

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 13 December 2018

Present:

Councillor Katy Boughey (Chairman)
Councillor Charles Joel (Vice-Chairman)
Councillors Robert Evans, William Huntington-Thresher,
Alexa Michael, Keith Onslow, Tony Owen and Kieran Terry

Also Present:

Councillors Marina Ahmad, Graham Arthur, Will Harmer,
Russell Mellor and Peter Morgan

24 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Kevin Brooks.

25 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

26 CONFIRMATION OF MINUTES OF MEETING HELD ON 18 OCTOBER 2018

RESOLVED that the Minutes of the meeting held on 18 October 2018 be confirmed and signed as a correct record.

27 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

27.1 CRYSTAL PALACE

(17/04576/FULL1) - 43 Selby Road, Penge SE20 8ST

Description of application – Conversion of the existing residential dwelling into a HMO for 7 individual residents (Retrospective Application).

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Marina Ahmad, in objection to the application were received at the meeting.

Councillor Ahmad referred to the history of the site and in her view the proposed was an overdevelopment of the site, out of character with the surrounding area that would impact on the residential

amenity and the re-submitted parking survey was inadequate. Councillors Tony Owen, Kieran Terry and Keith Onslow also objected to the application.

The Chairman and Councillor Robert Evans referred to page 16 of the Chief Planner's report under the heading, 'Standard of Accommodation', that stated the rooms were above the standard expected, permitted development would allow for six occupants in a single residency, and the property held a license to be used as an HMO in accordance with the Authority's adopted standards.

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

1. The proposed development would, by reason of the number of bedrooms proposed, constitute an overintensive use of the site, detrimental to the residential amenities and out of character with the surrounding area contrary to Policy H11 of the Unitary Development Plan and Policy 9 of the Draft Local Plan.
2. The proposed development would be lacking in adequate on-site car parking provision and bicycle storage which would result in excessive demand for on-street parking in the area, to the detriment of road safety, and contrary to Policy T18 of the Unitary Development Plan and Policy 32 of the Draft Local Plan.

**27.2
HAYES AND CONEY HALL**

(18/01537/FULL1) - 34 West Common Road, Hayes, Bromley BR2 7BX

Description of application – Demolition of existing buildings and redevelopment to form 28 sheltered apartments for the elderly, including communal facilities, access, car parking and landscaping.

The report marked, 'to follow' on the agenda had been published on 7 December 2018.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Graham Arthur, in support of the application were received at the meeting. A late submission from the applicant with photographs had been received and circulated to Members. An update from the Chief Planner's representative regarding Affordable Housing, Energy and Sustainability, and

Planning Obligations had also been circulated to Members.

Councillor Arthur 's view was that the proposed was an excellent quality development, sensitively designed that would sit well in the area and would provide much needed homes. The site had been unoccupied for some time and both he and local residents supported this development in the heart of the village.

The Chairman also said that the attractive prestigious development would be welcomed in the Borough but she had concerns with the proposed bulk and financial viability. Councillors Owen and Alexa Michael had no concern regarding bulk and they also approved of the design.

Members having considered the report, objections and representations, **RESOLVED that THE APPLICATION BE DEFERRED**, without prejudice to any future consideration, to enable further consideration of the financial viability assessment and the full package of financial contributions.

**27.3
BROMLEY COMMON AND
KESTON**

(18/03151/FULL6) - Holwood House, Westerham Road, Keston BR2 6HB

Description of application – Application for the construction of deer proof fencing, security fencing, railings and new gates.

Oral representations in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 28 August 2018, 18 September 2018, 26 September 2018 and 11 December 2018 and additional comments from a local resident 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.

**27.4
BROMLEY TOWN
CONSERVATION AREA**

(18/03201/LBC) - The Royal Bell, 175 High Street, Bromley BR1 1NN

Description of application - Demolition of the former stable block and external steps (173 - 177 High Street), conversion and refurbishment of the former public house including an extension of a 9 storey building plus a basement to provide a 50-bed hotel

with a gym, swimming pool and a retail unit (Class A1). Installation of 2 new shopfronts and formation of a new entrance with an associated access to the rear from Walters Yard (LISTED BUILDING CONSENT).

Oral representations in support of the application were received. Oral representations from Ward Member, Councillors Will Harmer, Councillors Russell Mellor and Peter Morgan, as Portfolio Holder for Regeneration, in support of the application were received at the meeting.

Councillor Harmer also spoke on behalf of his fellow Ward Member, Councillor Nicky Dykes. He referred to the Grade II Listed Building's long history and the site had been vacant for many years and in a prime location. He said this was an exceptional application and one hundred and twenty local residents had written to support the proposed development. Bromley Town centre lacked this type of venue which would be unique and he did not want to see the building fall back into disrepair. Councillor Harmer suggested that if permission were granted then a condition should be imposed to ensure both parts of the proposed development be opened at the same time.

Councillor Morgan's view was that this was the last opportunity to refurbish the Listed Building and it would improve the image of the town centre.

Councillor Mellor had been involved in the regeneration of the building over many years and supported the proposed application.

Comments from Councillor Michael Rutherford both as Ward Member and Chairman of Renewal, Recreation and Housing Policy Development Scrutiny Committee, in support of the application were reported and circulated to Members.

A letter dated 10 December 2018 from Bob Neill MP in support of the application had been received and circulated to Members.

It was reported that a late submission with photographs from the applicant had been received and circulated to Members and that Highways Division had no objections to the application.

The Chairman and Councillor Terry supported the application that would benefit the town at a time when it faced many challenges.

Councillor Michael had visited the site twice in the last six months and reported that works to the restoration had commenced and she supported the application.

Councillor William Huntington-Thresher supported the application and suggested a condition be imposed that the rear building should not be occupied until the Grade II Listed Building had been restored.

Councillors Tony Owen and Keith Onslow both supported the application that would generate employment, had good transport links and would bring people into the town.

Comments in support of the application had been received from Councillor Nicholas Bennett JP, as the Council's Design and Heritage Champion, and circulated to Members. Councillor Bennett had visited the site and seen the plans for the restoration of the building and, in his view, it would be a sympathetic restoration of the late Victorian building that would undo the damage to the interior by previous owners to enable the fine and important building to be brought back into use after a number of years of neglect.

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

**27.5
BROMLEY TOWN
CONSERVATION AREA**

(18/03252/FULL1) - The Royal Bell, 175 High Street, Bromley BR1 1NN

Description of application – Demolition of a former stable block, refurbishment and conversion of a statutory Grade II listed building at No.173 to 177 High Street (known as former Royal Bell Hotel) and erection of a 9 storey building plus basement to provide a 50 bed hotel with a gym, swimming pool and a retail unit.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillors Will Harmer, Councillors Russell Mellor and Peter Morgan, as Portfolio Holder for

regeneration, in support of the application were received at the meeting.

Councillor Harmer also spoke on behalf of his fellow Ward Member, Councillor Nicky Dykes. He referred to the Grade II Listed Building's long history and the site had been vacant for many years and in a prime location. He said this was an exceptional application and one hundred and twenty local residents had written to support the proposed development. Bromley Town centre lacked this type of venue which would be unique and he did not want to see the building fall back into disrepair. Councillor Harmer suggested that if permission were granted then a condition should be imposed to ensure both parts of the proposed development be opened at the same time.

Councillor Morgan's view was that this was the last opportunity to refurbish the Listed Building and it would improve the image of the town centre.

Councillor Mellor had been involved in the regeneration of the building over many years and supported the proposed application.

Comments from Councillor Michael Rutherford both as Ward Member and Chairman of Renewal, Recreation and Housing Policy Development Scrutiny Committee, in support of the application were reported and circulated to Members.

A letter dated 10 December 2018 from Bob Neill MP in support of the application had been received and circulated to Members.

It was reported that a late submission with photographs from the applicant had been received and circulated to Members and that Highways Division had no objections to the application.

The Chairman and Councillor Terry supported the application that would benefit the town at a time when it faced many challenges.

Councillor Michael had visited the site twice in the last six months and reported that works to the restoration had commenced and she supported the application.

Councillor William Huntington-Thresher supported the application and suggested a condition be imposed that the rear building should not be occupied until the Grade II Listed Building had been restored.

Councillors Tony Owen and Keith Onslow both supported the application that would generate employment, had good transport links and would bring people into the town.

MEMBERS CONSIDERED THAT THE POSITIVE IMPACTS OF THE DEVELOPMENT ON THE TOWN CENTRE, THE CONTRIBUTIONS IT WOULD MAKE TO THE REGENERATION OF THE TOWN CENTRE AND THE BENEFITS FOR RESTORING THE STATUTORY LISTED BUILDING WOULD OUTWEIGH THE HARM IDENTIFIED WITHIN THE CHIEF PLANNER'S REPORT.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION be GRANTED AGAINST OFFICERS' RECOMMENDATIONS, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT. MEMBERS FURTHER AUTHORISED OFFICERS TO DETERMINE THE CONDITIONS AND INFORMATIVES, TO BE AGREED WITH THE CHAIRMAN, UNDER THE CHIEF PLANNER'S DELEGATED AUTHORITY PRIOR TO THE DECISION BEING RELEASED.**

**27.6
CHISLEHURST
CONSERVATION AREA**

**(18/04589/FULL1) - Jason, Yester Road,
Chislehurst BR7 5HN**

Description of application – Demolition of existing bungalow and erection of a three storey pair of semidetached dwellings with accommodation in roof space (RETROSPECTIVE APPLICATION).

Oral representations in support of the application were received at the meeting. An email with photographs from the applicant had been received and circulated to Members.

Ward Member, Councillor Terry, had visited the site and supported the application.

(The statement above was amended at the following Plans 3 Sub-Committee meeting on 14 February 2019 to read:- *'Ward Member Councillor Terry, visited the site and supported the conditions recommended by the officers. He considered that on balance, permission was the best way forward.'*

In regard to the retrospective element of this application, Councillor Terry had asked the applicant to orally confirm his awareness of the conditions and informatives in the report.’)

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 an amendment to condition 1 and the addition of two further conditions to read:-

“1. The approved landscaping scheme approved under ref. 17/00988 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 10 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.

14. 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(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON: In the interests of protecting the character of the area and residential amenity of neighbouring properties in accordance with Policy BE1 of the UDP.

15. No subdivision of the proposed dwellings hereby permitted to create additional units shall be carried out without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of protecting the character of the area and residential amenity of neighbouring properties in accordance with Policy BE1 of the UDP.”

SECTION 3

**27.7
CHISLEHURST
CONSERVATION AREA**

(Applications recommended for permission, approval or consent)

(18/02446/FULL1) - The Orchard, 1 Cricket Ground Road, Chislehurst BR7 5HD

Description of application - Detached three storey 4 bedroom dwelling with integral triple garage on land adjacent to The Orchard.

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

Members having considered the report, objections and representations, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner with an amendment to condition 6 and two further conditions to read:-

“6. i) Prior to commencement of above ground works details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

1. A scaled plan showing all existing vegetation to be retained and trees and plants to be planted which shall include use of a minimum of 30% native plant species of home grown stock (where possible) and no invasive species
2. Proposed hardstanding and boundary treatment
3. A schedule detailing sizes and numbers of all proposed trees/plants
4. Sufficient specification to endure successful establishment and survival of new planting.

(ii) There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority.

(iii) Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within ten years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

REASON: In order to comply with BE1, NE7 and NE8 of the Unitary Development Plan to secure a visually satisfactory setting for the development and to protect neighbouring amenity. ”

14. The development shall be implemented in accordance with the details set out in the Arboricultural Impact Assessment dated 27th October 2015, approved as part of the planning application, under the supervision of a retained arboricultural specialist in order to ensure that the correct materials and techniques are employed.

REASON: To ensure that works are carried out according to good arboricultural practice and in the interests of the health and amenity of the trees to be retained around the perimeter of the site and to comply with Policy NE7 of the Unitary Development Plan.

15. A revised Tree Protection Plan (TPP) shall be submitted to and approved in writing by the Council prior to the commencement of development, which reflects the current development layout and design. The approved measures shall be implemented in full before development commences and retained for the duration of the construction period.

REASON: To ensure that works are carried out according to good arboricultural practice and in the interests of the health and amenity of the trees to be retained around the perimeter of the site and to comply with Policy NE7 of the Unitary Development Plan.”

**27.8
WEST WICKHAM**

(18/03046/FULL6) - 62 Courtfield Rise, West Wickham BR4 9BH

Description of application – Single storey side/rear and two storey side/rear extensions with loft conversion.

Comments in support of the application had been received from Councillor Nicholas Bennett JP and circulated to Members. An email with photographs from the agent had been received and circulated to Members.

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.

**27.9
SHORTLANDS
CONSERVATION AREA**

(18/04312/FULL6) - 4 Den Road, Shortlands, Bromley BR2 0NH

Description of application – First storey side extension, conversion of garage and a new porch canopy.

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.

**27.10
WEST WICKHAM**

(18/04601/PLUD) - 126 The Avenue, West Wickham BR4 0EA

Description of application – Hip to gable roof alteration to incorporate rear dormer and front roof lights. Demolition and replacement of existing ground floor rear extension. **LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)**.

Members having considered the report, **RESOLVED that a CERTIFICATE OF LAWFUL DEVELOPMENT be GRANTED** as recommended, for the reason set out in the report of the Chief Planner.

**27.11
PETTS WOOD AND KNOLL**

(18/04635/RESPA) - Bayheath House, 4 Fairway, Petts Wood, Orpington BR5 1EG

Description of application – Change of use of first and second floors at Bayheath House and Cardinal House from Class B1(a) office to Class C3 dwellinghouses to form 16 flats together with associated parking (56 day application for prior approval in respect of transport and highways, contamination and flooding risks under Class O Part 3 of the GPDO).

Oral representations in support of the application were received at the meeting. The correct ordnance survey map had been published on 7 December 2018.

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

**27.12
SHORTLANDS
CONSERVATION AREA**

(18/04727/FULL6) - 41 Hayes Way, Beckenham BR3 6RJ

Description of application – The erection of a part single/double storey rear extension, along with internal layout amendments.

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

An email and photographs had been received from the objector and circulated to Members. It was reported that the Advisory Panel for Conservation Areas had no objections to the application.

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.

The meeting ended at 9.06 pm

Chairman