

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 8 March 2018

Present:

Councillor Simon Fawthrop (Vice-Chairman)
Councillors Vanessa Allen, Lydia Buttinger, Nicky Dykes,
Kate Lymer, Russell Mellor, Neil Reddin FCCA, Melanie Stevens
and Michael Turner

Also Present:

Councillors Julian Benington, Mary Cooke, Tony Owen,
Tim Stevens and Stephen Wells

22 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Richard Scoates and Richard Williams; Councillors Russell Mellor and Vanessa Allen attended as their respective substitutes.

Councillor Simon Fawthrop acted as Chairman for the meeting.

23 DECLARATIONS OF INTEREST

Councillors Lymer, Mellor, Reddin and Wells declared non-pecuniary interests in Item 4.11 as Members of the Beckenham Conservative Association which was situated adjacent to the application site.

24 CONFIRMATION OF MINUTES OF MEETING HELD ON 11 JANUARY 2018

RESOLVED that the Minutes of the meeting held on 11 January 2018 be confirmed and signed as a correct record.

25 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

25.1 CHISLEHURST CONSERVATION AREA

**(17/01797/FULL6) – Uplands, Kemnal Road,
Chislehurst, BR7 6LT**

Description of application – Part single, part two storey side extension, first floor infill extensions to balconies and new roof with increased ridge level, single storey front side extension partial conversion of garage to habitable space (demolition of existing conservatory and scattered outbuildings).

Members raised concerns regarding the openness of Green Belt land.

Members having considered the report, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration to seek a reconfiguration of the footprint and an overall reduction in width to enhance the open nature of the Green Belt.

**25.2
CRAY VALLEY EAST**

(17/03506/FULL1) - Ground Floor International House, Cray Avenue, Orpington, BR5 3RS

Description of application – Change of use of office and storage/workshop space to enable a non-residential educational and training centre to be provided (“One to One Learning centre”).

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

Comments from Ward Member Councillor Angela Page in support of the application had been received and circulated to Members.

Members agreed that should they be minded to grant permission, conditions would be finalised under delegated authority to planning officers.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** contrary to officer recommendation. Members considered that the proposed development would make use of a commercial unit that had remained vacant despite being marketed for 12 months. In addition, the applicant agreed to a temporary permission after which the unit could return to its original use.

The following conditions would be agreed under delegated authority:-

1. The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.
Reason: To comply with section 91, Town and Country Planning Act 1990.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.

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.

3. The use hereby permitted shall be discontinued and the land reinstated to its former condition on or before 8 March 2023.

Reason: In order that the situation can be reconsidered in the light of the circumstances at that time in the interests of protecting the long term industrial use of the premises in accordance with Policy EMP4 of the UDP and Draft Policies 9.1, 9.2 and 9.5 of the Emerging Local Plan.

4. The premises shall be used as non-residential education and training centre only and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To enable the Council to reconsider the situation in the event of a change of use in the interest of the amenities of the area in accordance with Policy BE1 of the UDP.

5. The number of pupils attending the school shall not exceed 12 at any one time.

Reason: To protect the amenity of adjoining residents and to ensure highway safety and in order to comply with Policies C1 and H8 of the adopted Unitary Development Plan.

6. At any one time the age range of pupils attending the school shall be between the ages of 14-25.

Reason: To protect the amenity of adjoining residents and to ensure highway safety and in order to comply with Policies C1 and H8 of the adopted Unitary Development Plan.

7. The development hereby permitted shall not be first brought into use until a minibus service to bring staff and pupils to the site at or after 0930 hrs and collect them at 1500 hrs has been established to the

satisfaction of the Local Planning Authority which service shall be permanently maintained thereafter.
Reason: In order to provide for the transport need of the development and comply with Policies T3 and T18 of the Unitary Development Plan.

8. Prior to the commencement of the use hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan should include measures to promote and encourage the use of alternative modes of transport to the car. It shall also include a timetable for the implementation of the proposed measures and detail of the mechanisms for implementation and for annual monitoring and updating. The Travel Plan shall be implemented in accordance with the agreed timescale and details.

Reason: In order to ensure appropriate management of transport implications of the development and to accord with Policy T2 of the Unitary Development Plan.

9. The use hereby permitted shall be carried out only by the applicant for this application - namely, One to One Learning.

Reason: To enable the Council to reconsider the situation in the event of a change of user in the interests of protecting the long term industrial use of the premises in accordance with Policy EMP4 of the UDP and Draft Policies 9.1, 9.2 and 9.5 of the Emerging Local Plan.

Councillor Mellor's vote against permission was noted.

**25.3
PENGE AND CATOR**

(17/03858/FULL1) - Benwick Court, 87 Croydon Road, Penge, SE20 7SS

Description of application – 2 dwellings with car parking at land at the rear of Benwick Court.

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

Councillor Fawthrop emphasised that the local knowledge of Committee Members was an important element to be relied upon during consideration of planning applications. In this instance, the recommendation in the report should have been to seek Members' views.

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.

**25.4
PETTS WOOD AND KNOLL**

(17/05466/FULL6) - 63 Great Thrift, Petts Wood, Orpington, BR5 1NF

Description of application – Proposed part single and two storey rear/side extension.

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

Concerns were raised in regard to over-development and breaches to the balancing of the street scene in an Area of Special Residential Character.

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

1. The proposed extension would constitute an overdevelopment of the site, unbalance the pair of semi-detached dwellings and would have a significant detrimental impact on the Area of Special Residential Character and rhythm of the street scene generally, contrary to Policies BE1 and H10 of the Unitary Development Plan and Policies 37 and 44 of the Emerging Local Plan.

**25.5
PETTS WOOD AND KNOLL**

(17/05720/FULL1) - 101 Queensway, Petts Wood, Orpington, BR5 1DQ

Description of application – change of use from shop (Class A1) to a Hot Food Takeaway (Class A5) and associated works, including new shopfront, extraction and ventilation equipment and ancillary works.

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

Concerns were raised on the cumulative impact of Class A5 use.

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

1. The proposed use would result in an overconcentration of Class A5 uses which would have a detrimental impact on residential amenities contrary to policy BE1 of the Unitary Development Plan and Policy 7 of the Emerging Local Plan.

**25.6
BICKLEY**

(17/05931/FULL1) - 144 Blackbrook Lane, Bickley, Bromley, BR1 2HP.

Description of application – Demolition of existing 3 bedroom bungalow and garage and erection of 2 detached 3 bedroom dwellings with associated car parking, associated driveways for each dwelling, creation of new crossover, refuse and recycling storage, cycle storage and front boundary treatments.

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 informative set out in the report of the Chief Planner with the addition of a further condition and informative to read:-

Condition

14. 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 dwellings) hereby permitted without the prior approval in writing of the Local Planning Authority.

Reason: To prevent an overdevelopment of the site and to protect the amenity of future adjoining residents in accordance with Policy BE1 of the UDP.

Informative

4. The development hereby permitted is considered to be the maximum permissible scheme on this site;

further applications for any increase in footprint are unlikely to be viewed favourably.

SECTION 3

(Applications recommended for permission, approval or consent)

25.7 CHISLEHURST

(17/03127/RECON) - Queen Mary House, Manor Park Road, Chislehurst BR7 5PY

Description of application – Variation of condition 2 of planning permission 15/05237 granted on 8.12.2016 for the demolition of existing building and erection of three storey building comprising 52 assisted living extra care apartments (37 x 2 bed and 15 x 1 bed) (C2 use) including communal facilities, parking and landscaping to amend the internal layout of the building to provide 2 additional flats (total 54) together with elevational alterations, new windows and amendment to the design of the balconies and 1 additional car parking space plus proposed tree works (Amended plans and document submitted).

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

Comments from Ward Member Councillor Katy Boughey in relation to the proposed replacement tree were reported at the meeting.

In regard to the S106 Legal Agreement, the Planning Officer reported that the healthcare contribution had been confirmed as £55,340.

Following advice from the Council's Tree Officer, the applicant had agreed to replace Tree 30 with an advanced nursery stock tree of 3-4m in height in a 750l container. As a result of this, Condition 2 would be amended.

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 the list of documents in Condition 2 amended to include the applicant's e-mail dated 26 February 2018.

A further two conditions were also added as follows:-

28. 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: To prevent an overdevelopment of the site and to protect the amenity of future adjoining residents in accordance with Policy BE1 of the UDP.

29. A replacement Scots Pine tree of advanced nursery stock (3-4m in height with minimum 750L container grown) must be planted within 1m of T30 by the substantial completion of the development. Any replacement tree which dies, is removed or becomes seriously damaged or diseased within 5 years of the date of this consent shall be replaced in the next planting season with another of similar size and species to that originally planted. It is recommended that the tree be planted between the months of October and March.

Reason: In order to comply with Policy NE8 of the Unitary Development Plan and in the interest of the visual amenities of the area.

**25.8
SHORTLANDS**

**(17/04769/LAORD) - Shortlands Railway Station,
Shortlands Road, Bromley, BR2 0JA**

Description of application – Installation of two lift shafts and alterations to existing canopies (prior approval of design and siting of the proposed works submitted by Network Rail under Class A of Part 18 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

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

Members having considered the report and representations, **RESOLVED that the design and siting of the proposed works BE APPROVED** as recommended, subject to the condition set out in the report of the Chief Planner.

**25.9
PENGE AND CATOR**

**(17/05099/FULL6) - 2 Wordsworth Road Penge
London SE20 7JG**

Description of application – Loft alterations to form habitable accommodation, incorporating dormer to south east and north west roof slopes together with installation of windows to existing gable.

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.

**25.10
BIGGIN HILL**

**(17/05343/FULL1) - Biggin Hill Airport Ltd,
Churchill Way, Biggin Hill, TN16 3BN**

Description of application – Hotel with 56 bedrooms, a restaurant (and associated kitchen/servicing areas) lounge, gymnasium and associated access road together with service area and car parking and a sub-station.

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

The Planning Officer reported amendments to the proposed conditions.

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 the addition of a further condition and informative to read:-

Condition

26. 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: To prevent an overdevelopment of the site and to protect the amenity of future adjoining residents and the character and amenity of the area in accordance with Policy BE1 of the Unitary Development Plan.

Informative

1. Please be aware that the development hereby permitted must remain landside of the airport and available for use by the general public.

**25.11
COPERS COPE
CONSERVATION AREA**

**(17/05453/ADV) - 44 High Street Beckenham,
BR3 1AJ**

Description of application – The display of 4 non-illuminated advertisements in relation to the supermarket carpark.

Oral representations from Ward Member Councillor Stephen Wells in objection to 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 a reduction in the size of the signs and to relocate the more prominently position signs.

**25.12
COPERS COPE
CONSERVATION AREA**

**(17/05456/FULL1) - 44 High Street Beckenham,
Beckenham BR3 1AY**

Description of application – The installation of 2 four metre high columns for an Automatic Number Plate Recognition (ANPR).

Oral representations from Ward Member Councillor Stephen Wells in objection to 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 relocation of one of the cameras onto the main building rather than on a 4m high pole.

**25.13
KELSEY AND EDEN PARK**

**(17/05600/FULL6) - 118 Kenwood Drive,
Beckenham, BR3 6RB**

Description of application – First storey side extension to left hand flank above existing garage.

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

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.

**25.14
HAYES AND CONEY HALL
CONSERVATION AREA**

**(17/05668/FULL1) - 52 Baston Road, Hayes,
Bromley, BR2 7BE**

Description of application – Demolition of existing bungalow and erection of 2 two storey detached three bedroom dwellings with associated car parking and landscaping.

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 the addition of a further condition to read:-

21 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: To prevent an overdevelopment of the site and to protect the amenity of future adjoining residents in accordance with Policy BE1 of the Unitary Development Plan.

**25.15
KELSEY AND EDEN PARK**

**(18/00026/FULL6) - 71 Bramerton Road,
Beckenham, BR3 3NY**

Description of application – Two storey side extension and garage conversion.

Members were concerned that the proposed 0.9m side space did not meet the usual 1m requirement and were advised that the applicant did not wish to amend the application in this regard.

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

1. The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two-storey development in the absence of which the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policy H9 of the Unitary Development Plan and Draft Policy 8 of the Emerging Local Plan.

**25.16
BICKLEY**

**(18/00038/FULL6) - 1 Page Heath Lane, Bickley,
Bromley, BR1 2DR**

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

The meeting ended at 8.30 pm

Chairman