

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 23 March 2023

Present:

Councillor Peter Dean (Chairman)
Councillor Jonathan Andrews (Vice-Chairman)
Councillors Felicity Bainbridge, Mark Brock, Simon Fawthrop,
Simon Jeal, Will Rowlands and Sam Webber

Also Present:

Councillor Alison Stammers

17 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies were received from Councillor Kennedy-Brooks and Councillor Jeal attended as substitute.

18 DECLARATIONS OF INTEREST

None received.

19 CONFIRMATION OF MINUTES OF MEETING HELD ON 26TH JANUARY 2023

The Minutes of the meeting held on 26th January 2023 were confirmed and signed as a correct record.

20 PLANNING APPLICATIONS

20.1 (22/04156/FULL6) - 73 Elwill Way, Beckenham, BR3 6RY SHORTLANDS AND PARK LANGLEY

Two storey rear extension with roof alterations to existing garage, loft conversion with rear dormer and juliet balcony, front porch alterations and bay windows to front ground floor.

Ward Councillor and Committee Member, Councillor Felicity Bainbridge confirmed to the Committee that the plans were in keeping with the area and agreed with the recommendation for permission.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions outlined in the report.

20.2
CHISLEHURST

(22/04164/FULL2) - Kingsley House, 5 High Street, Chislehurst, BR7 5AB

Part change of use from offices (use class E) to residential (use class C3) to form 2 x dwellings (1 x 2 bedroom and 1 x 3 bedroom flats).

An oral representation was received from the Agent in support of the application.

Visiting Ward Member, Councillor Alison Stammers gave an oral representation in support of the application. Councillor Stammers informed the Committee that she was aware of issues facing the High Street, but the loss of office space would be offset against providing new residential accommodation. Only part of the office space would be changed to residential use. It was also highlighted that other nearby office space had been advertised/marketed but remained empty after a long period, as there appeared to be no interest for office use.

The Committee discussed the application and the fact that the site is allocated as a commercial property in the Bromley Local Plan, and it should remain so. In addition, there was also no real evidence provided of recent marketing of the site for reuse/redevelopment.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED**, for the reasons recommended in the report.

20.3
DARWIN

(22/04745/FULL3) - The Orchard, Rookery Road, Downe, Orpington, BR6 7JQ

Change of use of existing outbuilding to one bedroom dwelling, together with elevational alterations.

An oral representation was received from the Agent in support of the application.

Vice-Chairman and Ward Member, Councillor Jonathan Andrews, spoke to the Committee in objection to the application and also represented the views of Downe Residents' Association. Councillor Andrews confirmed that openness is fundamental to Green Belt land and any new development should only be approved in very specific circumstances.

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

Although re-use of the building would not be inappropriate development, the formation of a residential curtilage with its urbanising effect and introduction of associated domestic paraphernalia, would result in unacceptable harm to the openness of the Green Belt and encroachment into the countryside. The development would therefore be inappropriate development for which no very special circumstances exist; thereby contrary to Policies 49 of the Bromley Local Plan (2019), Policy G2 of the London Plan (2021) and Section 13 of the NPPF (2021).

**20.4
ORPINGTON**

(22/05007/OUT) - 21 Lancing Road, Orpington, BR6 0QS.

Demolition of existing garage and workshop and erection of two/three storey apartment block comprising 6 x 1 bedroom flats and alteration to existing access (Outline Application With Some Matters Reserved).

The Chairman, Councillor Peter Dean, stated that the focus should be on the previous appeal decisions where approval had been granted for the development. The only change was the increase in flats from five to six. Councillor Dean stated that there was no unacceptable impact on neighbouring amenities or the neighbouring residential area.

A Committee Member queried the subject of water storage/use and requested the addition of a condition relating to this matter. The subject of swift bricks/boxes was also raised and it was agreed that an informative could be added.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions outlined in the report, and

Alteration to Condition 3 (SuDs) as follows;

- a) **Prior to commencement of the development hereby approved (excluding any ground clearance or demolition) a scheme for the provision of surface water drainage shall be submitted and approved in writing by the local planning authority.**
- b) **Before the details required to satisfy Part (a) are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system (SuDS) to ground, watercourse or sewer in accordance with drainage hierarchy contained within the London Plan Policy SI 13 and the advice contained within the National SUDS Standards, which includes rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation).**
- c) **Where a sustainable drainage scheme is to be provided, the submitted details shall provide information about the design storm period and intensity, the method employed to delay (attenuate) and control the rate of surface water discharged from the site as close to greenfield runoff rates (2 litres/s/ha) as reasonably practicable and the measures taken to prevent pollution of the receiving groundwater and/or surface water.**

- d) The drainage scheme approved under Parts a, b and c shall be implemented in full prior to first occupation of the development hereby approved.

Reason: Details are required prior to the commencement of any new operational development in order to ensure that a satisfactory means of surface water drainage, to reduce the risk of flooding can be achieved before development intensifies on site and to comply with the Policy SI 13 of the London Plan and Policies 115, 116 and 117 of the Bromley Local Plan.

& Informative relating to swift bricks/boxes as follows;

You are encouraged to consider the installation of swift bricks and/or boxes within the development to support the swift population within the Borough.

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CONTRAVENTIONS AND OTHER ISSUES

NO REPORTS

22 TREE PRESERVATION ORDERS

**22.1
CHISLEHURST**

**Confirmation of Tree Preservation Order (TPO)
2817 - Kemnal Park Cemetery, Ashen Grove,
Partridge Shaw, Beaver's Wood, Hoblands Wood**

An oral representation was received from the owner of a neighbouring property in objection. The objection specifically related to the TPOs inclusion of land on their property. The landowner supported the establishment of a TPO in relation to the other areas of the proposed TPO site relating to Kemnal Cemetery.

An oral representation was received from an Agent representing Greenacres, the Management Company of Kemnal Park Cemetery, in objection to the TPO. The objection related to the effect the TPO would have on the operations of Kemnal Park Cemetery.

Members having considered the report, objections and representations, **RESOLVED that the TPO BE CONFIRMED with amendments** as recommended in the report.

22.2
DARWIN

Confirmation of Tree Preservation Order (TPO)
2833 - Land rear of 344 to 354 Main Road,
Westerham

Vice-Chairman and Ward Member, Councillor Jonathan Andrews, spoke to the Committee in support of the TPO and provided views from residents relating to the importance of the TPO.

Members having considered the report, objections and representations, **RESOLVED that the TPO BE CONFIRMED with amendments** as recommended in the report.

The Meeting ended at 8.20 pm

Chairman