

## **PLANS SUB-COMMITTEE NO. 2**

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

### **Present:**

Councillor Mark Brock (Chairman)  
Councillor Simon Fawthrop (Vice-Chairman)  
Councillors Jonathan Andrews, Will Connolly, Peter Dean,  
Kira Gabbert, Keith Onslow and Ryan Thomson

### **Also Present:**

Councillor Michael Tickner

## **18 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**

None received.

## **19 DECLARATIONS OF INTEREST**

None received.

## **20 CONFIRMATION OF MINUTES OF MEETING HELD ON 22ND DECEMBER 2022**

The Minutes of the meeting held on 22<sup>nd</sup> December 2022 were confirmed and signed as a correct record.

## **21 PLANNING APPLICATIONS**

### **21.1 BECKENHAM TOWN & COPERS COPE**

#### **(20/05008/FULL1) - 114 Bromley Road, Beckenham, BR3 5NU**

Demolition of existing building and redevelopment of site to provide a part four/part three storey building to comprise a mix of 1 and 2 bedroom apartments with associated landscaping, amenity space, parking, secure bin and cycle storage. (Amended plans).

An oral representation was received from the Agent in support of the application, explaining that work had been done on the plan to address previous issues raised by Officers.

An oral representation was then received from a neighbour in objection to the application. It was highlighted to Committee Members that the significant number of objections received regarding the application reflected the level of feeling towards the proposed plans.

Visiting Ward Member, Councillor Michael Tickner, also addressed the Committee to speak in objection to the application and stated that it is a major concern within his Ward and confirmed the vast amount of objections received from neighbours and residents. Councillor Tickner added that the Committee might also be minded to consider additional grounds for refusal.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED**, for the reasons recommended in the report, and subject to the following amendments:

#### **Refusal reason 1**

1. The scale of harm as a result of the loss of the existing building at 114 Bromley Road, which is of significance due to the positive contribution it makes to the architectural heritage of the local area as a non-designated heritage asset and the contribution it makes to the setting of adjacent heritage assets and the street scene in general, would not be outweighed by the benefits of the development thereby contrary to Policies 37, 40 and 42 of the Bromley Local Plan (2019) and Policies D3 and HC1 of the London Plan (2021).

#### **Refusal reason 3**

3. The development, as proposed, fails to demonstrate that it would provide a high quality and accessible internal living environment for all occupants and, given the lack of good-quality, accessible play provision for all ages and lack of opportunity to address the child occupancy and play space requirements of the development off-site, the proposal would thereby fail to provide high quality, sustainable and accessible housing for prospective occupants, contrary to Policies 4 and 37 of the Bromley Local Plan (2019) and Policies D3, D6, D7 and S4 of the London Plan (2021).

**Additional ground for refusal**

5. The proposed development, by reason of its scale, design and built footprint would result in an overdevelopment of the site, leaving insufficient space about the building to create an attractive landscaped setting incorporating adequate outdoor amenity space and play space, detrimental to the character, appearance and visual amenities of the area and contrary to Policies 4 and 37 of the Bromley Local Plan (2019) and Policies D3 and D6 of the London Plan (2021).

**21.2  
KELSEY & EDEN PARK**

**(22/04931/FULL6) - 22 Wagtail Walk, Beckenham,  
BR3 3XG**

Demolition of existing conservatory. Construction of a single storey side/rear extension. Loft conversion with rear/side dormers and side rooflight.

Ward Councillor and Committee Member, Councillor Peter Dean addressed the Committee and confirmed that a previous planning application was approved for this property, but he felt this was a more superior and acceptable proposal.

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

**22**

**CONTRAVENTIONS AND OTHER ISSUES**

NO REPORTS.

**23**

**TREE PRESERVATION ORDERS**

NO REPORTS.

The Meeting ended at 7.34 pm

Chairman