

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 24 October 2019

Present:

Councillor Alexa Michael (Chairman)
Councillor Angela Page (Vice-Chairman)
Councillors Kathy Bance MBE, Katy Boughey, Christine Harris,
Tony Owen, Will Rowlands, Suraj Sharma and Kieran Terry

Also Present:

Councillors William Huntington-Thresher and Robert Evans

19 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Kira Gabbert and Councillor Kieran Terry attended as her substitute.

20 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

21 CONFIRMATION OF MINUTES OF MEETING HELD ON 29 AUGUST 2019

RESOLVED that the Minutes of the meeting held on 29 August 2019 be confirmed and signed as a correct record.

22 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

22.1 BROMLEY COMMON AND KESTON

(19/01099/FULL6) - Holwood House, Westerham Road, Keston BR2 6HB

Description of application – The construction of a garden/parkland maintenance building, with associated access works at Holwood House, Keston.

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 and informative set out in the report of the Chief Planner.

SECTION 3

(Applications recommended for permission, approval or consent)

22.2 BICKLEY

(18/04305/FULL1) - 2 - 4 Lewes Road, Bromley BR1 2RN

Description of application – Erection of first and second floor extensions over existing garage to provide 4x new 1- bedroom flats and 1x refurbished existing flat (net gain 4 units), internal alterations and alterations to front elevation.

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.

22.3 ORPINGTON

(18/04454/FULL1) - St Olaves Grammar School, Goddington Lane, Orpington BR6 9SH

Description of application – Removal of existing tennis courts and sports pitch. Formation of artificial Multi Use Games Area (MUGA) surrounded by 3m high earth bunds (to northern and eastern sides) 4.5m high weld-mesh fencing and gates, 8x 12m high dual spot light columns (total 16 spot lights) and associated hard surfacing for pedestrian footpaths, storage areas, storage cabinet and 13 parking spaces including 2 accessible spaces and a minibus parking/dropoff area. (Amended plans, documents and description of development).

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor William Huntington-Thresher were received at the meeting. An objection from a local resident had been received and circulated to Members together with a letter of support from Jared Nehra, the Director of Education. Comments from Ward Member, Councillor Robert Evans, in

support of the application were reported and also circulated to Members.

Members having considered the report, objections and representations, **RESOLVED that THE APPLICATION BE DEFERRED**, without prejudice to any future consideration, **TO EXPLORE THE POTENTIAL TO INTRODUCE LETTINGS OF THE MULTI-USE GAMES AREA.**

**22.4
CHELSFIELD AND PRATTS
BOTTOM**

(19/00373/FULL1) - Warren Road Primary School, Warren Road, Orpington BR6 6JF

Description of application - Detached modular classroom building.

Oral representations in objection to and in support of the application were received at the meeting. Two supplementary emails and photographs had been received from the objector and circulated to Members.

Members having considered the report, objections, and representations, **RESOLVED that PERMISSION BE GRANTED, SUBJECT TO ANY DIRECTION BY THE SECRETARY OF STATE**, as recommended, and subject to the conditions set out in the report of the Chief Planner with the removal of Condition 7 and the addition of two further conditions to read:-

“8. Prior to above ground works, full details of the proposed vegetative screening shall be submitted to and approved in writing by the Local Planning Authority. This will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period. All planting shall be carried out in accordance with those details and at those times.

REASON: In order to comply with Policy 37 of the Bromley Local Plan to secure a visually satisfactory setting for the development and to protect neighbouring amenity

9. A minimum separation of 1 metre shall be provided between the southern elevation of the modular building hereby permitted and the boundary of the properties along Warren Road.

REASON: Reason: In order to comply with Policy 37 of the Bromley Local Plan and in the interest of the visual amenities of the area and the amenities of the

surrounding occupiers.”

22.5
HAYES AND CONEY HALL

(19/00749/FULL1) - Emmaus Retreat & Conference Centre, Layhams Road, West Wickham BR4 9HH

Description of application – Demolition of the existing retreat and conference centre and erection of a replacement part 3/part 4 storey building for use as a retreat and conference centre with associated car parking and works. Erection of a covered walkway in the courtyard area and erection of a single storey extension to the Convent building.

The following amendments to the Assistant Director Planning’s report were tabled:-

- Page 77, under the heading, ‘Proposal’, the penultimate sentence should be amended to read, “The first floor provides 14 bedrooms and 3 small kitchen areas and a small communal sitting area.
- Page 78, paragraph 2 - to clarify the height of the new building at certain points should be 1m higher than existing.
- Page 79, Line 1 should be amended to read, “Badger Activity Survey - Issue 3 (23.09.19)
- Page 79, Line 11 should be amended to read, “Bat Emergence and Activity Survey - Issue 3 (23.09.19).
- Page 81, under the heading, ‘LBB Highways’, the sentence should read, “The proposal is located in an area with PTAL rate of 1a.”
- Page 82, under the heading, ‘Trip Generation’, the first sentence should be amended to read, “The TRICS data indicates that the proposal is forecast to generate 10 to 13 movements a day.”

Members having considered the report and objections, **RESOLVED** that **PERMISSION BE GRANTED, SUBJECT TO STAGE 2 CONSULTATION WITH THE MAYOR OF LONDON**, as recommended, and subject to the conditions and informatives set out in the report of the Chief Planner

with an amendment to Conditions 8 and 15 to read:-
“8. (i) Prior to commencement of any works, including site clearance, demolition or construction shall not occur until the local planning authority approves in writing proposals for the suitable protection of badgers. The proposals shall demonstrate that Natural England, under the Protection of Badgers Act 1992, has granted a licence which authorises the closure of the main badger sett (as identified on plan Appendix 1: Phase 1 Habitat Survey Map, of the Badger Activity Survey, Arbtech, Issue 3, 23/09/2019) and associated mitigation, including the creation of a replacement main badger sett in an appropriate location. The development shall be undertaken in accordance with the approved details.

15. (i) The development shall be carried out in accordance with the Bat Survey- Emergence and Activity Surveys by Arbtech Issue 4 dated 27.08.2019.

(ii) Prior to first use of the building details of 2 bat boxes in accordance with the details set out in the Bat Survey - Emergence and Activity Surveys by Arbtech Issue 4 dated 27.08.2019 shall be submitted to and approved by the Local Planning Authority and the approved works implemented prior to first occupation of the development and retained permanently thereafter.

Reason: In order to comply with Policies 70 and 72 of the Local Plan and in order to safeguard the interests and well-being of bats and badgers on (or adjacent to) the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).”

**22.6
SHORTLANDS**

**(19/03114/FULL1) - 20 Shortlands Road,
Shortlands, Bromley BR2 0JD**

Description of application – Change of use to House in Multiple Occupation (Use Class - Sui Generis) with shared rear garden, car parking, cycle store and bin store.

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

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 deletion of Condition 3.

22.7
PETTS WOOD AND KNOLL

(19/03254/FULL6) - 75 Lynwood Grove, Orpington BR6 0BQ

Description of application - Loft conversion incorporating rear dormer and rooflights to both sides and rear.

Oral representations in support of the application were received at the meeting. Ward Member, Councillor Tony Owen, read a statement that had been circulated to Members. Comments from fellow Ward Member, Councillor Simon Fawthrop, were reported.

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 8.44 pm

Chairman