

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

Minutes of the meeting held at 7.00 pm on 6 October 2016

### **Present:**

Councillor Richard Scoates (Chairman)  
Councillors Nicholas Bennett J.P., Kevin Brooks, Lydia Buttinger,  
Simon Fawthrop, Kate Lymer, Russell Mellor, Melanie Stevens  
and Michael Turner

### **Also Present:**

Councillors Stephen Carr, Judi Ellis, David Jefferys,  
Alexa Michael and Colin Smith

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

Apologies for absence were received from Councillors Kathy Bance and Peter Dean; Councillors Kevin Brooks and Nicholas Bennett JP attended as their respective substitutes.

## **10 DECLARATIONS OF INTEREST**

Councillor Nicholas Bennett JP declared a non-pecuniary interest in Item 4.2 – Scotts Park Primary School, as he resided in the local vicinity.

Councillor Melanie Stevens declared a non-pecuniary interest in Item 4.6 – Lilly's Farm, Chelsfield, as she resided in a neighbouring property.

## **11 CONFIRMATION OF MINUTES OF MEETING HELD ON 11 AUGUST 2016**

**RESOLVED** that the Minutes of the meeting held on 11 August 2016 be confirmed and signed as a correct record.

## **12 PLANNING APPLICATIONS**

### **SECTION 1**

(Applications submitted by the London Borough of Bromley)

### **12.1 FARNBOROUGH AND CROFTON**

**(16/02808/REG3) - Small Civic Hall, York Rise, Orpington**  
Description amended to read – 'Temporary use of site as public car park for 57 spaces (including 6 disabled

bays) for up to 3 years.’.

Comments from Ward Member Councillor Charles Joel were circulated to Members and a copy is attached as Annex 1 to these Minutes. The Planning Officer advised Members the application could not be progressed should they be minded to add the conditions suggested by Councillor Joel.

Comments from Tree Officers were reported at the meeting.

The application had been amended by plans received on 13 September 2016.

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 the deletion of condition 6 and the addition of a further two conditions and an informative to read:-  
8 No trees on the site shall be felled, lopped, topped or pruned before or during building operations except with the prior agreement in writing by the Local Planning Authority. Any trees removed or which die through lopping, topping or pruning shall be replaced in the next planting season with trees of such size and species as may be agreed with the Authority.

Reason: In order to comply with Policy NE7 of the Unitary Development Plan and to ensure that as many trees as possible are preserved at this stage, in the interest of amenity.

9 Details of any lighting proposed (including the appearance, siting and technical details of the orientation and screening of the lights and the means of construction and layout out of the cabling) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced and the approved scheme shall be implemented before the car park hereby permitted is first used.

Thereafter the approved scheme shall be permanently retained in an efficient working manner and no further lighting shall be installed on the site without the prior approval in writing by the Local Planning Authority.

Reason: In order to comply with Policies BE1 and ER10 of the Unitary Development Plan and in the interest of amenity and public safety.

#### Informative

The applicant is encouraged to consider the enhancement of landscaping on the site.

**12.2  
BICKLEY**

**(16/03698/RECON) - Scotts Park Primary School,  
Orchard Road, Bromley BR1 2PR**

Description of application – Variation of Condition 1 of permission 14/03285/RECON granted for erection of a single storey classroom building until 17 October 2018.

Oral representations 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.

**SECTION 2**

(Applications meriting special consideration)

**12.3  
CRYSTAL PALACE  
CONSERVATION AREA**

**(16/01297/FULL1) - 69-71 Church Road, Anerley,  
London SE19 2TA**

Description of application – The demolition of the existing retail and rear residential units and the building of a new taller infill structure reinstating the existing shop and rear residential unit, whilst introducing a new part 4, part 3, storey residential block incorporating 7 x self-contained flats, accommodating 2 x 3 bedroom, 3 x 1 bedroom and 2 x 2 bedroom flats with internal and external alterations and demolitions.

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.

**12.4  
BROMLEY COMMON AND  
KESTON**

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

Description of application – change of use from Class C3 (dwellinghouse) to Class C2 (residential institution) to allow use of the property as a children's home.

Oral representations in objection to the application were received. Oral representations from Ward Members Councillors Alexa Michael and Stephen Carr in objection to the application were received at the meeting.

Further correspondence from the speaker in objection to the application was received and circulated to Members. Prior to the meeting, the Planning Officer had e-mailed Members with comments concerning

traffic. Comments from Highways Division were reported at the meeting. Correspondence from Heritage Hill and Fox Lane Residents' Association containing a summary of the arguments, illustrative photographs and details of two professional surveys had been received and circulated to Members. A copy would also be added to the planning files. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reasons:-

1 The proposal would have inadequate car parking facilities to provide for the needs of the development and as such the proposal would prejudice the free flow of traffic and conditions of general safety along the adjacent highway and increasing the demand for on-street parking on the local roads to the detriment of the amenities of the area contrary to Policies T3 and T18.

2 The proposed development would be detrimental to the amenities that nearby residents might reasonably expect to be able to continue to enjoy by reason of general noise and disturbance associated with the use contrary to Policy BE1.

**12.5  
PETTS WOOD AND KNOLL**

**(16/02838/FULL6) - 27 West Way, Petts Wood, Orpington BR5 1LN**

Description of application – Single storey side extension.

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

The Planning Officer advised that if Members were minded to remove permitted development rights, the applicant may not be able to build the proposed garage which was previously permitted but not completed.

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 and for officers to issue under delegated authority, subject to securing a suitably worded condition to remove further Permitted Development Rights, whilst enabling the recently granted Certificate of Lawfulness to be implemented.

**12.6  
CHELSFIELD AND PRATTS  
BOTTOM  
CONSERVATION AREA**

**(16/02901/RECON) - Lilly's Farm, Chelsfield Lane, Orpington BR6 6NN**

Description of application – Variation of Condition 11 of planning permission 15/01024 (allowed at appeal)

concerning accordance with the approved plans to enable the construction of basements beneath the permitted dwellings.

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** for the following reason:-

1 The proposed intensification of the previously permitted development by reason of the increase in floorspace would constitute inappropriate development in the Green Belt resulting in harm to openness and would fail to preserve or enhance the character and appearance of the Conservation Area. No very special circumstances exist to outweigh the harm to the Green Belt by reason of inappropriateness and the other harm identified and the proposal is therefore contrary to Policies G1 and BE11 of the Unitary Development Plan, Policy 7.16 of the London Plan and Section 9 – Protecting Green Belt Land – of the National Planning Policy Framework.

**12.7  
BICKLEY**

**(16/03000/FULL1) - 6 Beaconsfield Road, Bickley, Bromley BR1 2BP**

Description of application – Demolition of existing building and erection of 3 two storey three bedroom terraced houses with accommodation in roof space and associated car parking, cycle and refuse stores and landscaping.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member Councillor Colin Smith were received at the meeting.

The Planning Officer reported that a previously refused application was currently at the appeal stage. It was reported that further objections to the application had been received. Tree Officers raised no objections. The application was amended by plans received on 6 October 2016.

Members were reminded that the Council did not have an adequate five year Housing Land Supply.

The site plan indicated that individual refuse stores would be allocated to each property.

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

1 The proposal, as a result of its design, considerable bulk and mass and projection beyond the established front building line, is considered to represent an overdevelopment of the site that would be out of character with the streetscene and result in a diminution of spatial standards that would be harmful to the area and would result in overlooking and a loss of privacy to neighbouring properties, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan (2006).

2 The proposed development, by virtue of the loss of green amenity space, is considered to adversely impact upon the verdant character of the wider locality contrary to Policy BE1 of the Unitary Development Plan (2006).

3 The car parking provided for each dwelling would be insufficient to meet the needs of the development and the proposal would therefore generate an unacceptable increase in the demand for on-street car parking 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 Bennett's vote against refusal was noted.

**12.8  
CRAY VALLEY EAST  
CONSERVATION AREA**

**(16/03241/FULL1) - Old School Studio, Main Road,  
St Pauls Cray, Orpington BR5 3HQ**

Description of application – proposed conversion of building to form three residential apartments comprising 1 x 3 bed, 1 x 2 bed and 1 x studio. Demolition and re-build of boundary outbuilding, raising of the ridge and new clerestory dormer with elevational alterations and access ramp.

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 reason set out in the report of the Chief Planner.

**12.9  
PLAISTOW AND  
SUNDRIDGE**

**(16/03358/FULL6) - 6 Lawn Close, Bromley BR1  
3NA**

Description of application – Single storey front and rear extension.

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

1. The proposal by reason of its siting would result in an overdevelopment of the site and be out of scale and form of adjacent buildings detrimental to the host dwelling, the street scene, character of the area and neighbouring residential amenity thereby contrary to Policies H8 and BE1 of Bromley's Unitary Development Plan and Policy 7.4 of the London Plan

**12.10  
WEST WICKHAM**

**(16/03424/FULL6) - 15 The Drive, West Wickham  
BR4 0EP**

Description of application – roof extensions incorporating dormer windows to front and rear and rooflights to all elevations and part one/two storey side, single storey front, first floor side and rear extensions and conversion of garage to habitable accommodation.

Oral representations 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.

**12.11  
SHORTLANDS  
CONSERVATION AREA**

**(16/03621/FULL6) - 36A Elwill Way, Beckenham  
BR3 6RZ**

Description of application – Roof alterations to incorporate rear dormer, part one/two storey rear extension and porch canopy.

Oral representations in objection to the application were received at the meeting. Comments from the applicant and from Ward Member, Mary Cooke, together with a letter from the objector had been received and circulated to Members.

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.

**12.12  
BROMLEY COMMON AND  
KESTON CONSERVATION  
AREA**

**(16/03654/FULL1) - Woodlands, Holwood Park  
Avenue, Keston BR6 8NQ**

Description of application – Demolition of existing dwelling and construction of a replacement two storey 7 bedroom dwelling with additional roofspace and basement accommodation, associated landscaping and parking.

Oral representations 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 and informatives set out in the report of the Chief Planner with two further conditions to read:-

“9.. 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 dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

Reason: In order to prevent intensification of the site and to comply with Policy BE1 of the Unitary Development Plan and in the interest of amenity and public safety.

10. 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.”

### **SECTION 3**

(Applications recommended for permission, approval or consent)

#### **12.13 PENGE AND CATOR**

#### **(16/02531/FULL1) - 40A Jasmine Grove, Penge, London SE20 8JW**

Description of application – Elevational alterations and change of use of middle building from workshop/storage building to include class D1 use to allow use as a place of worship.

A replacement plan was circulated to Members identifying the correct site. It was reported that Highways Division had no objection to the application. Ward Member, Councillor Kevin Brooks, objected to the application and referred to his local knowledge of traffic and parking issues in the immediate vicinity. He also had concerns at the potential loss of office use and noise.

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

1. The proposal would generate a significant demand



for parking which cannot be accommodated within the site, and would therefore result in an unacceptable increase in pressure to on-street car parking which would be prejudicial to the free flow of traffic and conditions of general safety in the highway and detrimental to the amenities of adjacent residential properties particularly by reason of general noise and disturbance, contrary to Policies T3, T18 and BE1 of the Unitary Development Plan.

**12.14  
WEST WICKHAM**

**(16/02605/FULL1) - 60 The Alders, West Wickham  
BR4 9PG**

Description of application – Demolition of existing dwelling and construction of a pair of two storey five bedroom semi-detached dwellings with roofspace accommodation, together with front rooflights and rear dormers, associated parking, additional vehicular access and amenity space.

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 with 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.”

**12.15  
SHORTLANDS**

**(16/03296/FULL1) - 143 Westmoreland Road,  
Bromley BR2 0TY**

Description of application – erection of storage container (RETROSPECTIVE) with associated increase in height of boundary wall to provide screening.

Oral representations in support of the application were received at the meeting. Oral representations from Ward Member, Councillor David Jefferys, in objection to the application were received at the meeting. In Councillor Jefferys' opinion the container was out of keeping in the area and children may be attracted to play on its roof and fall in the gap between the wall and the container. Comments from Ward Member, Councillor Mary Cooke, in objection to the application

had been received and circulated to Members. It was noted that the local Residents' Association also objected to the application.

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

1. The prefabricated and temporary appearance of the storage container has a detrimental impact on the character and appearance of the street scene and the quality and distinctiveness of the surrounding predominantly residential area, appearing as an unduly conspicuous and incongruous feature, thereby contrary to Policy BE1 of the Unitary Development Plan, Policy 7.4 of the London Plan and the National Planning Policy Framework.

It was noted that enforcement action for the removal of the container had previously been authorised and Members requested that this be accelerated.

**12.16  
CRAY VALLEY WEST**

**(16/03526/FULL6) - 7 Sherborne Road, Orpington  
BR5 1GX**

Description of application – creation of basement, roof alterations to include partial hip to gable and rear dormer, demolition of garage and erection of two storey front/side extension, elevational alterations and terrace with steps to rear.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Judi Ellis, were received at the meeting. She was not aware of any basements in the area being a quiet road of mainly detached houses with cat slide rooves. She was concerned that the proposed development would cause immense disruption to those living nearby and although she was not opposed to the enhancement of properties, she felt it a step too far to permit the proposed development as it could set a precedent.

It was reported that further objections to the application had been received and a statement received from the Agent had been 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 bulk of the roof of the proposed development and to give

*Plans Sub-Committee No. 4*  
*6 October 2016*

further consideration to the forward projection  
proposed.

**ANNEX TO MINUTE - ITEM 4.1 - SMALL CIVIC HALL, YORK RISE, ORPINGTON -  
COMMENTS FROM COUNCILLOR JOEL**

The Meeting ended at 9.25 pm

Chairman

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## ANNEX 1

### **Comments reported from Ward Member Councillor Charles Joel in relation to Item 4.1 – Small Civic Hall, York Rise, Orpington**

The application is for a limited period of three years and in general terms the three Ward Councillors have no strong objections and it is with regret that I am not able to make representations at the meeting to the Committee.

There are a number of points that the Committee should be made aware of hence I have suggested through the Committee Clerk that a copy of this e-mail be made available to each of the Committee Members.

The points that need to be borne in mind are:-

1. Within the past twelve months Baxter & Co, Certified Accountants, whose offices are established in Lynwood House in Crofton Road at the junction of York Rise had an application refused under Town & Country Planning Acts for a residential extension with one of the concerns being the impact of additional traffic movement.
2. With the construction of the car park deck on the land of British Rail, a plan was introduced for the stacking of the taxi rank at the corner with Crofton Road and York Rise. There will be difficulties at this point particularly at peak times.
3. The Highways Section have stated within the report that there are no objections to vehicle movement. The three Councillors for Farnborough & Crofton over a considerable period of time have been discussing the ongoing difficulties with traffic movement and neighbouring street parking problems. The Highways Department would not undertake anything until the car park in York Rise was completed and up and running.
4. With the impact of the additional vehicle movement in the vicinity of Orpington B.R. Station there have been ongoing consultations regarding the reconfiguration of the existing bus lay-by outside the station in Crofton Road. To date since early consultations took place we are no way forward and the excuse is 'technical and financial'.
5. A number of the Members serving on this Committee maybe familiar with the endless problems with the build-up of traffic movement especially at peak times in Crofton Road, Station Road and at the junctions with Station Approach and Tubbenden Lane. The situation is impaired with the ingress and egress of traffic movement from the B.R. Station forecourt and the B.R. emergency depot where vehicles turn right onto Crofton Road and head in the direction of Locksbottom.

If Members of the Committee are in favour to move approval to this application, it may be felt necessary to impose conditions or informatives namely:-

- a. Repairs/treatment to the existing surface to avoid tripping hazards.
- b. Surface water drainage
- c. There is a steep ramp leading up to the land of the proposed car park and surface treatment must be taken into account particularly for disabled persons and wheelchair cases.
- d. An archaeological condition should be included due to the site being close to the Roman Villa and the possibility of an underground operations shelter from WW2 that has been mentioned on the site.
- e. Boundary wall treatment along the edge of the existing bank.

If it is in order, I would like a copy of these comments to be attached to the Minutes as at some time this may prove to be relevant should any further applications be submitted for the re-development of the site.