

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 29 August 2019

Present:

Councillor Alexa Michael (Chairman)
Councillor Angela Page (Vice-Chairman)
Councillors Katy Boughey, Kira Gabbert, Christine Harris,
Josh King, Tony Owen, Will Rowlands and Kieran Terry

Also Present:

Councillor Peter Dean

15 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Suraj Sharma and Kathy Bance MBE and Councillors Kieran Terry and Josh King attended as their substitutes.

16 DECLARATIONS OF INTEREST

Councillor Christine Harris declared a non-prejudicial interest in Item 4.2 as Chairman of Langley Park Residents' Association.

17 CONFIRMATION OF MINUTES OF MEETING HELD ON 4 JULY 2019

RESOLVED that the Minutes of the meeting held on 4 July 2019 be confirmed and signed as a correct record.

18 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

18.1 SHORTLANDS

(19/02089/FULL6) - 59 Hayes Way, Beckenham, BR3 6RR

Description of application – Formation of vehicular access onto Hayes Lane to serve the rear of the existing dwelling.

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

Members discussed the need for this additional access on to Hayes Lane and raised concern over a possible future proposal for a new dwelling.

Members having considered the report, objections and representations, **RESOLVED that THE APPLICATION BE DEFERRED**, without prejudice to any future consideration, for the applicant to provide details of the vehicle turning area, to demonstrate that vehicles can enter and exit in a forward gear and, to await the outcome of pending planning appeals references APP/G5180/X/18/3218922 (18/04698/PLUD) and APP/G5180/D/19/3231509 (19/01573/PLUD).

SECTION 3

(Applications recommended for permission, approval or consent)

18.2 KELSEY AND EDEN PARK

(19/01543/FULL1) - Land at Junction with South Eden Park Road and Bucknall Way, Beckenham

Description of application – Residential development comprising erection of 6 x four storey buildings consisting of 10 four bedroom houses and 133 x one, two and three bedroom apartments together with concierges office. Construction of basement car park with 204 spaces. Central landscaped area with 10 visitor spaces cycle parking for 286 and refuse stores.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Peter Dean, were received at the meeting. The agent had sent an email to Members on 28 August 2019 and it was also circulated at the meeting.

Members having considered the report, objections, and representations, **RESOLVED that PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT FOR HEALTH, EDUCATION AND CARBON OFF-SETTING**, as recommended, and subject to the conditions and informatives set out in the report of the Assistant Director, Planning, with amendments, to Conditions 2, 5 and 7 to read as follows:-
“2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and documents listed in this condition unless previously agreed in

writing by the Local Planning Authority:

15124: P401 F; C401 C; P402 C; P403 D; P404 B;
P407 B P410 B; P411 B;

P412 B; P412 B; P413 B; P414 B; P415 B; P416 B;
P417 B; P418 B; P419 B; P420 B; P421 B; P422 B;
P423 B; P424 B; P425 C; P426 C; P427 C; P428 C;
P429 C; P430 C; P431 A; P432 A; P433 A; P434 A;
P435 B; P440;

P441; P442; P340; and KEN 2016 18 D to include
amended drawing numbered: No. "P436 B Block F
Section and Roof Plan".

5. No part of the development hereby permitted shall
be commenced prior to a contaminated land
assessment and associated remedial strategy,
together with a timetable of works, being submitted to
and approved in writing by or on behalf of the Local
Planning Authority.

- (a) A site investigation report detailing a proposed remediation strategy and a quality assurance scheme regarding implementation of remedial works shall be submitted. No remediation works shall commence on site prior to approval of these matters in writing by or on behalf of the Authority. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.
- (b) The remediation works approved under part a and all recommendations in the UXO report by Fellows dated 14th August 2018 shall be carried out in full on site in accordance with the approved quality assurance scheme to demonstrate compliance with the proposed methodology and best practise guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf.
- (c) Upon completion of the works, a closure report shall be submitted to and approved in writing by or on behalf of the Authority. The closure report shall include details of

the remediation works carried out, (including of waste materials removed from the site), the quality assurance certificates and details of post-remediation sampling.

- (d) The contaminated land assessment, site investigation (including report), remediation works and closure report shall all be carried out by contractor(s) approved in writing by or on behalf of the Authority.

REASON: Required prior to any commencement in order to prevent harm to human health and pollution of the environment and comply with Policy 118 of the Bromley Local Plan.

7. The development hereby permitted shall be carried out strictly in accordance with the slab levels shown on the approved drawing No.15124 P407 B.

Notwithstanding the requirements of condition 13 and excluding the parts of the site which will be occupied by buildings, the existing site levels shown on drawing No.15124 S102 A 'Existing Site Survey', shall not be raised at any time without the prior approval in writing by the Local Planning Authority and shall be permanently retained at the levels existing prior to commencement of the development unless otherwise approved by way of an application on that behalf.

REASON: In order to comply with Policy 37 of the Bromley Local Plan and in the interest of the visual and residential amenities of the area."

**18.3
HAYES AND CONEY HALL**

(19/02014/FULL6) - 21 Queensway, West Wickham, BR4 9EP

Description of application – Two storey side and part one/ two storey rear extensions and raised patio to the rear (Part retrospective).

Members having considered the report, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions set out in the report of Assistant Director, Planning.

**18.4
COPERS COPE
CONSERVATION AREA**

(19/02185/FULL1) - 168-170 High Street, Beckenham, BR3 1EW.

Description of application - Three storey upward extension of an existing single storey retail premises to provide 3 self-contained residential apartments (1 x 1 bed and 2 x 2 bed) with associated external

alterations and amenity space provision. The existing retail unit will be retained as part of the development.

Oral representations in support of the application were received at the meeting. It was reported that the first two lines on page 100 of the Assistant Director, Planning's report should be amended to read, "The Mayor of London's CIL is a material consideration. CIL is payable on this application and the applicant has completed the relevant form."

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 Assistant Director, Planning, with an amendment to Condition 8 to read:

"8. Refuse and recycling storage

- (a) Details of arrangements for storage of refuse and recyclable materials (including means of enclosure for the area concerned where necessary) shall be submitted to and approved in writing by the Local Planning Authority prior to construction of any above ground works,
- (b) The arrangements as approved under part (a) shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

REASON: In order to comply with Policy 37 of the Bromley Local Plan and in order to provide adequate refuse storage facilities in a location which is acceptable in respect of residential and visual amenity impact."

**18.5
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(19/02206/FULL6) - 1 Park Cottages, Westerham Road, Keston BR2 6HG

Description of application – Detached garden building to provide single person disabled accommodation.

Members supported the need for the living accommodation for the family member however in the spirit of the personal permission concluded that the outbuilding should not be used as living accommodation after the need had ceased and therefore the kitchen and bathroom removed.

Members having considered the report, **RESOLVED**

that PERMISSION be GRANTED as recommended, subject to the conditions set out in the report of Assistant Director, Planning with an amendment to Condition 4 to read:-

“4. The outbuilding hereby permitted shall remain ancillary to Number 1 Park Cottages and used as living accommodation for Mr I Jackson only. At the time that Mr I Jackson vacates the annexed accommodation the kitchen and the bathroom shall be removed within 3 months. The outbuilding accommodation shall then revert to incidental use and not continue as living accommodation for the occupants of 1 Park Cottages. At no point shall the site and outbuilding be severed to form a separate self-contained unit.

REASON: The annexed outbuilding is required specifically for the use of a disabled family member who requires independent living but support from the primary residence of Number 1 Park Cottages. It is also to ensure the provision of a satisfactory standard of accommodation; to protect the character and appearance of the Conservation Area from an unacceptable sub-division of the plot, as well as to protect neighbouring residential amenities. Finally, it is also to comply with Policies, 6, 7, 31 and 41 of the Bromley Local Plan.”

**18.6
PLAISTOW AND
SUNDRIDGE**

**(19/02378/FULL1) - 33A Park Road Bromley BR1
3HJ**

Description of application – Change of use of existing C3 outbuilding to D1 Use as Physiotherapy Consulting Room (REVISED DRAWINGS).

On page 115 of the Assistant Directors, Planning’s report, under the heading, ‘Proposal’, paragraph 2 should be amended to read, “Opening hours are proposed to be 9am to 6pm Mondays to Saturdays. The service will be closed on Sundays and Bank Holidays.” Also, on page 118, the first sentence of the last paragraph should be amended to read, “In this application, the site is a three storey semi-detached house located near the edge of Bromley Town Centre.”

Members having considered the report and objections, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions set out in the report of Assistant Director, Planning.

**18.7
CRAY VALLEY WEST**

(19/02488/FULL1) - 102 Poverest Road, Orpington, BR5 2DQ.

Description of application - Demolition of the existing 3-bed bungalow and erection of a 2-storey residential block of 3 x 2 bedroom and 2 x 1 bedroom flats and associated parking spaces, cycle parking spaces, communal amenity areas and waste storage.

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

The Chairman had visited the site informed Members that a number of accidents had taken place in the vicinity. She considered the site to be developable but the proposed application would be an overdevelopment that would generate an increase in traffic movements and similar applications had been refused and dismissed on appeal. Councillors Kieran Terry and Kira Gabbert agreed that the proposed development was out of keeping with the local area and also referred to awkward junction layout and objected to the application. Councillor Tony Owen showed Members two photos of the highway on his notebook and referred to the triangular plot that lacked amenity space and stressed that cars would have to park at the rear of the proposed development abutting residents' gardens. The principle of refusal of flats on this site had been established and the four Members objected to the application.

In summary, Members resolved to refuse this application contrary to the Chief Planner's recommendation on the grounds that the proposal would be excessive in size and scale; it would overdevelop the plot and would be out of keeping with the character and appearance of the area, and it would fail to provide a satisfactory private amenity space for the future occupants.

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

1. The proposed development by reason of its size, scale, massing and design represents a visually obtrusive and inappropriate overdevelopment of the site which would be detrimental to the scale, form and layout of the locality resulting in significant harm to the

character and appearance of the area and surrounding development and be harmful to the residential amenities of neighbouring properties and the visual amenities of the area contrary to Policies 4 and 37 of the Bromley Local Plan 2019.

2. The proposed development would fail to provide a satisfactory provision of useable and good quality amenity space for the number of potential residents for five flats contrary to Policy 4 of the Bromley Local Plan 2019, Policy 3.5 of the London Plan and Supplementary Planning Guidance: Housing of the London Plan Implementation Framework.

SECTION 4

(Applications recommended for refusal or disapproval of details)

18.8 BIGGIN HILL

(19/02578/TPO) - Former 41 Sunningvale Avenue, Biggin Hill

Description of application – To facilitate the installation of drainage in accordance with details submitted and approved in order to discharge a planning condition. SUBJECT TO TPO 1517.

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

The Meeting ended at 8.12 pm

Chairman