

## PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 11 August 2016

### Present:

Councillor Richard Scoates (Chairman)  
Councillor Peter Dean (Vice-Chairman)  
Councillors Kathy Bance MBE, Lydia Buttinger, Simon Fawthrop,  
Russell Mellor, Colin Smith, Melanie Stevens and Michael Turner

### Also Present:

Councillors Stephen Carr and Sarah Phillips

## 5 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Cllr Kate Lymer; Cllr Colin Smith attended as substitute.

## 6 DECLARATIONS OF INTEREST

There were no declarations of interest.

## 7 CONFIRMATION OF MINUTES OF MEETING HELD ON 9TH JUNE 2016

**RESOLVED** that the minutes of the meeting held on 9 June 2016 be confirmed and signed as a correct record.

## 8 PLANNING APPLICATIONS

### SECTION 1

(Applications submitted by the London Borough of Bromley)

### 8.1 **(16/00931/ADV) - Land fronting 48 Hayes Street, Hayes, Bromley**

Description of application – Freestanding, non-illuminated advert sign.

Comments from the Highways Division were reported at the meeting.

Members having considered the report and objections, **RESOLVED that the application be DEFERRED** without prejudice to any future consideration, to seek further consultation regarding the siting of the proposal.

**8.2 (16/02312/ADV)- Land Adjacent 28 Beckenham Road, Beckenham**

Description of application – Picture board depicting heritage of Clock House area.

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

**8.3 (16/03185/REG3) - Churchill Theatre, High Street, Bromley BR1 1HA**

Description of application – Replacement slate cladding.

Comments from the Conservation Officer and the Advisory Panel for Conservation Areas were received at the meeting.

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 with condition 2 amended to read:-

‘2 Details of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details. Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.’

**SECTION 2**

(Applications meriting special consideration)

**8.4 (16/00311/FULL1) - Leasons Primary School, Leasons Hill, Orpington BR5 2GA**

Description of application – Single storey extension to accommodate 6 new classes, hall learning resource area and ancillary facilities, minor demolition works, new entrance lobby, two new pedestrian entrances located opposite 303 Chipperfield Road and 16 Swan Close, re-instatement of one way vehicular access with exit only gate, reorganisation of onsite parking with 10 new additional spaces and associated

external works to facilitate the expansion of the school from one form entry to two form entry and new nursery play area.

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

Whilst not opposed to the application and acknowledging an educational need within the specific area, Councillor Smith referred to discussions at meetings of the Local Development Framework Advisory Panel where Members agreed they would prefer development of schools to be increased by height as opposed to expansion of footprint.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED (subject to any direction by the Secretary of State)** as recommended, subject to the conditions outlined in the report of the Chief Planner with the addition of a further condition to read:-

16 Details of a scheme of landscaping to include details of the green roof proposed and ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is sooner. Any trees or plants 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.

## 8.5

### **(16/00735/FULL1) - 144 Anerley Road, Penge SE20 8DL**

Description of application – Change of use from A1 (retail) to A4 (micro pub).

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

The Legal representative confirmed that certain elements of the proposal i.e. operating hours, would also be controlled through the Licensing Act.

Members having considered the report 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 Prior to the first use of the premises a management plan for the general operation of the use hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the means by which the door to the premises shall be kept shut during opening hours as far as is practicable. The premises shall thereafter be operated in accordance with the approved plan, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to comply with Policy BE1 and S9 of the Unitary Development Plan in the interests of the amenities of nearby residential properties.

8.6

**(16/00753/FULL1) - 123a Southborough Lane, Bromley BR2 8AP**

Description of application – Replacement part one/two storey detached building for A1 (retail) use to ground floor and C3 (residential) use to first floor, with balcony to front.

It was reported that further representations from the agent in support of the application had been received. 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; however, condition 6 was deleted.

8.7

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

Description of application – Proposed two/four storey rear extension with accommodation in the roofspace to provide an enlarged shop and stock room facilities with a total of five residential apartments. Demolition of detached single storey building, boundary treatment, revised courtyard and parking layout, elevation alterations including an ATM to the front elevation and external staircase.

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

The Planning Officer reported that a letter in support of the application had been received from Bob Neill MP. It was also reported that the Environment

Agency had raised no objections to the application. If Members were minded to grant permission, a condition relating to details of the refuse store should be added.

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 residential element of the proposal, particularly within the roofspace.

8.8

**(16/01091/FULL1) - 45 Ancaster Road, Beckenham BR3 4DZ**

Description of application – Demolition of existing bungalow and the construction of a two storey building in order to provide 4 two bedroom flats, together with four off road parking spaces, cycle and refuse storage (amendment to application ref: 15/05399).

Oral representations from Ward Member Councillor Sarah Phillips in objection to the application were received at the meeting.

The Planning Officer explained the grounds for deferral of the previous application and outlined the current position.

Members having considered the report, objections and representations, **RESOLVED TO CONTEST THE APPEAL** for the following reason:-

The proposal, by reason of its size, design and scale of the development at the rear would result in an overdevelopment of the site, harmful to the character and visual amenities of the locality and would be lacking adequate private amenity space which would fail to provide a satisfactory quality of accommodation for future occupiers, contrary to Policies BE1 and H7 of the Unitary Development Plan and Policy 3.5 of the London Plan (2015).

8.9

**(16/01750/FULL3) - Kent House Tavern, Thesiger Road, Penge, London SE20 7NQ**

Description of application – Change of use of existing public house (Class A4) to 3 residential flats (Class C3) (2x1 bed and 1x2 bed) and insertion of a door in the west elevation.

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

Comments from Ward Member Councillor Kevin Brooks in objection to the application were received and circulated to Members.

Committee Member and Ward Member Councillor Kathy Bance spoke in objection to the application. Councillor Bance's comments are attached as Annex 1 to these Minutes.

Comments from the Highways Division were also reported 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** for the following reasons:-

1 The proposal, by way of an excessive number of units would constitute an over-intensive use of the site, lacking adequate amenities for future occupiers with particular regard to private amenity space contrary to Policies BE1 and H12 of the Unitary Development Plan and Policy 3.5 of the London Plan (2015) and the Mayor's Housing SPG (2016).

2 The proposed development would lack adequate quantity of on-site car parking provision to accord with the Council's standards and would therefore generate an unacceptable increase in the demand for on-street car parking in the vicinity of the site, prejudicial to the free flow of traffic and conditions of general safety in the highway, contrary to Policies T3 and T18 of the Unitary Development Plan.

Councillor Dean's vote against refusal was noted.

## 8.10

### **(16/02352/FULL1) - 29 Fox Lane, Keston BR2 6AL**

Description of application – Change of use from Class C3 (dwellinghouse) to Class 2 (residential institution) to allow use of the property as a childrens home.

Oral representations in objection to the application were received. Oral representations from Ward Member Councillor Stephen Carr in objection to the application were received at the meeting.

It was reported that a further letter in objection to the application had been received. A further letter from the applicant had also been received.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to seek the submission of a travel plan, confirmation that the home would not

accept children from a violent or drug related background and details of how such a confirmation could be secured in planning terms and further information regarding the hours of operation and staff comings and goings.

8.11

**(16/02565/FULL1) - 2 Oak Cottages, Leasons Hill, Orpington BR5 2LH**

Description of application – Erection of detached two storey 2 bedroom house at land at side of 2 Oak Cottages. Alteration to porch at 2 Oak Cottages.

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

1 The proposal would constitute a cramped overdevelopment of the site, which would be detrimental to the character and visual amenities of the locality and a lack of private amenity space would fail to provide a satisfactory quality of accommodation for future occupiers, contrary to Policies BE1 and H7 of the Unitary Development Plan and Policy 3.5 of the London Plan (2015).

2 The proposed development would lack adequate quantity of on-site car parking provision to accord with the Council's standards and would therefore generate an unacceptable increase in the demand for on-street car parking in the vicinity of the site, prejudicial to the free flow of traffic and conditions of general safety in the highway, contrary to Policies T3 and T18 of the Unitary Development Plan.

**SECTION 3**

(Applications recommended for permission, approval or consent)

8.12

**(16/02137/FULL1) - 2 Lakeswood Road, Petts Wood, Orpington BR5 1BJ**

Description of application – Demolition of existing detached bungalow and erection of pair of two storey 4 bedroom semi-detached dwellings with vehicular accesses, 4 car parking spaces, cycle storage sheds and bin stores.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that the application had been amended by revised plans.

The Planning Officer reported minor changes re. highways and elevations and a reduction in the width of the footprint.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration to seek the clarification of:-

- 1) the proposed ridge height in relation to surrounding properties; and
- 2) the proposed footprint in comparison to the existing building.

In addition consideration should be given to a reduction of the proposed ridge height and footprint.

8.13

**(16/02179/FULL1) - Conifer House, 44 Southend Road, Beckenham**

Description of application - Construction of four storey rear extensions, four storey front extensions and roof alterations to add an additional storey to the existing building forming an additional 9 flats (18 flats total) comprising one 1 bedroom, four 2 bedroom and three 3 bedroom flats within the extended sections of the building in connection with revised flat layouts in the existing building forming two 1 bedroom, six 2 bedroom and two 3 bedroom flats. Provision of front, rear and flank parking with in/out access driveway, amenity space, balconies, refuse and cycle storage and associated landscaping

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.

8.14

**(16/02275/FULL6) - 8 Stephen Close, Orpington BR6 9TZ**

Description of application – Two storey rear, first floor side and single storey front extensions and conversion of garage to habitable accommodation.

Oral representations in objection to and in support of the application were received at the meeting. Photographs received from the person speaking in objection to the application were received and circulated to Members.

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 size of the extension.

8.15

**(16/02453/FULL6) - 4 Ryecroft Road, Petts Wood  
BR5 1DR**

Description of application – Single storey front and first floor side 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.

8.16

**(16/02584/FULL6) - 51 Lakes Road, Keston  
BR2 6BN**

Description of application – First floor front extension, part two storey/first floor front/side extension, part one/two storey rear extension, alterations to roof and replacement porch canopy.

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.

8.17

**(16/02597/FULL1) - 45 Ancaster Road, Beckenham  
BR3 4DZ**

Description of application - Demolition of the existing bungalow and the construction of a two storey building to provide 2 two bedroom flats and 2 one bedroom flats, together with off street parking, cycle and refuse storage.

Oral representations from Ward Member Councillor Sarah Phillips in objection to the application were received at the meeting.

Further supporting correspondence from the applicant's agent had been received and circulated to Members.

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

**8.18 (16/02810/FULL6) - 33 Greenways, Beckenham  
BR3 3QN**

Description of application – Roof alterations to incorporate rear dormer and three roof lights to front roof slope, single storey rear extension, first floor side extension and elevational alterations.

Oral representations in objection to the application were received at the meeting. Photographs received from the person speaking in objection to the application were received and circulated to Members. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-

1 The proposed first floor side extension and roof alterations by reason of its design, prominent siting, scale and mass would harm the open and spacious setting of the streetscene and would unbalance the symmetrical appearance of the host and adjoining dwelling contrary Policies BE1 and H8 of the Unitary Development Plan and SPG 1 General Design Principles & SPG 2 Residential Design Guidance.

**8.19 (16/03056/FULL6) - 51 Oakwood Avenue,  
Beckenham BR3 6PT**

Description of application – Part one/two storey side extension and conversion of garage to habitable accommodation.

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.

**8.20 (16/03124/FULL1) - County House, 241 Beckenham  
Road, Beckenham BR3 4RP**

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

The meeting ended at 9.11 pm

Chairman

### **Comments from Councillor Kathy Bance in relation to Item 4.9 – Kent House Tavern, Thesiger Road, Penge, London SE20 7NQ**

This planning application covers the ground floor of the former public house. The conversion into 2 x 1 bed and 1 x 2 bed units. Consent has already been granted for 6 x 1 bed flats on the first floor.

Residents are concerned about the intensity and quality of the accommodation with this application. There is a clear lack of amenity space. The applicant is using the distance to green spaces as an excuse to reduce the unit size and so increase the number of units. This application is no closer to a park than many other applications across the borough which have provided amenity space.

There is not much green space in Penge so this planning application with no outdoor space as amenity, offers cramped living conditions to the residents, just to squeeze in more poor quality units, making this an overdevelopment of a small site.

There are no parking spaces to support the increased number of units. There is already insufficient parking at this location. When visiting public houses, cars are not parked in the road for long periods of time. With housing applications, parking must have a different focus and so include parking spaces.

We cannot assume tenants will not drive and we cannot assume the units will be occupied by single professionals, students or couples who do not require as much private amenity space.

This is a tight-knit area and this is a small building. The applicant now plans to expand the building to 9 units. It is not unreasonable to say that this is too many units, even split on two floors and with no amenity space.

The evidence of advertising the property for commercial use is not clear.

I believe that on balance the scheme will cause harm to the character of the area and result in significant loss of amenity to local residents and does warrant a planning refusal.

Officers have indicated approval but we can still overturn this however, to go against this suggestion, we need to demonstrate planning reasons and the applicant's failure to comply with the new national housing standards and the London Plan are significant planning reasons.

If this went to appeal we could show that we had not acted unreasonably in reaching a decision and therefore are not liable to costs should an appeal be upheld.

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