

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 12 October 2017

Present:

Councillor Lydia Buttinger (Chairman)
Councillor Michael Turner (Vice-Chairman)
Councillors Ian Dunn, Nicky Dykes, Simon Fawthrop,
Russell Mellor, Tony Owen and Richard Scoates

Also Present:

Councillors Sarah Phillips and Angela Wilkins

11 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Richard Williams; Councillor Ian Dunn attended as substitute.

12 DECLARATIONS OF INTEREST

No declarations of interest were received.

13 CONFIRMATION OF MINUTES OF MEETING HELD ON 17 AUGUST 2017

RESOLVED that the Minutes of the meeting held on 17 August 2017 be confirmed and signed as a correct record.

14 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

14.1 HAYES AND CONEY HALL

(16/00931/ADV) - Land fronting 48-52 Hayes Street, Hayes

Description of application – Freestanding, non-illuminated advert sign.

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

SECTION 2

(Applications meriting special consideration)

**14.2
KELSEY AND EDEN PARK**

**(17/01652/FULL1) - Langley Park School for Girls,
Hawksbrook Lane, Beckenham BR3 3BE**

Description of application – Construction of two storey (approx.. 8.2m max height) building for use as a primary school (Use Class D1) with landscaping, sports facilities, parking, bin storage, boundary treatment and associated highways works at Land adjacent Langley Park Sports and Social Club, Hawksbrook Lane, Beckenham BR3 3SR.

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

An officer report update and amendments to the recommended conditions were circulated to Members. Further comments in support of the application were received and circulated, together with supporting comments from the applicant's agent.

Concerns regarding the cycleway in the vicinity of the site were reported.

Correspondence from the GLA stated that The Mayor of London considered the application did not comply with the London Plan; the letter also set out possible remedies to rectify this. Should Members be minded to grant permission, the Planning Officer requested authority be delegated to officers to prepare and finalise conditions and informatives.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED (subject to any Direction by the GLA or Secretary of State)** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with the following conditions amended as set out below:-

Condition 2 – The following drawing references were inserted at the end of the second paragraph entitled site wide plans/elevations/sections/floor plans:

'FS0442-BWB-GEN-XX-DR-C-560 D2 P01; FS0442-BWB-GEN-XX-DR-C-561 D2 P01; FS0442-BWB-GEN-XX-DR-C-562 D2 P01'.

Conditions 3-5 were amended to read:-

'3 Before any drainage works commence, a detailed surface water drainage scheme for the site, based on

the agreed Revised Surface Water Strategy (by BWB Consultancy) dated 28/09/2017, shall be submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall include surface water storage on site as outlined in the submitted "Proposed Drainage Strategy Layout" Plan DRW No. FS0442-BWB-GEN-XX-DR-C-500 S2 Rev P03, Micro Drainage Calculations carried out by BWB Consultant dated 28/09/2017 and permeable paving as indicated in drawing FS0442-BWB-GEN-XX-DR-C-720 S2 P02 dated 13/09/2017. The scheme shall contain the detailed design of the proposed storage tank and shall include details of maintenance programme for all sustainable drainage systems, including timeframes for the planned maintenance measures and confirmation of the maintenance provider. The scheme shall be implemented in accordance with the approved details prior to first occupation of the development hereby approved and thereafter permanently retained and maintained unless otherwise agreed in writing with the Local Planning Authority.

Reason: To prevent flooding by ensuring the satisfactory management of surface water run-off from the site in accordance with Policy 5.13 of the London Plan.'

'4 Details of the design and layout of the westward extension of Hawksbrook Lane and the proposed turning area (including its junction with Hawksbrook Lane), including their levels, suitability for the movement of cars and vans and the dimensions of visibility splays (the Section 278/38 works) shall be submitted to and approved in writing by the Local Planning Authority prior to any development above ground floor slab level. The access, turning area and extension of Hawksbrook Lane 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.

Reason: In order to comply with Policy T18 of the Unitary Development Plan and in the interest of pedestrian and vehicular safety.'

'5 Before the development is first occupied, in order to demonstrate compliance with the Remediation Method Statement (ref Geosphere 2704,RS/RMS/TP,PD/24-08-17/V1), evidence including but not limited to, disposal notes, analysis certificates, photographs and statements by a suitable qualified person shall be submitted to and approved in writing by the Local Planning Authority.
Reason: In order to comply with Policy ER7 of the Unitary Development Plan and to prevent harm to human health and pollution of the environment.'

Condition 9 was amended to read:-

'9 The development hereby permitted shall be carried out in complete accordance with the survey, mitigation and biodiversity enhancement recommendations outlined in the Ecological Appraisal document and Working Method Statement accompanying the application which shall include temporary amphibian fencing being placed along the boundaries of the construction zone for the duration of the works and guidance for contractors given by a suitably qualified ecologist prior to groundworks and vegetation clearance commencing. In addition, bat boxes shall be provided at the site in accordance with Bat Conservation Trust guidance (see <http://www.bats.org.uk>). Any deviation from these recommendations shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing.
Reason: In order to comply with Policies NE3 and NE5 of the Unitary Development Plan and in order to safeguard the interests and well-being of Great Crested Newts on (or adjacent to) the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended) and in the interest of any other protected species using (or adjacent to) the site.'

Condition 13 was amended to read:-

'13 Details setting out the measures proposed to prevent light spillage from the lighting scheme as set out in drawing LPPS-RPS-00-XX-DR-E-6303 S4 P3 into the boundary areas, which shall include details of measures to avoid adversely affecting bats, shall be submitted to and approved in writing by the Local Planning Authority before any work above ground floor slab level is commenced. The lighting shall be installed in accordance with the approved details and no further lighting shall be installed on the site without

the prior approval in writing by the Local Planning Authority.

Reason: In order to comply with Policies ER10 and NE5 of the Unitary Development Plan, in the interest of the visual and residential amenities of the area and to safeguard the interest and well-being or protected species.'

A final additional condition was added as follows:-

29 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 or extensions shall be constructed within the school site hereby permitted without approval in writing of the Local Planning Authority.

Reason: In order to prevent intensification of the site and to comply with Policies BE1 and T2 of the Unitary Development Plan and in the interest of amenity and highway safety.

14.3 CLOCK HOUSE

(17/02775/FULL1) - 14 Hayne Road, Beckenham BR3 4HY

Description of application – Erection of detached three bedroom dwelling comprising ground floor and basement accommodation, with associated residential curtilage, parking, cycle parking and refuse provision.

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

Environmental Health comments were reported and circulated to members.

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

1 The proposed dwelling would result in loss of light, harmful visual impact, sense of enclosure, detrimental to the residential amenity of nos. 13 and 14 Whitstable Close, contrary to Policies BE1 and H7 of the Unitary Development Plan (2006), Policies Draft Local Plan (2016) and Policy 7.6 of the London Plan (2016).

14.4 CLOCK HOUSE

(17/02890/FULL1) - Carlton Court, Beckenham Road, Beckenham BR3 4PP

Description of application – Demolition of existing buildings and garages at 23 Beckenham Road and

construction of a four storey building to provide 30 residential units, with associated amenity space, landscaping, vehicular access, car parking, refuse and recycling storage and cycle storage.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member Councillor Sarah Phillips in objection to the application were also received at the meeting.

Officer report updates and amendments to the recommended conditions were circulated to Members. Comments received from TfL were reported and circulated to Members. TfL raised no objection to the application provided the proposed conditions outlined within their correspondence were met.

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

1 The proposed development would result in a cramped overdevelopment of the site by reason of its footprint and overall site coverage, bulk, design and density of residential use, which would be out of character with surrounding development and would fail to provide satisfactory outdoor amenity space for future occupiers, contrary to policies BE1 and H7 of the Unitary Development Plan, draft policies 4 and 37 of the Proposed submission draft Local Plan and Policies 3.4, 3.5, 7.4 and 7.6 of the London Plan and the Mayor's Housing SPG.

2 The proposal would have inadequate levels of off-street parking and has the potential to lead to an increase in local residents parking on surrounding streets, leading to a significant risk to road safety and added pressure to the already busy junction of Hayne Road and Beckenham Road, which would be prejudicial to the free flow of traffic and general conditions of safety in the highway, contrary to Policy T3 and T18 of the Unitary Development Plan and Draft Policies 30 and 32 of the Proposed Submission Draft Local Plan.

The following informative was also added:-

1 The applicant is advised that when considering this application, Members of the Committee were disappointed with the lack of affordable housing proposed within the development.

**14.5
CRYSTAL PALACE**

**(17/03280/FULL1) - 17 Lawrie Park Crescent,
Sydenham, London SE26 6HH**

Description of application – single storey rear extension to existing garage.

Oral representations in objection to the application were received. Oral representations from Ward Member Councillor Angela Wilkins in support of the application were received at the meeting. Councillor Fawthrop was disappointed that the recommendation in the report did not request 'Members' views'.

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.

**14.6
CRAY VALLEY EAST**

**(17/03291/FULL1) - 5-7 Mountfield Way, Orpington
BR5 3NR**

Description of application – Retrospective installation of roller shutters.

Supporting written representations from the applicant were received and circulated to Members. Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED.**

SECTION 3

(Applications recommended for permission, approval or consent)

**14.7
PLAISTOW AND
SUNDRIDGE**

**(17/01846/RECON) - Imani Court, 49 Park Avenue,
Bromley BR1 4EG**

Description of application – Variation of conditions 3, 6, 8 and 9 (relating to soft landscaping, hard landscaping, waste and recycling facilities and cycle storage respectively) of permission 14/02727 allowed on appeal for the demolition of existing dwelling and erection of two/three storey building containing three 1 bed flats and five 2 bed flats with associated parking and landscaping, to allow the retention of soft and hard landscaping, refuse and cycle storage as built/provided.

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** for the following reason with one informative:-

1 The proposed details provided for the variation of conditions 3, 6, 8 and 9 of appeal Ref: APP/G5180/W/14/3000389 would fail to protect the character and appearance of the surrounding area and the visual amenity of the street scene. Accordingly, the variation of the conditions in the manner proposed would be contrary to Policies BE1, BE7, T3 and T7 of the Unitary Development Plan (2006) and Policies 30, 33 and 37 of the Draft Local Plan (2016).

Informative

Enforcement action is authorised to secure compliance with the details pursuant to Conditions 3 and 6 as approved under reference 14/02727/CONDIT.

**14.8
BROMLEY TOWN
CONSERVATION AREA**

(17/03758/FULL1) - Empire Cinemas, High Street, Bromley BR1 1PQ

Description of application – Extensions and re-modelling of the building to provide two new auditorium rooms and change of use of office at rear of site to form café in connection with existing cinema use.

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

Further representations raising concerns in relation to the mural located to the rear of the building were 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 with the addition of a further condition to read:-

9 Prior to the first use of the development hereby permitted, details of a strategy regarding a replacement mural shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of the visual amenities of the area and in order to comply with Policy BE1 of the Unitary Development Plan (2006).

SECTION 4

(Applications recommended for refusal or disapproval of details)

14.9 CRYSTAL PALACE

(17/02479/FULL1) - Land rear of 120A Anerley Road, Penge, London

Description of application – Erection of 2 part two/part three storey buildings with basement on land to the rear of 120a Anerley Road to provide 9 flats (8 x two bedroom and 1 x one bedroom) with associated amenity space, landscaping, refuse, recycling and cycle storage.

Oral representations from Ward Member Councillor Angela Wilkins in objection to the application were received at the meeting.

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.

15 SUPPLEMENTARY PLANNING APPLICATION

15.1 BROMLEY COMMON AND KESTON

(17/02457/RECON) – 51 Forest Drive, Keston BR2 6EE

Description of application – Variation of Condition 2 of planning permission ref: 16/02135/FULL1 for 'Demolition of existing house and construction of a two storey five bedroom detached dwellinghouse', in order to allow amended drawings to accommodate the construction of two obscure glazed dormer windows in the northern side roof slope.

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

Members having considered the report, objections and representations, **RESOLVED that VARIATION OF CONDITION 2 BE APPROVED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

The meeting ended at 8.50 pm

Chairman