

## **PLANS SUB-COMMITTEE NO. 4**

Minutes of the meeting held at 7.00 pm on 9 June 2016

### **Present:**

Councillor Richard Scoates (Chairman)

Councillors Kathy Bance MBE, Lydia Buttinger, Alan Collins, Simon Fawthrop, Kate Lymer, Russell Mellor, Melanie Stevens and Michael Turner

### **Also Present:**

Councillors Mary Cooke, Peter Fortune, William Huntington-Thresher, David Jefferys and Catherine Rideout

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

An apology for absence was received from Councillor Peter Dean; Councillor Alan Collins attended as substitute.

An apology for lateness was received from Councillor Russell Mellor.

## **2 DECLARATIONS OF INTEREST**

Councillor Kathy Bance declared a personal interest in Item 4.4 – Langley Park School For Girls, as her granddaughter attended the school.

Councillor Lydia Buttinger declared a personal interest in Item 4.9 – Kingswood House, as she was a former member of Shortlands Residents' Association.

Councillor Kate Lymer also declared a personal interest in Item 4.9, as a family member was a former teacher at Harris Academy Bromley.

## **3 CONFIRMATION OF MINUTES OF MEETING HELD ON 14 APRIL 2016**

**RESOLVED** that the Minutes of the meeting held on 14 April 2016 be confirmed and signed as a correct record.

## **4 PLANNING APPLICATIONS**

### **SECTION 2**

(Applications meriting special consideration)

#### **4.1 ORPINGTON**

**(15/04574/FULL1) - Former Depot Site, Church Hill, Orpington**

Description of application – Demolition of existing depot buildings and erection of eight 2 storey, 3 bedroom terraced houses, 1 part 3/part 4 storey

apartment block (Block B) with 17x2 bed and 1x3 bed units and 1 part 2/part 3 storey apartment block (Block A) with 2x2 bed flats, together with 38 car parking spaces (including 2 visitor spaces), 66 cycle parking spaces, refuse and recycling facilities and associated landscaping, including pergolas in the car park.

Oral representations in support of the application were received. Oral representations from Ward Member Councillor William Huntington-Thresher were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 LEGAL AGREEMENT (relating to affordable housing, highway works, CPZ extension and health and education contributions)** as recommended and subject to the conditions and informatives set out in the report of the Chief Planner with condition 23 amended to read:-

'23 Details of a scheme to light the access drive and car parking areas hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby permitted. The approved scheme shall be self-certified to accord with BS 5489 – 1:2003 and shall not interfere with the bat boxes required under condition 21 and shall be implemented before the development is first occupied and the lighting shall be permanently retained thereafter. Reason: In order to comply with Policy T3 and Appendix II of the Unitary Development Plan and in the interest of visual amenity and the safety of occupiers of and visitors to the development.'

The proposed £3k CPZ contribution will be redirected to mitigate the loss of employment land.

#### 4.2 COPERS COPE

#### **(16/00218/OUT) - 28 Park Hill Road, Shortlands, Bromley BR2 0LF**

Description of application – Erection of part 3 storey, part 4 storey building comprising 6 three bedroom and 3 two bedroom apartments, basement/lower ground floor vehicle and cycle parking, provision of bin store, access and associated landscaping. (Outline application for access layout and scale) on land adjacent to No.28 Park Hill Road.

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 REFUSED** for the following reason:-

1 The proposal by reason of its scale and design would constitute a cramped overdevelopment of the site and would create a bulky addition in the street scene, contrary to Policies BE1, H7 and H8 of the Unitary Development Plan.

**4.3  
HAYES AND CONEY HALL**

**(16/00459/FULL1) - Hayes Primary School, George Lane, Hayes, Bromley BR2 7LQ**

Description of application – Erection of timber shed.

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

**4.4  
KELSEY AND EDEN PARK**

**(16/00779/FULL1) - Langley Park School for Girls, Hawsbrook Lane, Beckenham BR3 3BE**

Description of application – demolition and erection of a single-storey extension to accommodate kitchen and dining facilities.

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

**4.5  
CHISLEHURST  
CONSERVATION AREA**

**(16/01032/FULL1) - 63-65 Chislehurst Road, Chislehurst BR7 5NP**

**THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.**

**4.6  
CLOCK HOUSE**

**(16/01190/FULL1) - 25 Samos Road, Penge, London, SE20 7UQ**

Description of application – Single storey side extension, part one/two storey rear extension, rear dormer extensions and conversion into 5 flats with associated parking.

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

Planning Officer comments were reported as follows:-

- Further objections to the application had been received.
- The application had been amended by documents received on 18 April 2016.
- Correspondence from the applicant's neighbour had been received and circulated to Members.
- A reduction in car parking provision was not acceptable to the Highways Division.

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

1 The proposal, by reason of size, scale and siting of the proposed extensions, would have a seriously detrimental impact on the distinctive character and visual amenities of the area and the residential amenities of the occupiers of neighbouring properties, resulting in an unacceptable loss of outlook and visual impact, thereby contrary to Policies BE1, H8 and H11 of the Unitary Development Plan.

2 The size and number of flats proposed would result in an overintensive use of the site, detrimental to the residential and visual amenities of the area, thereby contrary to Policies H11, H8 and BE1 of the Unitary Development Plan.

#### 4.7 BICKLEY

#### **(16/01368/FULL1) - 79 Southborough Road, Bickley, Bromley BR1 2EP**

Description of application – Erection of a detached two storey four bedroom dwelling on land rear of 79 Southborough Road.

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 the application BE DEFERRED** without prejudice to any future consideration, to seek removal of dormers for rooflights and that the application be dealt with under delegated powers subject to this alteration.

#### 4.8 MOTTINGHAM AND CHISLEHURST NORTH

#### **(16/01588/FULL1) - Bannatynes Health Club, 35 Marvels Lane, Grove Park, London SE12 9PN**

Description of application – Demolition of detached outbuilding and erection of single storey extension to existing health club to provide spa facilities.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 LEGAL AGREEMENT** as recommended, subject to the conditions set out in the report of the Chief Planner.

The following condition was also added:-

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and re-enacting this Order), no buildings, structures, alterations, walls or fences of any kind shall be erected or made within the curtilage(s) of the building without the prior approval in writing of the Local Planning Authority.

Reason: To prevent an overdevelopment of the site and to allow the Local Planning Authority to assess any further development with regard to the MOL and amenities of the area with regard to Policies BE1, G2 and G7 of the Unitary Development Plan.

### **SECTION 3**

(Applications recommended for permission, approval or consent)

#### **4.9 SHORTLANDS**

#### **(15/00640/CONDT2) - Kingswood House, Mays Hill Road, Shortlands, Bromley BR2 0HY**

Description of application – Details of conditions submitted in relation to planning permission ref:

15/00640:

Condition 12 – Car Park Management Plan

Condition 14 – Travel Plan

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member Councillor Mary Cooke were also received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to future consideration, for further thought to be given to measures to limit the parking pressures including (but not limited to) the scope for staggering the school hours to even out vehicle movements and to check that comparison data (page 152 of the report) included the nearest schools to the site.

**4.10  
SHORTLANDS**

**(15/00640/CONDT3) - Kingswood House, Mays Hill Road, Shortlands, Bromley BR2 0HY**

Description of application – Details of conditions submitted in relation to planning permission ref: 15/00640

Condition 12 – Car Park Management Plan.

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 DETAILS OF CONDITION 12 – CAR PARK MANAGEMENT PLAN be APPROVED** as recommended in the report of the Chief Planner.

**4.11  
HAYES AND CONEY HALL CONSERVATION AREA**

**(16/00334/FULL1) - 6 Baston Road, Hayes, Bromley BR2 7BE**

Description of application – change of use from hot food takeaway to three bedroom dwelling house. Single storey rear extension and elevational and associated alterations.

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

**4.12  
BICKLEY**

**(16/00791/FULL6) - 260 Southlands Road, Bromley BR1 2EQ**

Description of application – Two storey side and single storey rear extensions.

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

**4.13  
CHELSFIELD AND PRATTS BOTTOM**

**(16/01029/FULL1) - 195 Worlds End Lane, Orpington BR6 6AT**

Description of application – Demolition of existing dwellings on 195 and 195a Worlds End Lane and erection of detached two storey 6 bedroom dwelling including attached double garage with accommodation above and associated parking and landscaping.

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

Comments from Ward Member Councillor Samaris Huntington-Thresher in support of the application were received and circulated to Members.

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

16 Details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

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

The following informative was also added:-

1 You are further advised that any future sub-division of the property will require an application for planning permission.

**4.14  
PETTS WOOD AND KNOLL**

**(16/01666/FULL6) - 40 The Covert, Petts Wood,  
Orpington BR6 0BU**

Description of application – Single storey rear extension.

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

**SECTION 4**

(Applications recommended for refusal or disapproval of details)

**4.15  
BICKLEY  
CONSERVATION AREA**

**(16/00895/FULL1) - 42 Orchard Road, Bromley  
BR1 2PS**

Description of application – Demolition of existing dwelling and erection of 8 flats (2x3 bed, 4x2 bed and 2x1 bed) associated parking and landscaping.

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

from Ward Member Councillor Catherine Rideout in objection to the application were received at the meeting.

Councillor Fawthrop referred to the local knowledge of Ward Councillors as an important element to be relied upon during consideration of all planning applications. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended in the report of the Chief Planner with reason 1 amended to read:-

'1 The increase in the number of units will intensify the use of the site and would be detrimental to the character of the surrounding area which comprises predominantly large single family dwelling houses on generous sized plots with no precedent for purpose built flats. This would be contrary to Policy BE1 of the UDP and Policy 3.5 of the London Plan.'

A further reason for refusal was added as follows:-

3 The size and siting of the proposed development, by reason of their forward building lines would be detrimental to both the street scene and the character and appearance of the adjacent Sundridge Avenue Conservation Area, contrary to Policies BE1, BE11 and H7 of the Unitary Development Plan.

**4.16  
BROMLEY COMMON AND  
KESTON**

**(16/01085/FULL1) - Norman Park Lodge, Hook  
Farm Road, Bromley BR2 9SX**

Description of application – Single storey side extension to existing building to provide enlarged training room, extension to garage to provide workshop in association with existing bike store. Continuation of existing training use including horticultural use of rear garden and kiosk café use.

It was reported that this application had been placed in error under list 4 of the agenda (Applications recommended for refusal or disapproval of details) and would, therefore, be considered under list 2 (With a recommendation of permission).

Comments from Ward Member Councillor Alexa Michael in support of the application were reported at the meeting.

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



Chief Planner with conditions 2, 6, 7 and 8 amended to read as follows:-

'2 The premises shall have no more than 15 trainees on site at any one time.

Reason: to protect the openness and character of the area and in the interest of highway safety and in order to comply with BE1 Design of New Development, G1 Green Belt and T3 Parking of the Unitary Development Plan (2006)

6 The management and day to day operation of the use hereby permitted shall be carried out only by Mencap and will not be managed or operated by any outside body.

Reason: To enable the Council to reconsider the situation in the event of a change of user in the interest of the amenities of the area and in accordance with the very special circumstances demonstrated and to accord with Policies BE1 and G1 of the Unitary Development Plan.

7 The use hereby permitted shall be used only as a community training facility (Use Class D1), with ancillary 'cycle hub' and kiosk café (Use Class A1) and for no other purpose without the written approval of the Local Planning Authority.

Reason: To protect the openness and character of the area and in the interest of highway safety and in order to comply with BE1 Design of new Development, G1 – Green Belt and T3 Parking of the Unitary Development Plan (2006).

8 The kitchen/kiosk shall be limited to the area indicated on plan No L007 only.

Reason: To enable the Council to consider the impacts of an internal expansion of the business premises on the amenities of the area and to comply with Policy G1 – Green Belt and Policy BE1 of the Unitary Development Plan.'

**4.17  
HAYES AND CONEY HALL**

**(16/01129/FULL1) - 53 Kechill Gardens, Hayes,  
Bromley BR2 7NB**

Description of application – Erection of one x two storey, 3-bed attached dwelling and alterations to 53 Kechill Gardens.

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

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*9 June 2016*

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

The meeting ended at 9.15 pm

Chairman