

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 17 December 2015

Present:

Councillor Richard Scoates (Chairman)
Councillor Peter Dean (Vice-Chairman)
Councillors Vanessa Allen, Douglas Auld, Lydia Buttinger,
Samaris Huntington-Thresher, Russell Mellor, Melanie Stevens
and Michael Turner

Also Present:

Councillor Michael Rutherford

18 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Simon Fawthrop; Councillor Douglas Auld attended as substitute.

19 DECLARATIONS OF INTEREST

Councillor Peter Dean declared a personal interest in Item 4.10. Councillor Dean left the room and did not take part in the discussion or vote.

20 CONFIRMATION OF MINUTES OF MEETING HELD ON 22 OCTOBER 2015

Amendment to Minute 14.6 - (15/03077/OUT) - Westerham Riding School, Grays Road, Westerham TN16 2HX

This site is located in Darwin Ward not Biggin Hill as stated in the Minutes.

RESOLVED that subject to the amendment above, the Minutes of the meeting held on 22 October 2015 be confirmed and signed as a correct record.

21 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

21.1 CRYSTAL PALACE CONSERVATION AREA

(15/04121/LBC) - Crystal Palace Park, Thicket Road, Penge, London SE20 8DT

Description of application – Repairs to granite steps and sphinxes to include repainting of the statues.

Members having considered the report, **RESOLVED that LISTED BUILDING CONSENT be GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner.

**21.2
CHISLEHURST**

**(15/04331/REG3) - Edgebury Primary School,
Belmont Lane, Chislehurst BR7 6BL**

Description of application – Replacement windows and doors and new cladding and eaves to north-eastern and south-eastern elevations.

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

SECTION 2

(Applications meriting special consideration)

**21.3
BICKLEY**

**(15/00698/FULL1) - Scotts Park Primary School,
Orchard Road, Bromley BR1 2PR**

Description of application – Demolition of 2 existing single storey classroom blocks and replacement with 2 linked 2 storey classroom blocks to provide 7 additional classrooms and ancillary and support accommodation and link bridge; single storey extensions to provide caretakers store and enlarged support accommodation rooms and entrance; canopies to existing classrooms. Demolition of existing caretakers house to provide additional car parking and nursery play space. New bicycle store and entrance gates. New pedestrian entrance to western boundary.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**21.4
BROMLEY TOWN**

**(15/01031/FULL1) - 2 Riverpark Gardens, Bromley
BR2 0BQ**

Description of application – Demolition of a derelict shop with disused flat above and 3 unused garages to create 8 new apartments, associated hard and soft landscaping and the relocation of an electricity sub-station.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member Councillor Michael Rutherford in

objection to the application were received at the meeting.

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

1 The proposed development by reason of its bulk and design would result in a harmful overbearing feature, out of character with the surrounding area, contrary to Policies H7 and BE1 of the Unitary Development Plan.

Councillor Dean's vote against refusal was noted.

**21.5
BROMLEY TOWN**

**(15/02330/FULL1) - 7 Oaklands Road, Bromley
BR1 3SJ**

Description of application – Retrospective application for retention of decking to rear garden.

Oral representations in objection to and in support of the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with the deletion of condition 1 and the addition of a further condition to read:-

3 Details of the means of privacy screening for the decking shall be submitted to the Local Planning Authority within 2 months of the date of this decision notice and approved in writing. The privacy screening shall be completed in accordance with the approved details within 2 months of the date of approval and permanently retained as such. If the approved scheme includes any planting, any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species to those originally planted.

Reason: In the interests of the amenities of adjoining residential properties and to accord with Policy BE1 of the Unitary Development Plan.

**21.6
CHISLEHURST
CONSERVATION AREA**

**(15/03407/FULL1) - Builders Yard Rear of
1 to 4 Albany Road, Chislehurst BR7 6BG**

Description of application – Construction of a two bedroom single storey dwelling with associated car parking and landscaping.

Oral representations in objection to the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with the addition of a further condition to read:-

8 Before any part of the development hereby permitted is first occupied boundary enclosures of a height and type to be approved in writing by the Local Planning Authority shall be erected in such positions along the boundaries of the site(s) as shall be approved and shall be permanently retained thereafter.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of visual amenity and the amenities of adjacent properties. Subsequent to this meeting, officers realised a contamination condition should have been imposed and in this regard, a further report would be submitted to the Plans 1 Sub-Committee meeting on 7 January 2015 to seek agreement to add the condition and consider enforcement matters.

**21.7
BROMLEY TOWN
CONSERVATION AREA**

**(15/03982/FULL1) - 7 Beckenham Lane, Bromley
BR2 0DA**

Description of application – Demolition of existing building and construction of replacement two storey building with additional accommodation within roof space comprising 9 residential flats (7x2 bedroom and 2x3 bedroom), bin store, cycle store, 13 car parking spaces, alterations to existing vehicular/pedestrian access onto Beckenham Lane, front boundary and associated landscaping at Nos 7-9 Beckenham Lane.

Oral representations in support of the application were received. Oral representations from Ward Member Councillor Michael Rutherford in objection to the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner.

**21.8
CRAY VALLEY EAST**

**(15/04653/FULL1) - Rosedale, Hockenden Lane,
Swanley BR8 7QN**

Description of application – continued use of land for stationing of residential caravans to provide 1 gypsy pitch, with associated works (hardstanding, fencing, septic tank and landscaping) and stable block and paddock on land adjacent to Vinsons Cottage, Hockenden Lane, Swanley (renewal of permission ref 08/02489 granted on appeal for a temporary period of 5 years).

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

SECTION 3

(Applications recommended for permission, approval or consent)

**21.9
CHELSFIELD AND PRATTS
BOTTOM**

**(15/02562/RECON) - Brinds Well Day Nursery,
Hawstead Lane, Orpington BR6 7PH**

Description of application – Variation of conditions 15 and 16 of permission ref. 10/02031 granted for detached single storey nursery building with associated play areas, car parking, cycle parking and refuse store, in order to remove restriction on number of children and to allow part of the first floor to be used for staff room, playroom and gallery, ancillary to day nursery use, and addition of dormers, rooflights and rear roof terrace with external staircase.

Members having considered the report and objections, **RESOLVED that the VARIATION OF CONDITIONS BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with conditions 1-6 amended to read:-
'1 Any trees or plants relating to the landscaping scheme approved under condition 2 of permission ref. 10/02031 which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species to those originally planted.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

2 The boundary enclosures approved under condition 3 of permission ref. 10/02031 shall be permanently retained.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of visual amenity and the amenities of adjacent properties.

3 The surface water drainage approved under condition 9 of permission ref. 10/02031 shall be permanently retained.

Reason: To ensure satisfactory means of surface water drainage and to accord with Policy 4A.14 of the London Plan.

4 The foul water drainage approved under condition 10 of permission ref. 10/02031 shall be permanently retained.

Reason: To ensure satisfactory means of foul water drainage and to accord with Policy 4A.14 and 4A.18 of the London Plan.

5 Parking spaces and sufficient turning space in accordance with details approved under condition 11 of permission ref. 10/02031 shall be kept available for such use. No development whether permitted by the Town and Country Planning (General Permitted Development Order 2015) (or any Order amending, revoking and re-enacting this Order) or not, shall be carried out on the land indicated or in such a position as to preclude vehicular access to the said land.

Reason: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

6 The arrangements for the storage of refuse and recyclable materials (including means of enclosure for the area concerned where necessary) which were approved under condition 12 of permission ref. 10/02031 shall be permanently retained.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects.'

The following condition was also added:-

7 The use of the roof terrace shall be limited to Mondays to Fridays inclusive between the hours of 09.00 and 17.00.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**21.10
CHELSFIELD AND PRATTS
BOTTOM**

**(15/03067/FULL1) - Chelsfield Lakes Golf Centre,
Court Road, Orpington BR6 9BX**

Description of application – Proposed adventure golf course and associated ornamental features and landscaping.

Oral representations in support of the application were received at the meeting.

It was reported that further objections to the application had been received.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED without prejudice to any future consideration to seek a reduction in the height of the light columns, to seek clarification on the proposed features and to allow the submission of an ecology report.**

**21.11
PETTS WOOD AND KNOLL
CONSERVATION AREA**

**(15/03834/FULL1) - 9 Station Square, Petts Wood,
Orpington BR5 1LY**

Details of application – Part demolition and rebuilding of first floor and conversion of first and second floor flat into 1 two bedroom and 1 one bedroom flats; part two/three storey rear extension comprising extension to ground floor retail unit with 2 two bedroom flats on first and second floors, including balconies with privacy screens and change of use of retail unit from Class A2 (financial and professional services) to Class A3 (restaurants and cafes).

Committee Member and Ward Member Councillor Douglas Auld spoke in objection to the application. Councillor Auld's comments can be viewed as Annex 1 to these Minutes.

Further correspondence from the agent requesting deferral, together with amended drawings had been received.

Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner with condition 1 amended to read:-

'1 The proposals would result in an unacceptable standard of accommodation for future occupiers by reason of the lack of an adequate window to the

bedroom in Flat 3, the obstruction of natural light to Bedroom 2 in Flats 2 and 4 by the flank elevation wall to the balcony and the inadequate means of escape in the event of a fire from Bedroom 2 in Flat 2, which would be seriously detrimental to the amenities of those residents and contrary to Policy BE1 of the Unitary Development Plan.'

Two further reasons for refusal were added as follows:-

3 The proposal by reason of its size and the number of units would constitute an overdevelopment of the site out of character with the locality, harmful to the character and appearance of the Station Square Conservation Area and contrary to Policy H7, BE11 and BE1 of the Unitary Development Plan.

4 The proposed development would not provide sufficient on-site parking which would lead to on street parking pressure harmful to the character and amenities of the area and contrary to Policy T3 of the Unitary Development Plan.

**21.12
BICKLEY**

**(15/04351/FULL1) - 2 The Avenue, Bickley,
Bromley BR1 2BT**

Description of application – Proposed two bedroom detached dwelling.

Oral representations in support of the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner.

The meeting ended at 8.40 pm

Chairman

Comments of Cllr. Douglas Auld to Plans Sub Committee 4
on 17th December 2015, Concerning 9, Station Square,
BR5 1LY. Application No. 15/03834/FULL1

Chairman

Station Square itself is at the centre of the Station Square, Petts Wood Conservation Area.

The planning officer's recommendation is to refuse this application. That recommendation and the grounds for it are shown at page 127.

In September this year I spoke against a similar application from the same applicant in respect of the same property. That application was refused on the general grounds of 1 unacceptable overlooking of neighbouring residential properties. 2 an overdevelopment of the site out of character with the locality and harmful to the character and appearance of the Conservation Area. 3. failure to provide sufficient on-street parking. Contrary to policies BE1, H7, BE11, BE1 and T3 of the Unitary Development Plan. This evening I shall speak against this fresh application

The only variations between the two are that the rear-facing windows have now been relocated onto the northern side elevation and privacy screens have been added to the rear of the balconies to prevent undue overlooking of neighbouring properties. I accept that the first ground for objection in the earlier application in respect of overlooking has been overcome. However to my mind grounds for refusal 2. and 3. for that application remain valid in addition to the grounds for refusal now recommended by the planning officer.

The proposal states that no parking is proposed for the development but adds rather loosely that there would appear to be space for two or three vehicles at the rear of the extension accessed from the rear service road, although the agent confirms that this is of an informal nature and is not currently used by the occupier of the existing flat.

It is not a service road, it is not even a lane. It is a rutted track. I know this 'service road' particularly well having dealt with a few matters in relation to it in the last three years. Some days it is possible to drive nearly the whole length of it but on others it is impossible, I would emphasize it is a service road, lane, track, whatever, serving the restaurants and shops on that side of Station Square, To suggest there would be additional parking available at this location is a myth.

In this report the Highways Engineer, at the top of page 123, seems to find it acceptable that no car parking spaces are to be provided. This is different from his comment for the earlier application when he stated that it would be preferable for car parking spaces to be provided. Why the change? The Highway Engineer goes on to say that the nearby Petts Wood Road and West Way some 500 to 600metres away have some free parking. I know this situation is about to alter as it is intended in the near future to change these fourteen free spaces to metered bays.

I have been a Ward Councillor in Petts Wood for nine years and have an excellent knowledge of local parking demands and difficulties. For the last five/six years the

local councillors, council officers, shop keepers and residents have worked together to achieve a balance of parking in central Petts Wood, taking into account the needs of residents, shop keepers and commuters. This has involved at least two public surveys and a great number of fine tuning amendments to reach the final scheme. If parking was difficult before it has become stretched to the limit with the opening of a branch of Sainsbury's and a number of quality restaurants, in this part of Station Square in the last two or three years. Without parking being available these businesses and the other surrounding shops would not survive. There is already a constant and increasing demand for more parking space. On the basis of these facts I disagree with the comments made by the Highways Engineer

Most of Station Square is metered and heavily parked. Turning right out of the service road at the rear of 9, Station Square, Petts Wood Road is single and double yellow lined for a minimum of five hundred yards. I have already mentioned that the fourteen free parking spaces there are to be converted to meter bays. West Way is fully parked day and night. In any event when it is cold, wet and windy who would want to park 500/600metres away and walk when it is possible to park near to home notwithstanding this would cause more obstruction.

The application site is in a Conservation Area. The scheme is to convert one flat into two and to build two additional flats in a new extension to the rear. Thus it is proposed to build the maximum possible number of flats, four, in a very tight and restricted area. The proposal states the communal amenity space would be located on the flat roof between the main building and the extension. The dimensions are not given but from the orientation of the two buildings this area would only receive minimum sun and natural light for a brief period each day.

While the proposed level of density for the four flats is within the threshold of the London Plan this has to be assessed against the character and spatial standards of the surrounding area.

While I believe it would be possible to have two flats at the location the current application would result in an overdevelopment of the site and would result in a crammed appearance, harmful to the character and appearance of the Conservation Area..

The Environment Health (Housing) Department at page 123, paras. 5 and 6 raise concerns about the lack of any window in the bedroom of flat 3, the obstruction of natural light to bedroom 2 of both flats 2 and 4 and in addition the inadequate means of escape from bedroom 2 of flat 2, in the event of a fire,

The Environment Health (Pollution) Department raise concerns that no details of a ventilation system have been submitted to support the proposed change of the ground floor premises to Class A3 restaurants/café use, in the absence of which, the proposals could cause harm to the amenities of neighbouring residential properties. Presumably primarily by smells and odours.

These concerns from the Environment Health Departments, with which I totally agree, are repeated in the planning officer's conclusion

I propose that the application be refused on the following grounds :-

Unacceptable standard of accommodation	policy BE1 of the UDP
Absence of details of the proposed ventilation system	policy S9 of the UDP
Overdevelopment of the site, out of character, harmful to the character and appearance of the Conservation Area	policies H7, BE11 & BE1 of the UDP
Insufficient or non existent on-site parking leading to on-street parking pressures.	policy T3 of the UDP

Thank you Chairman.

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