

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 6.00 pm on 7 January 2021

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

18 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

All Members were present.

19 DECLARATIONS OF INTEREST

Councillor Kevin Brooks declared a Non-prejudicial Interest in Item 4.1.

20 CONFIRMATION OF MINUTES OF MEETING HELD ON 29 OCTOBER 2020

RESOLVED that the Minutes of the meeting held on 29 October 2020 be confirmed and signed as a correct record.

21 PLANNING APPLICATIONS

21.1 PENGE AND CATOR

(19/03523/FULL1) - Unit 1, 23 Station Road, Penge, London 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 7 (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 three further objections to the application had been received.

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 and Building Control)
with two further conditions to read:-

“15. Details of electric vehicle charging points for the rear car parking spaces (to include one active charging point and the remaining as passive provision) shall be submitted to and approved in writing before any above ground construction is commenced. The charging points shall be installed in accordance with the approved details prior to the first occupation of the development and shall be permanently retained thereafter.

REASON: To encourage sustainable modes of transport in accordance with Policy 6.13 of the London Plan.

16. Details of the means of privacy screening for all balconies shall be submitted to and approved in writing by the Local Planning Authority before any above ground construction is commenced. The development shall be carried out in accordance with the approved details prior to the balcony being brought into use and permanently retained as such.

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

21.2 BIGGIN HILL

(19/04375/FULL1) - Biggin Hill Airport Ltd, Churchill Way, Biggin Hill TN16 3BN

Description of application – Fenced Noise Monitor Compound located at the northern end of the runway
RETROSPECTIVE APPLICATION

Oral representations in support of the application were received at the meeting. This application had been considered and deferred by the Members of Plans Sub-Committee No. 1 on 19 December 2019.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the condition set out in the report of the Assistant Director, (Planning and Building Control).

21.3 ORPINGTON

(20/01212/FULL1) - 28 Bruce Grove, Orpington BR6 0HF

Description of application – Development of land off Dryden way to rear of Number 28 Bruce Grove, BR6 0HF, with erection of a flatted development with part

two/three stories providing a total of 9 residential units incorporating 4 x one bedroom flats and 5 x two bedroom flats, with new courtyard and communal garden spaces, and new vehicular access with 4 off street parking spaces.

Planning application 19/04343/FULL1 had been refused in January 2020 and was currently at appeal.

Councillor Tony Owen referred to paragraph 7.1.2 of the planning report and he objected to the proposed two studio flats and his view was that the development would be harmful to the character of the area, would affect the amenities of neighbouring properties and the alleyway that ran from The Walnuts to Priory Gardens would also be affected by the proposed overbearing brick wall feature.

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

1. The proposal, by reason of its form, design, layout and site coverage would constitute a cramped overdevelopment of the site that would be out of character with the established form and layout of neighbouring development, overbearing in relation to the public footpath and detrimental to the character of the area, contrary to Policies 4 and 37 of the Bromley Local Plan.
2. The proposal, by reason of its height, massing, siting and fenestration, would have a detrimental impact on the amenities of neighbouring residential properties by way of an oppressive visual impact, loss of outlook, light and privacy, thereby contrary to Policies 4 and 37 of the Bromley Local Plan.
3. The proposal fails to provide adequate private outdoor amenity area for some of the proposed units, providing an unsatisfactory quality of residential accommodation, detrimental to the living conditions and amenity of future occupants of the proposed flats, and contrary to Policies 4 and 37 of the Bromley Local Plan, Policy 3.5 of The London Plan and the Mayor's Housing Supplementary Planning Guidance. The proposal fails to provide adequate private outdoor amenity area for some of the proposed units, providing an unsatisfactory quality of residential accommodation, detrimental to the living conditions and amenity of future occupants of the proposed flats, and contrary to Policies 4 and 37 of the Bromley Local

Plan, Policy 3.5 of The London Plan and the Mayor's Housing Supplementary Planning Guidance.

**21.4
COPERS COPE**

(20/01663/FULL1) - 9 St Clare Court, Foxgrove Avenue, Beckenham BR3 5BG

Description of application - Conversion of lower ground floor storage into two bedroom apartment. New steps leading to flat entrance and existing steps extended to communal garden. New lightwell to rear.

THIS REPORT WAS WITHDRAWN BY THE ASSISTANT DIRECTOR (PLANNING AND BUILDING CONTROL).

**21.5
CRAY VALLEY EAST**

(20/02234/FULL1) - Rosedale, Hockenden Lane, Swanley BR8 7QN

Description of application – Use of land for the stationing of residential caravans to provide 3 gypsy and traveller pitches with associated works including amenity blocks, hardstanding, fencing, septic tank and landscaping on land adjacent to Vinsons Cottage, Hockenden Lane, Swanley.

The Chairman referred to the history of the site and to the surplus of gypsy and traveller pitches on the Old Maidstone site.

The Assistant Director's representative explained that the site had been identified and allocated as a traveller site in the Bromley Local Plan forecast and the site had also been identified to provide two further pitches and therefore, the proposed development would be an appropriate use of the land in planning terms. He explained that the site was inset in the Green Belt for traveller use but Green Belt policies did not apply, and he reported that Highways Division had not objected to the application.

Councillor Keith Onslow objected to the potential visual impact and erosion of the Green Belt and his view was the development was inappropriate and there was no easy access to the narrow lane.

Councillor Alexa Michael's view was that it encroached too much on the Green Belt and, as there was no shortage of pitches for gypsies and travellers in the Borough, she objected to the application.

Councillor Angela Page had previously been a ward member for Cray Valley East Ward and she referred to her local knowledge and the potential increased traffic in a tight area and the loss of amenity to neighbours.

The Chairman also referred to the narrow lane and inadequate sight lines.

The Assistant Director's representative drew Members' attention to the description of the proposed development to provide three gypsy and traveller pitches which was the basis that the application had to be considered.

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

1. No justification of the need for additional gypsy and traveller pitches in this location has been provided and the proposal would, by reason of the increase in the number of pitches on the site and associated development, result in an overdevelopment which would be harmful to the amenities of neighbouring residential properties, including by reason of visual impact, contrary to Policies 12 and 37 of the Bromley Local Plan.
2. The proposal would result in an intensification in the use of the existing access which has inadequate sight lines and would be prejudicial to highway safety including the safety of occupiers of the development and other road users, thereby contrary to Policy 32 of the Bromley Local Plan.

**21.6
BROMLEY COMMON AND
KESTON**

**(20/04217/FULL6) - 128 Jackson Road, Bromley
BR2 8NX**

Description of application – Conversion of existing side garage into habitable accommodation, construction of a single storey glazed link between the house and garage, side roof dormer, elevational alterations including new windows, construction of front porch and renewal of roof coverings. (Revised scheme to approved application DC/20/01687/FULL6 to allow for new main house roof)

The Chairman and Councillors Michael and Onslow had visited the site and seen the roof sheeted.

Councillor Michael referred to the planning history of

the site and to application DC/20/01687/FULL6 that had been approved in July 2020. Her view was that the approved application was more appropriate for the locally listed cottage and that the proposed development was an over-bearing dominant design with a similar roof design had previously been refused.

The Chairman agreed with Councillor Michael.

Councillor Owen questioned if the application should be treated as a retrospective application and the Assistant Director's representative confirmed he had visited the site and the rooves and chimney had been removed.

Members having considered the report and objections, **RESOLVED** that **PERMISSION BE REFUSED** for the following reason and It was **FURTHER RESOLVED** that **ENFORCEMENT ACTION BE AUTHORISED, SUBJECT TO FURTHER INVESTIGATION.**

1. The proposed roof by reason of its overbearing dominating design, bulk, , scale and massing would result in an inappropriate and visually obtrusive development harmfully at odds with the open spatial characteristics of the sites setting, locality and special local interest of the building which are important characteristics of the site, the character and appearance and pattern of development in the locality contrary to Policies 7.4, 7.6 and 7.8 of the London Plan and Policies 6, 37 and 39 of the Bromley Local Plan.

21.7
KELSEY AND EDEN PARK

**(20/04258/FULL6) - 22 Birchwood Avenue,
Beckenham BR3 3PZ**

Description of application - Hip to gable loft conversion with rear dormer, front roof lights and Juliet balcony.

Members having considered the report, **RESOLVED** that **PERMISSION be GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Assistant Director, (Planning and Building Control) with an Informative to read:-
INFORMATIVE: A Party Wall Agreement may be required. More information is available at the following link:-
https://www.planningportal.co.uk/info/200187/your_

Plans Sub-Committee No. 3
7 January 2021

responsibilities/40/other_permissions_you_may
require/16.

The Meeting ended at 7.17 pm

Chairman