

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 6 July 2023

Present:

Councillor Jonathan Andrews (Chairman)
Councillor Tony Owen (Vice-Chairman)
Councillors Dr Sunil Gupta FRCP FRCPATH, Christine Harris,
Julie Ireland, Kevin Kennedy-Brooks, Alexa Michael,
Shaun Slator and Mark Smith

Also Present:

Councillor Melanie Stevens

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillor Igoe and Councillor Kennedy-Brooks attended as substitute.

2 DECLARATIONS OF INTEREST

The Legal Representative confirmed to the Committee that as she lives within the vicinity of the planning application noted in Agenda Item 4.1 she would exit the Chamber during that application.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 21ST JULY 2022

The Minutes of the meeting held on 21st July 2022 were confirmed and signed as a correct record.

4 PLANNING APPLICATIONS

4.1 BIGGIN HILL (22/02547/FULL1) - 123 Kings Road, Biggin Hill, TN16 3NH

Single storey rear extension to provide additional space for the veterinary surgery.

In a presentation given by Planning, the Committee were informed that the application had previously been refused and subsequently dismissed on appeal.

The application now proposes a similar extension in terms of its depth and width, however the current scheme has reduced the height of the extension above ground level.

An oral representation was received from one of the veterinary surgeons at Kings Road Veterinary Surgery in support of the application. It was highlighted to the Committee that there was no intention to increase the footfall to the surgery and the extension was planned to not be intrusive to neighbours. The extension was needed to provide better services for customers without the need to refer them elsewhere.

The speaker stated that veterinary procedures, x-rays, consultations etc should ideally all be provided in separate rooms, but this was not currently possible due to restrictions on space.

Following a question from a Committee Member regarding the need for more space, the speaker confirmed to the Committee that veterinary pharmaceuticals are required to be stored away and out of sight and this isn't currently the case. Also, there is a need for a sterile operating theatre and x-rays should be carried out in a separate room. The speaker also stated that it has proved difficult to find another site.

Visiting Ward Member, Councillor Melanie Stevens, gave an oral representation outlining her reasons for requesting a deferral of the application. Councillor Stevens stated that a lot of the conditions previously imposed are not being adhered to or enforced eg surgery opening hours and staff rotas. If approved, Councillor Stevens requested that all conditions need to be tightened.

The Committee then discussed the application further, including the need to make a decision based on planning grounds. It was noted that minimal changes had been made with the current application and they did not fully answer the Inspector's concerns from the previous appeal.

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

The proposed development, by reason of its excessive depth and overall scale would be overbearing and would cause unacceptable harm to the amenity of the occupiers of neighbouring dwellings Nos. 121 and 125 Kings Road, contrary to Policy 37 of the Bromley Local Plan.

4.2
WEST WICKHAM

**(22/04848/ADV) - Outside 14 Red Lodge Road,
West Wickham**

1 x post mounted "Village" sign on the public footway Outside 14 Red Lodge Road West Wickham.

A brief presentation in support of the application was given by Planning. The Committee were informed that the proposal would add some appropriate visual interest to this part of the street without appearing unduly prominent in the wider street scene. In addition, there would be no unacceptable impact to neighbouring occupiers or public amenity and no unacceptable highways impact.

Members, having considered the report and representations, **RESOLVED** that **ADVERTISEMENT CONSENT BE GRANTED**, subject to the following conditions:

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: Regulation 14(1) (a) of the Town and Country Planning (Control of Advertisements) Regulations 2007.

2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: Regulation 14(1) (a) of the Town and Country Planning (Control of Advertisements) Regulations 2007.

3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: Regulation 14(1) (a) of the Town and Country Planning (Control of Advertisements) Regulations 2007.

4. No advertisement is to be displayed without the permission of the owner of the site or any person with an interest in the site entitled to grant permission.

Reason: Regulation 14(1) (a) of the Town and Country Planning (Control of Advertisements) Regulations 2007.

5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway, (including any coastal waters) or aerodrome (civil or military).

Reason: Regulation 14(1) (a) of the Town and Country Planning (Control of Advertisements) Regulations 2007.

6. This consent shall be for a period of 5 years, beginning with the date of this decision notice.

Reason: In accordance with Regulation 14(5) of the Town and Country Planning (Control of Advertisements) Regulations 2007.

7. There shall be no illumination from any part of the sign (internally or externally).

Reason: In order to comply with Policy 102 of the Bromley Local Plan and to ensure that excessive brightness of illumination does not detract from the amenities of the area.

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TREE PRESERVATION ORDERS

NO REPORTS

The Meeting ended at 7.45 pm

Chairman