

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 6.00 pm on 29 October 2020

Present:

Councillor Katy Boughey (Chairman)
Councillor Tony Owen (Vice-Chairman)
Councillors Kevin Brooks, Samaris Huntington-Thresher,
Charles Joel, Alexa Michael, Keith Onslow, Angela Page and
Kieran Terry

14 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

All Members were present.

15 DECLARATIONS OF INTEREST

Councillor Angela Page declared a personal interest in Item 4.4.

16 CONFIRMATION OF MINUTES OF MEETING HELD ON 3 SEPTEMBER 2020

RESOLVED that the Minutes of the meeting held on 3 September 2020 be confirmed and signed as a correct record subject to an addition to the heading of Item 13.2 to read: 'Height of building 2.5 metres.'

17 PLANNING APPLICATIONS

17.1 PENGE AND CATOR

(19/03523/FULL1) - Unit 1, 23 Station Road, Penge, SE20 7BE

Description of application – Demolition of the existing commercial units (Class B1) and redevelopment of the site for a 2-3 storey residential scheme comprising of 8 (Class C3) residential units with associated landscaping and car parking.

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

It was reported that on page of the Assistant Director, (Planning and Building Control) report paragraph 7.38, lines 11, 12 and 13 should be amended to read, "At three storeys, the development would project 8cm beyond the rear of Number 30, but as outlined above,

this has been staggered to break-up the mass of the built form.

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 NUMBER OF UNITS PROPOSED.**

**17.2
CRAY VALLEY EAST**

(20/00312/FULL1) - Olney, Sandy Lane, St Pauls Cray, Orpington, BR5 3HY

Description of application – Demolition of existing outbuildings and erection of single storey detached outbuilding for storage, replacement of existing hardstanding, and erection of fence to enclose residential amenity space.

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

It was reported that on page 36 of the Assistant Director, (Planning and Building Control) report, paragraph 6.1.8. should be amended to read, 'Therefore the modest decrease in footprint is noted it is considered that the proposed outbuilding would constitute inappropriate development and that the very special circumstances would not be sufficient to justify the overall impact that the height and roof design would have on the openness and visual amenity of the Green Belt above that which already exists.'

Members referred to the history of the site and the principle that a replacement building that had been accepted at Plans Sub-Committee 3 on September 2020. However, they considered the increase in height from 2.5 metres to 4 metres as shown on the amended plans submitted at validation stage to be inappropriate in the green belt.

Members having considered the report and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Assistant Director, (Planning and Building Control).

**17.3
FARNBOROUGH AND
CROFTON**

(20/00402/FULL1) - Land Adjacent to 15 Sandy Bury, Orpington, BR6 9SD.

Description of application – Erection of a 2 bedroom detached dwelling.

Members referred to the history of the site, its appeal history and to paragraph 1.2 of the Assistant Director, (Planning and Building Control) report with regard to the Housing Land Supply.

Councillor Charles Joel reminded Members that the Housing Land supply had been agreed by the Development Control Committee 24 September 2020 and the application had initially been considered on 14 May 2020.

Councillor Kieran Terry's view was that a side extension would be more appropriate for the site.

The Chairman also considered the site to be unsuitable for an individual property.

Members having considered the report and objections, **RESOLVED that TO CONTEST THE APPEAL** for the following reason:-

REASON: The proposed development by reason of its design and siting would be out of character and scale with the surrounding area resulting in a cramped overdevelopment of the site which would be detrimental to the character, spatial standards and visual amenities of the area contrary to Policies 3, 4 and 37 of the Bromley Local Plan.

**17.4
WEST WICKHAM**

(20/00830/FULL1) - 205 High Street, West Wickham, BR3 0PH.

Description of application - Demolition of existing buildings and erection of a replacement mixeduse development with office space at ground level and 9 x 2 bedroom flats, associated car parking, landscaping and refuse storage facilities.

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 Assistant Director, Planning.

**17.5
CRAY VALLEY EAST**

(20/01245/TPO) - Land Fronting Milan & Dorrington, Sunnydale, Orpington

Description of application – T1 Oak – Remove.

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

Supplementary information and photographs had been received from the occupiers of both properties and circulated to Members. Farnborough Park Estate Limited had sent an email to Members with their objections to the application attached.

Members having considered the report, objection and representations **RESOLVED that PERMISSION that CONSENT BE GRANTED FOR TREE WORKS** as recommended, subject to the conditions and informatives set out in the report of the Assistant Director, (Planning and Building Control).

**17.6
CRAY VALLEY EAST**

(20/01444/FULL1) - Cablesheer House, Murray Road, Orpington, BR5 3QY

Description of application – Demolition of the existing office and warehouse building and erection of 10 industrial units to provide 1,637.7sq.m industrial and employment floorspaces (Use Class Order Class E) with associated on-site parking facilities.

An addendum report for energy was submitted which indicates that the percentage carbon reduction by the be lean methods meets the policy requirements.

An additional condition was suggested requiring the development to be used as an office, research and development space, industrial or storage.

Members having considered the report, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions set out in the report of the Assistant Director, (Planning and Building Control) with two further condition to read:-

“16. Prior to the occupation of the buildings, details of landscaping including plantings along the western boundary of the site, 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 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 encourage biodiversity and secure a visually satisfactory setting for the development and comply with London Plan Policies 7.4 and 7.19 and Bromley Local Plan Policies 37 and 79.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the premises shall only be used for the following industrial purposes as specified in the application and for no other purpose on the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any provision equivalent to that Class in any Statutory Instrument revoking and/or re-enacting that Order). The permitted uses are:

- Class E(g)(i) - Offices to carry out any operational or administrative functions;
- Class E(g)(ii) - Research and development of products or processes;
- Class E(g)(iii) - Industrial processes;
- Class B2 – General Industry;
- Class B8 – Storage or distribution.

REASON: In order to safeguard the Cray Business Corridor and the designated Strategic Industrial Location in the Borough and comply with London Plan Policy 2.17 and Bromley Local Plan Policy 81.”

**17.7
PENGE AND CATOR**

**(20/02740/TPO) - 3 Bower Place, Beckenham, BR3
1FD**

Description of application - T1 Silver Birch - Fell and replant with 4 flowering cherries.T2 Walnut - Reduce house facing facade by 2m, to bring canopy away from roof and to rebalance house facing canopy.

Oral representations in objection to 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 informative set out in the report of the Assistant Director, (Planning and Building Control) with an amendment to Condition 3 to read:-

“3. Timing of Works – Pruning of the walnut tree (T2) must take place between August and 15 November 2020 to avoid damage.

REASON: In order to comply with Policies 37, 73 and 74 of the Bromley Local Plan and in the interest of the visual amenities of the area.”

**17.8
SHORTLANDS**

(20/02854/TPO) - Ashiva House, 59 Malmaims Way, Beckenham, BR3 6SB

Description of application – T1 Willow tree in front garden -

Option A - Significant pruning to reduce the spread and height of the tree by 50% or more.

Option B - Staged and systematic felling of the tree with a suitable evergreen replacement.

Oral representations in support of the tree being felled were received at the meeting.

An email from a local resident had been received and circulated to Members with a request for them to visit the site to see the tree in person.

Members having considered the report, objections and representations, **RESOLVED A SPLIT**

DECISION:-

CONSENT AS RECOMMENDED, REMOVING OPTION A - SIGNIFICANT PRUNING TO REDUCE THE SPREAD AND HEIGHT OF THE TREE BY 50%. SO JUST: T1 WILLOW TREE IN FRONT GARDEN – REDUCE TO PREVIOUS PRUNING POINTS, ABIDING BY BRITISH STANDARD 3998.

The Meeting ended at 8.12 pm

Chairman