

## PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 16 March 2017

### Present:

Councillor Katy Boughey (Chairman)  
Councillor Douglas Auld (Vice-Chairman)  
Councillors Kevin Brooks, William Huntington-Thresher,  
Charles Joel, Alexa Michael and Angela Page

### Also Present:

Councillors Ian Dunn

#### 24 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Stephen Wells.

#### 25 DECLARATIONS OF INTEREST

No declarations of interest were reported.

#### 26 CONFIRMATION OF MINUTES OF THE MEETING HELD ON 17 JANUARY 2017

**RESOLVED** that the Minutes of the meeting held on 17 January 2017 be confirmed and signed as a correct record.

#### 27 PLANNING APPLICATIONS

##### SECTION 1

(Applications submitted by the London Borough of Bromley)

##### 27.1 FARNBOROUGH AND CROFTON

##### **(17/00287/FULL1) - Tubbenden Primary School, Sandy Bury, Orpington BR6 9SD**

Description of application – Single storey extension to provide SEN classroom with associated facilities, and elevational alterations to existing building including replacement windows and doors and new canopies.

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

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.

## **SECTION 2**

(Applications meriting special consideration)

### **27.2 CRAY VALLEY EAST**

#### **(15/04610/FULL1) - North Orpington Pumping Station, East Drive, Orpington**

Description of application – Erection of 35 dwellings incorporating 14x3 bed houses, 10x4 bed houses of 2-2.5 storey in height, an apartment block of 2.5 storeys in height comprising 8x2 bed and 3x1 bed flats with associated car parking, landscaping and vehicular access off Lockesley Drive.

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received similar to those summarised in the Chief Planner's report and a sample had been circulated to Members.

Members having considered the report, objections and representations, **RESOLVED THAT**

#### **PERMISSION BE GRANTED SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT**

to secure the delivery of the affordable housing, health and education contributions and a highway contribution, as recommended, and subject to the conditions and informatives set out in the report of the Chief Planner with amendments to Conditions 2, 10, 13 and 21 to read as follows:-

"2. The development hereby permitted shall be carried out otherwise that in complete accordance with the following plans unless previously agreed in writing by the Local Planning Authority:

Site wide plans/elevations/floor plans: 041505-FER-03 Rev F, 041505-FER-01 Rev H, 041505-FER-H-E3, 041505-FER-H-E2, 041505-FER-H-E1 Rev A, 041505-FER-H-P1 Rev A, 041505-FER-B1-P3 Rev B, 041505-FER-B1-P2 Rev B, 041505-FER-C-E1 Rev B, 041505-FER-C-P1 Rev B, 041505-FER-B-E1 Rev B, 041505-FER-B-P1 Rev A, 041505-FER-F-E1 Rev B, 041505-FER-F-P1 Rev B, 041505-FER-E-E1 Rev B, 041505-FER-E-P1 Rev B, 041505-FER-SS05 Rev C, 041505-FER-SES02 Rev B, 041505-FER-GAR01 Rev B, 041505-FER-05 Rev F, 041505-FER-04 Rev F, 041505-FER-02 Rev J, 041505-FER-A-E1 Rev B, 041505-FER-A-P1 Rev A, 041505-FER-B1-P1 Rev C, 041505-FER-D-E1 Rev B, 041505-FER-D-P1 Rev B,

041505-FER-D-P1 Rev B, 041505-FER-G-E1 Rev B, 041505-FER-G-P1 Rev B, 041505-FER-CP03 Rev A, 041505-FERCP01 Rev A, 041505-FER-CP02 Rev A, 041505-FER-06, 041505-FER-SS04 Rev D, 041505-FER-B1-E3 Rev B, 041505-FER-B1-E1 Rev C, 041505-FERB1- E2 Rev C, 041505-FER-B1-E4 Rev B, 041505-FER-B1-P4 Rev A, 041505-FER-SES01 Rev B, 041505-FER-PER02 REV D, 041505-FER-PER01 REV D, 041505-FER-PER03 REV A, 041505-FER-CP04.

REASON: In order to comply with Policies BE1, H7 and H9 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

10. Details of the layout of the access road and turning area including its junction with Lockesley Drive and dimensions of visibility splays shall be submitted to and approved in writing by the Local Planning Authority and these access arrangements shall be substantially completed before any part of the development hereby permitted is first occupied. There shall be no obstruction to visibility in excess of 1metre in height within the approved splays except for trees selected by the Authority, and which shall be permanently retained.

REASON: In order to comply with Policy T18 of the Unitary Development Plan and in the interest of pedestrian and vehicular safety.

13. Before any part of the development hereby permitted is first occupied that part of a sight line of 43metres x 2.4metres x 43metres which can be accommodated within the site shall be provided in both directions at Lockesley Drive and with the exception of trees selected by or the Local Planning Authority no obstruction to visibility shall exceed 600mm in height in advance of this sight line, which shall be permanently retained as such.

REASON: In order to comply with Policy T18 of the Unitary Development Plan and to ensure that the proposal does not prejudice the free flow of traffic and conditions of general safety along the adjoining highway.

21. Before any work is commenced on the access/highway works a Stage 1 and where appropriate a Stage 2 Road Safety Audit (these may be combined with the prior agreement of the local Planning Authority) shall be submitted to and approved in writing by the local Planning Authority for the entire road layout. The works shall be implemented strictly in accordance with the approved

details to the satisfaction of the local Planning Authority before any part of the development hereby permitted is first occupied. A Stage 3 Audit shall be submitted to and approved in writing by the local Planning Authority following satisfactory completion of the works and before they are opened to road users. REASON: In order to comply with Policy T18 of the Unitary Development Plan and in the interest of pedestrian and vehicular safety.”

**27.3  
SHORTLANDS**

**(16/03768/OUT) - 44 Cumberland Road,  
Shortlands, Bromley BR2 0PQ**

Description of application – Demolition of an existing dwelling and erection of single residential block containing 4 x 2-bed flats with associated access and parking (Outline Application).

Oral representations in objection to and in support of the application were received at the meeting. The Chief Planner reported that two further objections to the application had been received together with photographs. Comments from Ward Member, Councillor Mary Cooke, in objection to the application, supported by Ward Member, Councillor David Jeffreys, were reported and circulated to Members. The Chairman referred to the three previous planning applications that had been refused and upheld on appeal but in particular the last appeal decision whereby the Inspector had only objected to the proximity of the entrance to an existing pedestrian crossing being prejudicial to highway safety. A Stage 1 Safety Audit had been submitted and it was noted that Highways Division had no objection with regard to the Safety Audit or safety issues.

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 a further condition to read:-

“13. The development hereby permitted shall not be carried out otherwise than in complete accordance with plans references 101I; 102I; 104I & 105I (Received 18 January 2017); 103I (Received 23 January 2017); and 5313/SK/201 Rev A, unless previously agreed in writing by the Local Planning Authority.

REASON: In order to comply with Policies BE1, T3, T11 and T18 of the Unitary Development Plan and in the interest of the visual and residential amenities of

the area and the general conditions of highways safety and free flow of traffic.”

**27.4  
CHISLEHURST  
CONSERVATION AREA**

**(16/04685/FULL6) - Copley Dene, 34 Wilderness Road, Chislehurst BR7 5EY**

Oral representations in support of the application were received at the meeting. It was reported that two letters of support had been received and circulated to Members.

The Chairman referred to the history of the Grade II Statutory Listed building in Chislehurst Conservation Area and, in her view, although the proposed development would not compromise the structure of the building it could be viewed from Chislehurst Golf Club. It was noted that comments from the Conservation Officer had not been received. Members were also concerned with the bulk and the impact on the Statutory Listed Building and took into account the impact on the interior of the Listed Building.

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.

**27.5  
CHISLEHURST  
CONSERVATION AREA**

**(16/04714/LBC) - Copley Dene, 34 Wilderness Road, Chislehurst BR7 5EY**

Description of application – Single storey rear extension.

Oral representations in support of the application were received at the meeting. It was reported that two letters of support had been received and circulated to Members.

The Chairman referred to the history of the Grade II Statutory Listed building in Chislehurst Conservation Area and, in her view, although the proposed development would not compromise the structure of the building it could be viewed from Chislehurst Golf Club. It was noted that comments from the Conservation Officer had not been received. Members were also concerned with the bulk and impact on the Statutory Listed Building and took into account the impact on the interior of the Listed Building.

Members having considered the report, objections and representations, **RESOLVED that LISTED BUILDING CONSENT BE REFUSED** as recommended, for the reason set out in the report of

the Chief Planner.

**27.6  
CLOCK HOUSE**

**(16/04893/FULL1) - New Bowers, 1 Thornsett Road, Penge, London SE20 7XB**

Description of application – Erection of a single storey rear extension, reconfiguration of internal layout, increase in the number of children between 0-5 years from 20-45. Increase in opening hours ( Monday-Friday 7:30-18:30). Two off street parking spaces, bike store, refuse store and landscaping.

The application was for a large extension to the semi-detached property and

Members were concerned that, if the application were to be approved, there would be more than double the number of child care places and a reduction in the existing playground area.

Councillor Douglas Auld had visited the site and reported there were five or six gardens in immediate proximity that would be affected by increased playground noise. Members were also concerned that two off-street parking spaces would be insufficient and there would be an increase in traffic.

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

2. The proposals would result in an over intensive use of the property and site, including the rear extension being proposed, which would be detrimental to the amenities of nearby residents and users of the host property by reason of noise and disturbance and reduced space around the building due to the rear extension thereby contrary to Policy BE1 of the Unitary Development Plan.

**27.7  
COPERS COPE**

**(16/05788/FULL1) - 84 Albemarle Road, Beckenham BR3 5HT**

Description of application - Demolition of existing dwelling and erection of a three storey building comprising 6 one bedroom and 3 two bedroom flats with associated parking, amenity space, refuse/cycle store together with formation of a new vehicle access and associated landscaping.

Oral representations in support of the application were received at the meeting. The Chief Planner reported comments from the Tree Officer had been circulated

to Members.

The Chairman referred to Environmental Health comments in respect to natural light and ventilation as a result of some of the window sizes in the flats and the Chief Planner confirmed that it was not a planning concern.

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 a further condition to read:-

“30. The development shall be implemented in accordance with the Tree Protection Plan (TPP) submitted and approved as part of the planning application and under the supervision of a retained arboricultural specialist in order to ensure that the phasing of the development accords with the stages detailed in the method statement and that the correct materials and techniques are employed.

REASON: To maintain the visual amenity of the area. (Policy NE7 of the Bromley Unitary Development Plan (adopted July 2006).

**27.8  
WEST WICKHAM**

**(17/00030/FULL6) - 18 Hayes Chase, West Wickham BR4 0HZ**

Description of application – Part one/ two storey side/rear extension.

It was noted that no objections to the application had been received and the application was a resubmission of a previously refused scheme. The Chairman said that every planning application should be considered on its merits but that as there had not been a material change she could not support the application. The excessive rearward projection was still of concern.

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

**27.9  
BROMLEY TOWN  
CONSERVATION AREA**

**(17/00060/FULL1) - Flat 3, 17 Bromley Common, Bromley BR2 9LS**

Description of application – Change of use from 3-bed flat to 4-bedroom 7 person House of Multiple Occupation (HMO) and internal alterations to provide shower room.

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

Concerns were raised with regard to the proposed number of parking and cycle spaces and the Chief Planner's representative confirmed that this would be dealt with by condition.

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.

**27.10  
CLOCK HOUSE**

**(17/00068/FULL1) - Ripon House, 254 Croydon Road, Beckenham BR3 4DA**

Description of application – Demolition of existing garages and construction of 2 two bedroom detached dwellings with gardens, parking, refuse storage and bike storage. Revised car parking layout to Ripon house to serve existing flats.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Ian Dunn in objection to the application were received at the meeting. It was reported that four further objections to the application had been received and circulated to Members.

In Councillor Dunn's view the application was a backland overdevelopment on a small site that did not respect the character of the area and it would have an unacceptable impact on residential amenity and privacy. He was concerned with the proposed quality and design of accommodation and the impact on a chestnut tree and referred to the comments from Highways Division.

Councillor Douglas Auld had visited the site and he said there would be insufficient access to the site for an emergency vehicle.

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.

**27.11  
SHORTLANDS**

**(17/00093/FULL6) - 95 Shortlands Road, Shortlands, Bromley BR2 0JL**

Description of application – Part retrospective application for retention of existing two storey and single storey extensions and roof extensions including increase in roof height (0.3m) and east and west facing dormer windows (originally permitted under application references 13/03375 and 13/03731) - and proposed elevational alterations including a new line

of ridge tiles.

Oral representations in objection to and in support of the application were received at the meeting. Comments from Ward Member, Councillor Mary Cooke, were reported and circulated to Members together with a letter and photographs from the objector. It was noted that objections to the colour of the render had been received.

The application sought modifications to existing extensions that were partly retrospective and, in their current form, out of character with the area.

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

“2. 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, enlargements, alterations including windows or other, walls or fences of any kind permitted by any class under Part 1 and Part 2 of Schedule 2 of the 2015 Order (as amended) shall be erected or made to the host dwellings or within its curtilage without the prior approval in writing of the Local Planning Authority.

REASON: In the interest of the visual and residential amenities of the area and to prevent an overdevelopment of the site in order to comply with Policies BE1 and H8 of the Unitary Development Plan.”

**27.12  
BROMLEY COMMON AND  
KESTON**

**(17/00357/FULL1) - 2 Hook Farm Road, Bromley  
BR2 9SX**

Description of application – Roof extension to provide two bedroom apartment.

Ward Member, Councillor Alexa Michael, reported that she had visited the site and supported the application. Members having considered the report, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with an amendment to Condition 4 to read:-

“4. The proposed first floor flat must be ancillary to the nursery at all times and must only be occupied by the owners/employees of the Lemongrove nursery.

REASON: To ensure the flat is ancillary to the nursery and that demand for residential and operational

parking on the site would not have a knock on effect on demand for on-street parking contrary to Policy T3 and T18 of the Unitary Development Plan.

### **SECTION 3**

(Applications recommended for permission, approval or consent)

#### **27.13 PENGE AND CATOR**

#### **(16/04027/FULL1) - Columbia International Ltd, Kangley Bridge Road, Lower Sydenham, London**

Description of application – Erection of a building comprising 2,323 square metres for use as a trade only builders merchant with associated parking, servicing, boundary treatment and landscaping.

The Chief Planner's representative reported that the updated energy assessment referred to in the Chief Planner's report had not been received and would be dealt with by condition.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED SUBJECT TO THE PRIOR**

**COMPLETION OF A LEGAL AGREEMENT** to secure a financial contribution to compensate the removal of street trees to facilitate the development, as recommended, and subject to the conditions and informatives set out in the report of the Chief Planner with an amendment to Condition 15 to read:-

“15. Before any part of the development hereby permitted is first occupied that part of a sight line of 43metres x 2.4metres x 43metres which can be accommodated within the site shall be provided in both directions at Kangley Bridge Road and with the exception of trees selected by the Local Planning Authority no obstruction to visibility shall exceed 1 metre in height in advance of this sight line, which shall be permanently retained as such.

REASON: In order to comply with Policy T18 of the Unitary Development Plan and to ensure that the proposal does not prejudice the free flow of traffic and conditions of general safety along the adjoining highway.”

The Meeting ended at 8.30 pm

Chairman