

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 12 October 2023

Present:

Councillor Peter Dean (Chairman)
Councillor Charles Joel (Vice-Chairman)
Councillors Mark Brock, Will Connolly, Kira Gabbert,
Keith Onslow and Chris Price

Also Present:

Councillor Alison Stammers

14 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillor Rowlands and Councillor Gabbert attended as Substitute. Apologies also received from Councillors Dunbar, Fawthrop and Thomson.

15 DECLARATIONS OF INTEREST

There were no declarations of interest.

16 CONFIRMATION OF MINUTES OF MEETING HELD ON 17TH AUGUST 2023

The Minutes of the meeting held on 17th August 2023 were agreed and signed as a correct record.

17 PLANNING APPLICATIONS

17.1 CHISLEHURST

**(22/01109/FULL1) - 14 - 16 High Street,
Chislehurst, BR7 5AN**

Retrospective application for a replacement shopfront.

In a presentation given by the Planning Officer, Committee Members were informed that the application was previously considered by Members on 29th September 2022. The application was deferred without prejudice to seek further consideration on mitigation measures to offset the heritage objection to

the new shopfront, in regard to too much unbroken glazing, the enlargement of the stall riser and a more traditional entrance door. Planning confirmed that no revised plans had been submitted following the deferral, but the Report has been put before Members again for further consideration.

An oral representation from the Agent in support of the application was received at the meeting. It was highlighted to Members that the design of the shopfront had been made to maintain the 'rhythm' of shop frontages on the same side of the street, and this included the lowering of the stall riser.

The Agent stated that the open and high quality design, making use of modest lettering in muted colours, is seen as a big improvement on the previous shopfront. Members were also informed that no objections to the application had been received.

In response to a question from a Committee Member regarding the design, the Agent confirmed that following the previous deferral, the design was looked into in more detail. However it was felt that no changes were needed as although it is a contemporary design, it is still in-keeping with the look of the high street.

Visiting Ward Member, Councillor Alison Stammers, gave a presentation to the Committee in support of the application. Councillor Stammers confirmed that she was also speaking on behalf of her fellow Ward Members, Councillors Mike Jack and Mark Smith.

Councillor Stammers' view was that the shopfront was well-designed and contributes positively to the streetscape, sitting comfortably with surrounding shops. There are also several examples of low or minimal stall risers and predominantly glazed shopfronts on that side of the high street.

Additionally it does not have any detrimental impact upon the character and appearance of the building, located within the Chislehurst Conservation area. It is seen as a visual improvement to the previous shopfront.

During a discussion on the application, several Members remarked that they do not have any objections to the shopfront, agreeing that it was a

simple, clean and tasteful design in-keeping with the rest of the high street. Members also discussed the importance of regulations, guidance etc being followed when shopfronts are designed.

Members having considered the report and objections, **RESOLVED** that **PERMISSION BE GRANTED**

In resolving to grant planning permission Members considered that the shopfront is a highly attractive frontage, sympathetic to its surroundings and recognised the public benefits in that it is a visual improvement on what existed before and would therefore preserve the character and appearance of the Chislehurst Conservation Area.

Members also recognised that it is a viable business attracting footfall to the High Street and adds to the local economy which would outweigh the harm identified within the Chief Planner's Report.

**17.2
DARWIN**

(23/03000/FULL1) - High Elms Country Park, Shire Lane, Farnborough, Orpington

Installation of new Changing Places Accessible WC Pre-Fabricated Unit adjacent to existing Visitor Centre.

An oral representation in support of the application was given by Max Graham, Regeneration Project Manager (LBB). As stated in the Report, in March 2022 Bromley Council was awarded £220K grant funding from the Department of Levelling Up, Housing and Communities to deliver four Changing Places facilities at agreed locations across the Borough which included High Elms Country Park.

The facilities support the needs of profoundly disabled users which include washing and changing facilities. The proposed building would reduce the overall footprint, although it would be wider.

The Chairman stated that he felt there was no reason not to approve the application as Members were fully supportive of the Changing Places scheme.

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

18

CONTRAVENTIONS AND OTHER ISSUES

NO REPORTS

19

TREE PRESERVATION ORDERS

NO REPORTS

The Meeting ended at 7.33 pm

Chairman