and permanently retained thereafter.
Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects.

7 The fire escape door shown on plan ref. 02/0816/1 shall not open across the footway in Elm Walk. Prior to the commencement of the extension hereby permitted, details of the proposed fire exit door

leading from the restaurant to Elm Walk including the means of opening shall be submitted to and approved in writing by the Local Planning Authority. The fire escape door shall be completed in accordance with the approved details and permanently retained thereafter.

Reason: To prevent an obstruction to the footway and to comply with Policies T6 and T18 of the Unitary Development Plan.

**4.14
SHORTLANDS
CONSERVATION AREA**

**(17/00652/FULL1) - 93 Shortlands Road,
Shortlands, Bromley BR2 0JL**

Description of application – Part one/two storey rear extension and single storey side/rear extension together with new front porch entrance and conversion of building to provide 2 one bedroom, 1 two bedroom and 1 three bedroom flats. Car parking to front, bin stores, cycle stores, amenity space and associated landscaping.

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 the addition of a further condition and informative to read:-

15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) 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 curtilage of the dwellings hereby permitted without the prior approval in writing of the Local Planning Authority.

Reason: In order that the Local Planning Authority can control any further development within the residential curtilage of the property, in the interests of the amenities of nearby residential properties and to prevent an overdevelopment of the site, in accordance with Policies BE1 and H8 of the Unitary Development Plan.

Informative

The applicant is advised that any future increase in flats or loss of parking spaces would require a full planning application and is unlikely to be viewed favourably by the Council.

**4.15
PETTS WOOD AND KNOLL**

**(17/00918/FULL6) - 13 Oakhill Road, Orpington
BR6 0AE**

Description of application – Single storey front, side and rear extension and first floor side extension.

Further correspondence in objection to the application had been received and circulated to Members. The content of this correspondence included the objector's version of the applicant's elevation diagrams with 45 degree lines added. It also included the current impact of shadowing on the property at No 15 Oakhill Road.

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

Councillor Fawthrop's vote against deferral was noted.

**4.16
CLOCK HOUSE**

**(17/01072/FULL1) - The Elms, Westbury Road,
Beckenham BR3 4DD**

Description of application – Demolition of existing building and construction of a 2.5 storey terrace style building comprising 3 one bedroom flats and 6 two bedroom duplex residential units along with associated landscaping, 9 car parking spaces, refuse and cycle storage.

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

Comments received from Ward Members Councillor Vanessa Allen and Councillor Ian Dunn in support of the application, were reported and circulated to Members.

A minor amendment to condition 8 was suggested by the Planning Officer.

Councillor Fawthrop considered the development to be of a higher density than was normally expected and suggested the addition of a further informative to

highlight that permission for this application would not set a precedent for further higher than normal developments in the area.

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 8 being amended to read:-

'8 Notwithstanding the plans submitted, details of the vehicle crossovers to be provided to enable vehicular access over the footway on Westbury Road to avoid damage to the existing street trees, including their root systems, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development. The development shall be carried out in accordance with the approved details.

Reason: To ensure that works are carried out according to good arboricultural practice and in the interests of the health and amenity of the street trees to be retained within the footway in front of the site and comply with Policy NE7 of the Unitary Development Plan and Policy 7.21 of the London Plan.'

**4.17
BICKLEY CONSERVATION
AREA**

**(17/01196/RECON) - 3 Sundridge Avenue, Bromley
BR1 2PU**

Description of application – Variation of Conditions 3 and 5 pursuant to planning permission ref. 13/01321 granted at appeal for demolition of existing dwelling and erection of three 5 bedroom two storey detached dwellings with accommodation in roofspace and associated landscaping and parking arrangements to allow for block paving driveways to all plots and timber/sleeper retaining wall (max height 2.7m) to flank elevation of Plot 3.

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 the application BE DEFERRED** without prejudice to any future consideration, to seek a viable solution to the concerns raised over the construction methods used for the retaining wall and to address inconsistencies within the application regarding ownership of the site.

**4.18
CHELSFIELD AND PRATTS
BOTTOM**

**(17/01213/FULL6) - 10 Gleeson Drive, Orpington
BR6 9LJ**

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

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.

**4.19
CRAY VALLEY EAST
CONSERVATION AREA**

**(17/01264/FULL6) - 13 Riverside Close, Orpington,
BR5 3HJ**

Description of application – Detached timber outbuilding.

Oral representations in objection to and in support of the application were received at the meeting. The Development Control Manager reported that the plan on page 187 of the report did not accurately show the position of the proposed outbuilding.

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 size and scale of the proposed outbuilding.

**4.20
HAYES AND CONEY HALL**

**(17/01327/FULL6) - 89A Hayes Lane,
Bromley, BR2 9EF**

Description of application – Two storey front, 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.

**4.21
KELSEY AND EDEN PARK**

**(17/01366/FULL6)- 22 Birchwood Avenue,
Beckenham BR3 3PZ**

Description of application – Single storey rear extension and steps.

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.

**4.22
BICKLEY**

**(17/01502/FULL1) - Applegarth, Chislehurst Road,
Chislehurst BR7 5LE**

Description of application – Demolition of existing bungalow and the erection of a 2.5 storey building comprising 4 two bedroom apartments with car parking, cycle and refuse storage.

Oral representations in objection to and in support of the application were received at the meeting. The Development Control Manager advised Members that should they be minded to refuse the application, the reasons for refusal should reflect those which concerned the Planning Inspector during his consideration of the previous appealed application.

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

1 The proposed building would, by reason of its size, bulk and close proximity to the dwelling and rear garden of Chellows and Sandfield Cottage, have a seriously detrimental impact on the amenities of the adjoining occupiers by reason of loss of outlook and privacy, thereby contrary to Policies H7 and BE1 of the Unitary Development Plan.

The meeting ended at 8.40 pm

Chairman