

## **PLANS SUB-COMMITTEE NO. 3**

Minutes of the meeting held at 7.00 pm on 31 August 2017

### **Present:**

Councillors Kevin Brooks, Alan Collins, Robert Evans, Samaris Huntington-Thresher, William Huntington-Thresher, Charles Joel, Alexa Michael, Keith Onslow and Colin Smith

### **Also Present:**

Councillors Julian Benington, Russell Mellor and Angela Wilkins

## **5 APPOINTMENT OF CHAIRMAN**

Councillor Charles Joel was nominated and took the Chair.

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

Apologies for absence were received from Councillors Katy Boughey and Douglas Auld and Councillors Keith Onslow and Robert Evans attended as their substitutes.

## **7 DECLARATIONS OF INTEREST**

Councillor Keith Onslow declared a non-pecuniary interest in Item 5.16 as he was acquainted with a couple of the local residents.

## **8 CONFIRMATION OF MINUTES OF MEETING HELD ON 6 JULY 2017**

**RESOLVED** that the Minutes of the meeting held on 6 July 2017 be confirmed and signed as a correct record.

## **9 PLANNING APPLICATIONS**

### **SECTION 2**

(Applications meriting special consideration)

#### **9.1 CRYSTAL PALACE**

**(16/02117/COND12) - Orchard Lodge, 107 William Booth Road, Penge, London, SE20 8BG**

Description of application – Details of conditions submitted in relation to planning permission ref: 16/02117/FULL1 Condition 4 - Construction Management Plan.

Oral representations from Ward Member, Councillor Angela Wilkins were received at the meeting. She reported that the developer continued to work outside the permitted working hours which impacted on residential amenity and parking for James Dixon Primary School.

Councillor Kevin Brooks commented that numerous complaints had been received although the Chief Planner's report stated that no objections to the application had been received.

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

1. The proposed increase in hours of operation would be seriously detrimental to the amenities that surrounding residents might reasonably expect to be able to continue to enjoy by reason of noise and general disturbance, contrary to Policy BE1 of the Unitary Development Plan (2006).

## 9.2 KELSEY AND EDEN PARK

### **(17/02002/FULL1) - 21 Langley Road, Beckenham BR3 4AE**

Description of application – The demolition of the existing garage and the construction of a part one/two-storey side/rear extension to create a new 1 bedroom dwelling.

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

It was reported that an email from the agent had been received with confirmation of compliance with building regulations.

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 two further conditions and two informatives to read:-

“11. Before the development hereby permitted is occupied arrangements shall be agreed in writing with the Local Planning Authority and be put in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a resident's parking permit within any controlled parking zone which may be in force in the vicinity of the site at any time.

REASON: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which

is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

12. The development hereby permitted shall be built in accordance with the criteria set out in Building Regulations M4(2) 'accessible and adaptable dwellings' and shall be permanently retained thereafter.

REASON: To comply with Policy 3.8 of the London Plan and the Mayors Housing Supplementary Planning Guidance 2016 and to ensure that the development provides a high standard of accommodation in the interests of the amenities of future occupants.

INFORMATIVE 1: You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: [address.management@bromley.gov.uk](mailto:address.management@bromley.gov.uk) regarding Street Naming and Numbering. Fees and application forms are available on the Council's website at [www.bromley.gov.uk](http://www.bromley.gov.uk).

INFORMATIVE 2: Conditions imposed on this planning permission require compliance with Part M4 of the Building Regulations. The developer is required to notify Building Control or their Approved Inspector of the requirements of these conditions prior to the commencement of development.”

### 9.3 BICKLEY

#### **(17/02274/B8RES) - 53 Liddon Road, Bromley BR1 2SR**

Description of application – Change of use from Class B8 (storage and distribution) to Class C3 (dwellinghouses) to form 11 flats at 53 Liddon Road (56 day application for prior approval in respect of air quality, transport and highways, contamination, flooding risks, noise impacts, sustainability and impact on provision of storage and distribution services under Class P, Part 3 of the GPDO).

On page 23 of the Chief Planner’s report the first paragraph under the heading, ‘Proposal’ was amended to read, “The proposal seeks change of use from Class B8 (storage and distribution) to class C3 (dwellinghouses) to form 11 flats at 53 Liddon Road”.

A further letter in support of the application had been received and circulated to Members.

Councillor Colin Smith referred to his knowledge of the local area and to the cumulative parking stress for

local residents and emphasised that housing suitable for families was required rather than one bedroom units. Following discussion Members preferred the site be retained for business purposes. However it was confirmed that it was a non-designated site under the Draft Local Plan. The Chief Planner's representative reminded Members of the criteria to take into consideration in the determination of the application.

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

1. The proposal would result in increased parking pressure on roads where parking is already very limited and in an area of poor public transport access, detrimental to the amenities of the area contrary to the objectives of the Transport chapter of the Unitary Development Plan, Policies T3 and T18 of Unitary Development Plan, the National Planning Framework and Draft Local Plan Policy 30. The proposal is therefore not considered to comply with Class P of the General Permitted Development Order (2015) as amended.

#### 9.4 BROMLEY COMMON AND KESTON

#### **(17/02603/TPO) - Street Record, Brockdene Drive, Keston**

Description of application - T1 Laurel adjacent to entrance gate - Prune back north and west lateral branches to improve access. G2 Line of Cypress along north and west boundaries - Fell all trees marked with pink dots (retaining two on west boundary and four on north boundary) and reduce remaining trees in height and spread by up to 1m. G3 Three Sycamores in north-west corner - Fell to near ground level. G4 Four semi-mature Sycamores on south side of fence - Fell to near ground level. T5 Oak (dead) - Dismantle to near ground level. T6 Holly - Fell to near ground level. G7 Multi stemmed Laurel and Holly - Fell to near ground level. T8 Field Maple - Crown lift east side up to 2.5m.  
SUBJECT TO TPO 36 (A2).

Oral representations in objection to the application were received were received at the meeting. Representations from the objector had been received and circulated to Members.

Members having considered the report, objections and representations, **RESOLVED that a SPLIT**

**DECISION BE GRANTED** as recommended in the report of the Chief Planner as follows:-

**1. CONSENT IN PART WAS AUTHORISED FOR T6, HOLLY, TO BE FELLED TO NEAR GROUND LEVEL AND G7, MULTI STEMMED HOLLY, ALSO TO BE FELLED TO NEAR GROUND LEVEL,** subject to the conditions and informatives set out in the report of the Chief Planner.

**2. CONSENT WAS REFUSED FOR G3, THREE SYCAMORES IN NORTH-WEST CORNER, TO BE FELLED TO NEAR GROUND LEVEL AND G4, FOUR SEMI-MATURE SYCAMORES ON SOUTH SIDE OF FENCE, TO BE FELLED TO NEAR GROUND LEVEL** for the reason set out in the report of the Chief Planner.

### **SECTION 3**

(Applications recommended for permission, approval or consent)

#### **9.5 CHISLEHURST CONSERVATION AREA**

##### **(17/02172/FULL6) - 3 Sturges Field, Chislehurst, BR7 6LG**

Description of application – Single storey rear extension, alterations to side dormers and dormer to the rear.

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.

#### **9.6 BIGGIN HILL**

##### **(17/02291/FULL1) - 136 Main Road, Biggin Hill TN16 3BA**

Description of application – Demolition of existing building and erection of part two/three storey building comprising 2 Class A1 retail units on ground floor and 1 two bedroom and 6 one bedroom flats on first and second floors, with front and rear balconies, 9 car parking spaces, amendments to access road, provision of refuse and cycle stores, and landscaping.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Julian Benington 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 informative set out in the report of the Chief Planner with a further informative to read:-

“INFORMATIVE 2: You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering. Fees and application forms are available on the Council's website at www.bromley.gov.uk.”

9.7  
ORPINGTON

**(17/02330/FULL1) - 173-175 High Street, Orpington, BR6 0LW**

Description of application - Demolition of existing building, and erection of a 4 storey building with retail on ground floor, with 8 residential units above.

It was reported that the first paragraph on page 61 should be deleted.

A late representation had been received and circulated to Members.

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 amendments to Conditions 4 and 8

and a further condition and informative to read:-

“4. Notwithstanding the details submitted as part of this application, details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

REASON: To ensure satisfactory surface water drainage provision.

8. Before the development hereby permitted is occupied arrangements shall be agreed in writing with the Local Planning Authority and be put in place to ensure that, with the exception of disabled persons entitled to a blue badge, no resident of the development shall obtain a resident's parking permit within any controlled parking zone which may be in force in the vicinity of the site at any time.

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

12. The development hereby permitted shall incorporate measures to minimise the risk of crime and to meet the specific needs of the application site and the development. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted, and implemented in accordance with the approved details. The security measures to be implemented in compliance with this condition shall seek to achieve the "Secured by Design" accreditation awarded by the Metropolitan Police.

REASON: In the interest of security and crime prevention and to accord with Policies H7 and BE1 of the Unitary Development Plan.

INFORMATIVE 3: You should consult Street Naming and Numbering/Address Management at the Civic Centre on 020 8313 4742, email [address.management@bromley.gov.uk](mailto:address.management@bromley.gov.uk) regarding Street Naming and Numbering."

**9.8  
CRAY VALLEY WEST**

**(17/02408/FULL6) - 26 Palewell Close, Orpington, BR5 3BX**

Description of application – Two storey side extension.

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.

**9.9  
BROMLEY TOWN  
CONSERVATION AREA**

**(17/02418/FULL1) - 15 Bromley Common, Bromley BR2 9LS.**

Description of application – Construction of a two storey plus basement rear extension to the existing building to create 7 additional flats comprising 3 two bedroom, 4 one bedroom flats within the extended sections of the building in connection with revised flat layouts in the existing section of the building. Provision of front parking with in/out access, amenity space, refuse and cycle storage and associated landscaping.

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

The Chairman and Councillor Michael supported the application.

During the debate Councillor Smith raised a policy issue with regard to traffic and parking and the Chief

Planner's representative undertook to refer it to Development Control Committee.

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.

**9.10  
PENGE AND CATOR  
CONSERVATION AREA**

**(17/02608/FULL6) - 26 Kings Hall Road,  
Beckenham, BR3 1LU**

Description of application – Single storey rear extension.

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.

**9.11  
COPERS COPE**

**(17/02615/FULL6) - 3 Olyffe Drive, Beckenham,  
BR3 5HF.**

Description of application – Single storey rear extension.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Russell Mellor, in objection to the application were received at the meeting and he sought deferment for a reduction in depth of the proposed extension.

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.

**9.12  
CLOCK HOUSE**

**(17/02634/RECON) - Stewart Fleming School,  
Witham Road, Penge, SE20 7YB.**

Description of application – Minor material amendment under Section 73 of the Town and County Planning Act 1990 to allow a variation of the planning permission 15/02597/FULL1 for part demolition to rear and demolition of single storey front element and erection of two storey building to northern elevation with roof level amenity area, two storey front extension with enclosed roof level games area, landscaping and expansion from 2FE to 3FE to allow for minor alterations to the proposed external elevations and to allow for a phased approach to



completing the development.

Councillor Brooks reported that Councillors Vanessa Allen and Ian Dunn, Members for Clock House Ward, 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.

**9.13  
CLOCK HOUSE**

**(17/02746/RECON) - Stewart Fleming School,  
Witham Road, Penge, SE20 7YB.**

Description of application – Retention of temporary two storey, four classroom modular block with entrance lobby, toilets, stoves and associated external works including ramp and steps for a further 2 year period.

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.

**9.14  
MOTTINGHAM AND  
CHISLEHURST NORTH**

**(17/02765/FULL6) - 69 Ravensworth Road,  
Mottingham, SE9 4LX**

Description of application – Part one/two storey side/rear extension, porch canopy and rooflights.

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.

**9.15  
BROMLEY TOWN**

**(17/02996/RECON) - Horizon House, 26 Langdon  
Road, Bromley BR2 9JS**

Description of application – Variation of Conditions 98 and 99 of application reference 90/03188 which currently restrict the D1 use to Monday to Friday 9am-5pm except on two weekday evenings per week where the use can extend until not later than 9pm, and not before 10am and after 3pm on Saturdays and Sundays. The application seeks to vary the conditions to allow the use to operate Monday to Friday 7.30am to 6.30pm only.

It was reported that the Ward Members, Councillors Nicky Dykes, Will Harmer Michael Rutherford and Early Years supported the application and further letters of support had been received.

Members having considered the report and objections **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. The children attending the day nursery/play group shall be between the ages of 4 months and 5 years and not more than 60 children shall be accommodated at any one time.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of nearby properties.”

**9.16  
PENGE AND CATOR**

**(17/03050/RECON) - 213 Kings Hall Road,  
Beckenham, BR3 1LL.**

Description of application – Variation of condition 4 of outline permission ref. 15/04458 allowed at appeal for the introduction of access road and erection of three detached dwellings, each with a double garage, parking and associated landscaping to allow the removal of drawing 13121/C402C - Proposed sketch elevations from the list of drawings with which the development must accord.

Oral representations in objection to and in support of the application were received at the meeting. A further objection from the neighbouring residents had been received and circulated to Members.

Members’ preference was to have considered this application in parallel with a detailed design and appearance application and following discussion, and on Councillor Smith’s request, the Legal Representative gave advice and referred Members to paragraph 9 on page 130 and paragraph 6 on page 131 of the Chief Planner’s report.

Councillor Michael objected to the application and was of the opinion that the Planning Inspector had attached the condition to the permission to protect and preserve residential amenity and Councillors Evans and William Huntington-Thresher also objected and agreed that the Inspector had specifically imposed the condition.

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

1. The inclusion of Condition 4 on appeal ref APP/G5180/W/16/3149502 was considered reasonable and necessary in order to protect the

character and appearance of the surrounding area and the amenity of neighbouring residents. Accordingly, the variation of the condition would be contrary to Policy BE1 of the Unitary Development Plan.

**9.17  
CHISLEHURST  
CONSERVATION AREA**

**(17/03076/OUT) - Kemnal Stables, Kemnal Road, Chislehurst, BR7 6LT**

Description of application – Demolition of existing residential building, stables with sand schools, flood lighting and office and the provision of 1 no. 4 bedroom house, 2 no. 2 bedroom and 5 1 bedroom dwellings with communal parking and private terraces.

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

**SECTION 4**

(Applications recommended for refusal or disapproval of details)

**9.18  
CHELSFIELD AND PRATTS  
BOTTOM**

**(17/02381/FULL1) - 62 Windsor Drive, Orpington, BR6 6HD.**

Description of application - Retention of modular buildings in revised location.

An email from the architect had been received and circulated to Members and a further email in support of the application had been received.

Ward Member, Councillor Samaris Huntington-Thresher, referred to the planning and enforcement history of the site being a doctors' surgery. Some adjustments to the modular building had been made and she said there was a need for it to be retained due to its increased use. The application was supported by many local residents and, in her opinion, special circumstances should be considered. Councillor Huntington-Thresher requested a deferment, without prejudice, to seek further amendments and for the application to be considered in Section 2 of the agenda at a future Plans Sub-Committee and that if a future permission were given, it should be specific to the surgery and, if the site reversed to residential use, enforcement action should be taken for the removal of the modular building.

Ward Member, Keith Onslow, said that both he and Councillor Lydia Buttinger strongly supported the application.

Councillor Evans agreed the surgery was required by the local residents but objected to the application being contrary to Unitary Development Plan policy.

Members having considered the report and objections, **RESOLVED that the application be DEFERRED**, without prejudice to any future decision, **TO INVITE THE APPLICANT TO PUT FORWARD DESIGN IMPROVEMENTS**, and for the application to be considered on Section 2 of the agenda of a future meeting of the Plans Sub-Committee.

**9.19  
BROMLEY TOWN  
CONSERVATION AREA**

**(17/03220/ADV) - 151 - 153 High Street Bromley, BR1 1JD**

Description of application – Freestanding internally illuminated double sided digital display (advertising) unit.

It was reported that the Ward Members, Councillors Nicky Dykes, Will Harmer and Michael Rutherford objected to the application. It was also reported that the Chairman of Renewal and Recreation Policy, Development and Scrutiny Committee objected to the application and preferred advertising to be reconsidered when the pedestrian improvements had been completed.

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

**9.20  
BROMLEY TOWN  
CONSERVATION AREA**

**(17/03229/ADV) - Freestanding Advertisement Outside 29 Market Square, Bromley.**

Description of application – Freestanding internally illuminated double sided digital display (advertising) unit.

It was reported that further objections to the application had been received and that Ward Members, Councillors Nicky Dykes, Will Harmer and Michael Rutherford objected to the application. It was also reported that the Chairman of Renewal and Recreation Policy, Development and Scrutiny Committee objected to the application and preferred advertising to be reconsidered when the pedestrian improvements had been completed.

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

Planner.

**9.21  
BROMLEY TOWN  
CONSERVATION AREA**

**(17/03239/ADV) - Land Fronting 125-127 High Street, Bromley.**

Description of application – Freestanding internally illuminated double sided digital display (advertising) unit.

It was reported that further objections to the application had been received and that Ward Members, Councillors Nicky Dykes, Will Harmer and Michael Rutherford objected to the application. It was also reported that the Chairman of Renewal and Recreation Policy, Development and Scrutiny Committee objected to the application and preferred advertising to be reconsidered when the pedestrian improvements had been completed.

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

**9.22  
BROMLEY TOWN  
CONSERVATION AREA**

**(17/03241/ADV) - 139 -141 High Street Bromley, BR1 1JD**

Description of application – Freestanding internally illuminated double sided digital display (advertising) unit.

It was reported that further objections to the application had been received and that Ward Members, Councillors Nicky Dykes, Will Harmer and Michael Rutherford objected to the application. It was also reported that the Chairman of Renewal and Recreation Policy, Development and Scrutiny Committee objected to the application and preferred advertising to be reconsidered when the pedestrian improvements had been completed.

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

The Meeting ended at 9.25 pm

Chairman