

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

Minutes of the meeting held at 7.00 pm on 13 June 2024

### **Present:**

Councillor Peter Dean (Chairman)  
Councillor Tony Owen (Vice-Chairman)  
Councillors Will Connolly, Charles Joel, Keith Onslow,  
Chris Price, Shaun Slator, Ryan Thomson and Gemma Turrell

### **Also Present:**

Councillors Christine Harris, Alexa Michael and Michael Tickner

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

None received

## **2 DECLARATIONS OF INTEREST**

With regard to Agenda Items 4.1 & 4.3, Councillor Owen declared that when Deputy Mayor he attended the opening of the Crystal Palace Football Club Academy.  
With regard to Agenda Item 4.8, Councillors Dean, Harris, Slator & Turrell declared they knew the Applicant.

## **3 CONFIRMATION OF MINUTES OF MEETING HELD ON 8TH FEBRUARY 2024**

The Minutes of the meeting held on 8<sup>th</sup> February 2024 were agreed and signed as a correct record.

## **4 PLANNING APPLICATIONS**

### **4.1 BECKENHAM TOWN & COPERS COPE**

**(23/01054/FULL1) - Crystal Palace Football Club  
Academy, Copers Cope Road, Beckenham, BR3  
1NZ.**

Excavation and construction of a basement to provide indoor sports therapy pools and plant room (related to the approved use as a football academy), together with extensions and elevational alterations to the former Gambado Sports Hall and lean-to building, car

parking, external store and landscaping (part retrospective). Amended drawings received regarding car parking layout – reverting to approved site layout.

An oral representation in support of the application was received from the Chairman of Crystal Palace Football Club. The Speaker informed Members that the proposals were to open a new wing of the Football Academy, with the pools centred around injury rehabilitation, recovery and looking after the young athletes. It would be an enclosed environment for staff and athletes and not open to the general public.

In response to Members' questions the Speaker stated:

- He was aware of residents' concerns and objections regarding the lack of adequate on-site parking and traffic management, but they have been working with residents to minimise disruption and the impact on residents.
- There will be a scheme in place to control the movement of coaches on and off the site, together with the plan to minimise the impact on surrounding roads.
- The facilities were only to be used by those currently attending the Academy and so there should be no increase in numbers.
- There was a growing need for water therapy for the rehabilitation of Achilles, knee injuries etc and also the need to match facilities offered by other clubs.

Visiting Ward Member, Councillor Tickner, then gave an oral representation in objection to the application. Members heard that a lot of residents were unhappy with the plans, with concerns raised with traffic issues and coaches not using the designated coach bay to drop off passengers. There was no problem with the proposed rehabilitation pools, but concern with this being another retrospective application from Crystal Palace Football Club. Councillor Tickner stated that there have been breaches of existing conditions, together with the non-submission of Event Plans as required for events with more than 150 people. It was felt that the Applicants should satisfy all previous conditions before any further applications are approved. A recommendation was made to Members to defer the application for more stringent information to be provided.

During discussions Members agreed that the application seemed like a reasonable proposal with the understanding of the need for the rehabilitation pools. Members agreed with residents' concerns regarding the impact of coaches parking, turning, reversing etc during drop-offs and requested that conditions be added if the application was approved.

Members having considered the Report, objections and representations **RESOLVED** that **PERMISSION BE GRANTED** as recommended, **subject to the conditions as set out in the Report, and with the additional condition:**

**There shall be no reversing of coaches onto Copers Cope Road.**

**Reason: In order to comply with Policy 32 of the Bromley Local Plan and in the interest of pedestrian and vehicular safety.**

**Add Informative:**

**The Applicant is advised that coaches should use the on-site lay-by to pull in off Copers Cope Road.**

#### **4.2 HAYES & CONEY HALL**

**(23/02065/FULL1) - 40 Croydon Road, West  
Wickham , BR4 9HR**

Demolition of existing single storey structure, reconfiguration of side car parking provision, incorporating additional parking/accessible spaces; an EV charging bay; installation of traffic control raising arm barrier systems to the Croydon Road access. Removal of existing entrance canopy and construction of new entrance lobby structure. Installation of security fencing to side compound area; with the incorporation of vehicle access and pedestrian gates. Enclosure of the existing side under-croft and rear compound areas. New fenestration arrangement introduced to first floor level fronting onto Kingsway.

An oral representation in support of the application was received from visiting Ward Member, Councillor Michael. Members heard that this was an Art Deco building and the proposals involved a lot of changes to the existing building/site. However, as a Ward Councillor, overall the plans were seen as an

improvement, with the new building having an attractive canopy, there being increased parking, traffic/road safety would be improved and motorists would no longer use the forecourt as a cut-through. There were concerns over the removal of six trees and therefore Councillor Michael would ask for a condition regarding replacement if possible.

During discussions Members agreed that this was a building that needed replacing and updating and this was an overdue application. The need to increase parking on site was supported with the agreement that the car park was not currently configured well. The introduction of the barrier would improve safety, both in the car park and on the roads.

Concerns were raised regarding the loss of trees and biodiversity issues with the question of whether conditions and/or informatives could be added if approved. Planning Officers stated that it may be difficult to add these as this was an older application (received prior to statutory requirements regarding Biodiversity Net Gain – as per page 49 of the Report).

Members having considered the Report, objections and representations **RESOLVED** that the **APPLICATION BE PERMITTED** as recommended **subject to the conditions as set out in the Report.**

**Added Informative:**

**The Applicants are advised to look at enhancing the greening measures on the site such as additional trees and planting where possible.**

**4.3  
BECKENHAM TOWN &  
COPERS COPE**

**(23/04907/FULL1) - Crystal Palace Football Club Academy, Copers Cope Road, Beckenham, BR3 1NZ.**

Installation of 4 no. 21.3m floodlighting columns to serve central pitch (Pitch 01).

An oral representation in support of the application was received from the Chairman of Crystal Palace Football Club. It was stated that this was a run-down site before Crystal Palace took over and massive improvements have been made to the look of the site/area. The club are committed to helping residents and taking their concerns into account. It was a

Premier League requirement for the club to play a certain number of Academy games. Due to restrictions and a strict control of numbers, scouts, parents, staff etc there will rarely be more than 150 people watching games. It was not feasible to continue using Sutton United's ground or Selhurst Park for Academy fixtures, and the Speaker confirmed games could be played and finished by agreed times. The proposed floodlights are very focused and would have no impact to local residents.

Responding to Members' questions, it was noted that:

- Residents should have been aware of the floodlights application as there had been a lot of Press coverage, especially leading up to the meeting.
- There was also a WhatsApp group for residents regarding Crystal Palace issues.
- General supporters are not allowed at the Academy ground and there is an ID card system to ensure safeguarding procedures are met.
- Only one parent per player is allowed to keep numbers down and the Academy is not set up to deal with a large number of spectators on match days.
- The proposed directional LED lights are very focused with minimal impact outside of the playing area. They were deliberately chosen following studies and tests to ensure no impact on residents.

Visiting Ward Member, Councillor Tickner, then gave an oral representation in objection to the application. Members were informed that the proposals would be an intrusion on Metropolitan Open Land (MOL) and the four large columns would be 54% higher than the existing floodlights on Pitch 3. Residents still had concerns regarding light spillage into homes. Although the FA requires Academies to have floodlights, they are not required on MOL and as such there would be no come-back on the Club. There was also the question of why the Club had not previously applied for the floodlights in 2019. A requirement for a proper bat survey was also stated.

Ward Councillor and Committee Member, Councillor Connolly, informed Members that it was right to represent the views and concerns of the significant

number of objections to the application and suggested that the club needed to make improvements to residents' engagement. Concerns remained regarding the attendance level at Academy games and the out-of-hours access and use of the car park. The retrospective approach to planning applications was also a concern.

Members agreed during discussions that the modern floodlights as proposed could be directed to ensure minimal impact on residents' properties. The acceptability of the proposals in relation to MOL were detailed on pages 67 and 68 of the Report. As the attendance at Academy games would be limited to current numbers, it is not thought that the addition of the floodlights would result in any significant additional numbers.

A Member added that the addition of floodlights to the full-size training pitch at the Academy was a natural progression and requirement as at other sports facilities/venues.

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

**Added Informative:**

**The Applicant is advised to contact neighbouring residents to advise them of the schedule for evening matches at the site on Pitch 1.**

**4.4  
BROMLEY COMMON &  
HOLWOOD**

**(24/00109/FULL1) - Holwood House, Westerham  
Road, BR2 6HB**

The extension of the existing garage at ground level, with basement level garage and games/leisure room.

Following the presentation from a Planning Officer, the Chairman read out a statement in support of the application from Ward Member, Councillor Jeffreys. Members heard that there were no local objections, the large basement garage space would remove surface parking and the proposals would have no real impact on Green Belt Land. In addition, fellow Ward Members Councillors Dr Gupta and Laidlaw also supported the application.

During discussions several Members expressed concerns that the plan was for a large extension both above and below ground, with a substantial building at ground level. Members couldn't see that the Applicant had shown any special circumstances to warrant approval.

Members having considered the Report, objections and representations **RESOLVED** that the **APPLICATION BE REFUSED** as recommended **for the reason set out in the Report.**

#### 4.5 CLOCK HOUSE

#### **(24/00159/FULL1) - Borough Council Depot, Churchfields Road, Beckenham, BR3 4QY.**

Erection of fire suppression tanks and pump house with associated alterations to the drainage layout at the site, like for like repair and replacement to the slab, push walls and works associated with the refurbishment and repair of the waste transfer station. Elevational alteration to front boundary wall to provide pedestrian access gate within existing wall.

Planning Officers confirmed that this application was in front of the committee due to it being a Bromley-owned site and outside delegated powers.

An oral representation in support of the application was given by the Planning Agent. Members heard that this was a long-established waste facility with the plans for vital improvement works to ensure the continuation of the site's services. The safety of the site would be improved and enhanced, particularly relating to fire safety, drainage and flood risk. The operational efficiency of the site would also be improved.

The Chairman stated that it was felt this was a straight-forward application with no objections.

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

**4.6  
BROMLEY COMMON &  
HOLWOOD**

**(24/00182/FULL1) - London Borough of Bromley,  
Waldo Road, Bromley, BR1 2QX.**

Erection of a fire suppression tank and pump house along with associated drainage works, replacement/repair of slab, push walls, weighbridge and other works associated with improvement of existing waste transfer station including fencing.

As with the previous application, Planning Officers confirmed that this application was in front of the committee due to it being a Council-owned site and outside delegated powers.

An oral representation in support of the application was given by the Planning Agent. Members heard that this proposal would provide site enhancements to improve the efficiency and fire safety of the site. There were no objections to the proposal and no detrimental impact on visual amenity.

The Chairman stated that it was felt this was a straight-forward application with no objections.

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

**4.7  
PENGE & CATOR**

**(24/00218/FULL1) - 57 Kangley Bridge Road,  
Lower Sydenham, London SE26 5BA**

Demolition of existing building and redevelopment of site for industrial processes (Use Class E(g)(iii)); industrial (Use Class B2); and/or storage and distribution (Use Class B8) purposes, with ancillary offices and associated parking, servicing, access arrangements and other associated works.

In an update given by a Planning Officer, Members were informed that if approved the conditions relating to operating and servicing/delivery hours would be removed as the site required 24-hour access.

An oral representation in support of the application was given by a representative from the Agents. The Speaker stated that this was a proposal to replace a dated industrial building with a new building of an updated design, with the plans building on the existing



layout. It would result in a high-quality and sustainable employment space with flexible plans for businesses to use the new building. The plan included electric vehicle charging points, cycle bays, landscaping and would be zero carbon following construction.

The Chairman informed Members that it was felt it was a very good application and proposal with no objections and therefore he would recommend approval.

Members having considered the Report and representations **RESOLVED** that **PERMISSION BE GRANTED** as recommended, **subject to the conditions as set out in the Report, and with the removal of Condition 16 (operating hours) and 17 (delivery hours). Condition to be added regarding Construction Logistics Plan.**

**4.8  
KELSEY & EDEN PARK**

**(24/00351/FULL1) - Sports Pavilion, Creswell Drive, Beckenham**

Erection of extension to existing pavilion to provide WC and refreshment serving hatch and amendment to existing footpath link to Creswell Drive. (PART RETROSPECTIVE).

Following a presentation from a Planning Officer, Members were informed in an update that the Applicant had confirmed the proposal was not for a café facility (as mentioned in the Report). An additional objection had also been received from a neighbour stating that the ground was not currently being used for sporting activities.

An oral representation in support of the application was given by the Applicant. Members heard that the plan was for a modest extension to the existing pavilion for the installation of a disabled toilet. The plan was not to operate a café, the pavilion would be used to provide light refreshments to parents, spectators etc as per other local sports facilities. The facility was intended to be all-inclusive and open to all areas of the community.

In response to Members' questions the Speaker confirmed:

- He was happy to accept a condition regarding

there being no future plans to change the use to a café.

- A condition regarding limiting the use of the facility to sports activities would be acceptable.
- A disabled toilet was required in addition to the existing toilets as the facility was used by so many people.
- As it has taken longer to get proposals approved from Bromley to operate the site for junior sports it has delayed being able to get sports teams signed up to use the site. Ways to obtain funding and generating links to local sports facilities are being looked into.
- As far as he was aware, there have been no objections on ecological grounds to the development of the footpath. Cala Homes suggested the application for the disabled toilet be submitted with the footpath plans, otherwise he would have delayed submitting it.

An oral representation in support of the application was then received from Visiting Ward Member, Councillor Harris. Members heard that there was always a plan for a footpath through the development before Cala Homes were involved. It was currently a narrow path used by children, parents, schools etc and there have been complaints and concerns regarding safety. It was felt the path should have been replaced previously and the proposed changes would provide a safe route for residents. Councillor Harris stated that the extension to the pavilion was a very small addition for the disabled toilet and was an appropriate facility not of a disproportionate size.

Committee Chairman and Ward Member, Councillor Dean, confirmed that he was satisfied with the changes to the footpath and planned changes to the pavilion. A condition regarding not changing the future use of the pavilion to a café should be included if approved. Access for all and doing more for disabled people should also be encouraged.

During the debate Members discussed the importance of providing adequate facilities at sports grounds, including disabled toilets. Members felt there was the need to set appropriate conditions regarding future use of the pavilion/site if the application was approved.

Members having considered the Report, objections and representations **RESOLVED that the APPLICATION BE PERMITTED for the following reasons:**

**The proposed extension is not a disproportionate addition to the sports pavilion, it is an appropriate facility within MOL to support the function of the site, there is a social need for disabled toilets, and a similar path was already approved under an earlier permission.**

**Subject to the following conditions:**

- 1. The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

**Reason: To comply with Section 91 of the Town and Country Planning Act 1990**

- 2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

**Reason: In the interests of the visual amenities of the Metropolitan Open Land and residential amenity to comply with Policies G3 and D4 of the London Plan 2021 and Policies 37 and 50 of the Bromley Local Plan 2019.**

- 3. The materials to be used for the external surfaces of the extension shall be as set out in the planning application forms and / or drawings unless otherwise agreed in writing by the Local Planning Authority.**

**Reason: In the interests of the visual amenities of the Metropolitan Open Land and residential amenity to comply with Policies G3 and D4 of the London Plan 2021 and Policies 37 and 50 of the Bromley Local Plan 2019.**

4. No development shall commence on the extension hereby approved until such time as a Construction and Environmental Management Plan has been submitted to and approved in writing by the local planning authority. As a minimum the plan shall cover:-
- Artificial Lighting used during construction.
  - Prevention of Pollution of River Beck Corridor during Construction: As per the Evaluation and Recommendations Section of the submitted Ecology Report, during construction the River Beck corridor is at risk from run off of hazardous substances. The measures outlined in this section of the Ecology Report shall be strictly followed.
  - Management of Risks to Wildlife during Construction: During the construction phase, any open excavations left overnight should either be covered to prevent commuting animals such as badger or hedgehog falling in, or escape ladders should be used to prevent them from becoming trapped. Any open pipework should be checked and then capped nightly.

Reason: To protect the nature conservation interest of the site in accordance with Policy G6 of the London Plan 2021 and Policies 70 and 79 of the Bromley Local Plan 2019.

5. Both temporary lighting associated with construction and new permanent lighting shall be kept to a minimum and angled away from the River Beck corridor, with a control management system to turn off lights when not in use. For advice re suitable wavelengths, design etc see, 'Bats and Artificial Lighting At Night, Guidance Note 08/23', authored by the Bat Conservation Trust & The Institution of Lighting Professionals, at <https://www.bats.org.uk/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released>

Reason: To protect the nature conservation

interest of the site in accordance with Policy G6 of the London Plan 2021 and Policies 70 and 79 of the Bromley Local Plan 2019.

6. **Prior to commencement of above ground works details of biodiversity enhancements such as bat boxes/bird boxes including swift bricks, wildlife sensitive external lighting, native/non-invasive planting shall be submitted to and approved in writing by the Local Planning authority and shall be included within construction works and permanently retained at the site thereafter.**

**Reason: To preserve and enhance the biodiversity value of the site and to comply with Policies G6 and G7 of the London Plan 2021 and Policies 70, 72 and 73 of the Bromley Local Plan 2019.**

7. **A physical screen shall be erected between any artificial lighting and the River Beck corridor, particularly along the eastern margin. Initially a temporary high wooden fence or mature native ivy shall be densely planted to cover the existing wire fencing. A mixed native species hedgerow shall be planted between the path and the fence to provide a longer term solution to preventing light pollution reaching the river.**

**Reason: To protect the nature conservation interest of the site in accordance with Policy G6 of the London Plan 2021 and Policies 70 and 79 of the Bromley Local Plan 2019.**

8. **The pavilion/scorers hut shall only be used in conjunction with and during the use of the adjacent playing field for outdoor sport and recreation.**

**Reason: To prevent its use as a separate café unassociated with the use of the playing field for outdoor sport and recreation, in the interests of the amenities of the Metropolitan Open Land and to**

**comply with Policies S5 and G3 of the London Plan 2021 and Policies 50 and 57 of the Bromley Local Plan 2019.**

**4.9  
SHORTLANDS & PARK  
LANGLEY**

**(24/01221/FULL6) - 97 Ravensbourne Avenue,  
Bromley, BR2 0A**

Enclosing a porch and retention of the front door.  
(RETROSPECTIVE).

An oral representation in support of the application was received from the Agent. Members heard that the original porch was small, dark and enclosed together with being a security risk. It was a practical consideration to use an aluminium door as they were more weather resistant, but there weren't any of that material with an arch at a reasonable cost. It was highlighted that there were a number of different doors and porches within the area.

Ward Councillor and Committee Member, Councillor Turrell, informed Members that there were a variety of different designs of houses and doors within the area, although paired houses were generally quite similar. Councillor Turrell added that she was minded to support the approval of the application as when permission was granted for the redevelopment of the site, the property was not within a Conservation area.

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

**5**

**CONTRAVENTIONS AND OTHER ISSUES**

NO REPORTS

**6**

**TREE PRESERVATION ORDERS**

NO REPORTS

The Meeting ended at 9.55 pm

Chairman