

## **PLANS SUB-COMMITTEE NO. 2**

Minutes of the meeting held at 6.00 pm on 25 June 2020

### **Present:**

Councillor Peter Dean (Chairman)  
Councillor Michael Turner (Vice-Chairman)  
Councillors Mark Brock, Nicky Dykes, Simon Fawthrop,  
Colin Hitchins, Josh King, Neil Reddin FCCA and  
Richard Scoates

### **Also Present:**

Councillors Yvonne Bear, William Huntington-Thresher and  
Alexa Michael

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

All Members were present.

#### **2 DECLARATIONS OF INTEREST**

There were no declarations of interest reported.

#### **3 CONFIRMATION OF MINUTES OF MEETING HELD ON 5 MARCH 2020 AND THE NOTES OF DECISIONS TAKEN UNDER DELEGATED POWERS FOR THE CANCELLED MEETING OF 30 APRIL 2020**

**MEMBERS RESOLVED to DEFER THE CONFIRMATION OF MINUTES AND NOTES UNTIL A MEETING COULD BE HELD IN THE COUNCIL CHAMBER.**

#### **4 PLANNING APPLICATIONS**

##### **SECTION 2**

(Applications meriting special consideration)

##### **4.1 BROMLEY COMMON AND KESTON CONSERVATION AREA**

**(19/03797/FULL6) - Woodlands, Holwood Park Avenue, Orpington, BR6 8NQ**  
Description of application – Retrospective replacement tennis court in rear garden with

floodlighting, perimeter fencing and boundary planting.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Alexa Michael, 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 Assistant Director, (Planning and Building Control) with the deletion of Condition 1, amendments to Conditions 4, 5 and 7 and an additional condition to read:-

“4. The floodlights hereby permitted shall not be illuminated before 1500 hours or after 2100 hours on any day and only used when natural light is not satisfactory.

REASON: In the interest of the amenities of the adjacent properties order to comply with Policy 37 of the Bromley Local Plan 2019.

5. Use of the court should be restricted to ensure that no games are played before 08:00 hours Monday to Saturday and not before 09:00 hours on Sundays. The use of the court should not extend beyond 21:00 hours on any day;

REASON: In the interest of the amenities of the adjacent properties order to comply with Policy 37 of the Bromley Local Plan 2019.

7. Within 3 months of the date of this decision, the details of hedging proposed (which should include native species) for the boundary with The Dormers shall be submitted to and approved in writing and thereafter shall be retained permanently in accordance with the approved details.

REASON: In order to comply with Policies 37, 73 and 74 of the Bromley Local Plan to secure a visually satisfactory setting for the development and to protect neighbouring amenity.

8. The proposed floodlighting shall not be higher than indicated on the approved plans.

REASON: In the interest of the amenities of the adjacent properties order to comply with Policy 37 of the Bromley Local Plan 2019.”

**SECTION 3**

(Applications recommended for permission, approval or consent)

**4.2  
PETTS WOOD AND KNOLL**

**(17/05427/RECON) - 78 St John's Road, Petts Wood BR5 1HY**

Description of application – Variation of condition 2 (compliance with approved plans) of permission ref.17/05427FULL1 granted for demolition of existing bungalow and garage and construction of 2 no. 4 bed houses, ancillary car parking, new dropped kerb and vehicle access, modification of bus cage and pavement lamp in order to change the garages to living rooms and the studies to utility rooms.

Oral representations in objection to and in support of the application were received at the meeting. An email from the objector dated 22 June 2020 and one from the applicant dated 24 June 2020 had been received and circulated to Members and a further objection had been received.

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 Assistant Director, (Planning and Building Control) with the deletion of Condition 1, and four additional conditions to read:-

“12. Prior to the first occupation of the development hereby permitted, electric vehicle charging points shall be installed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that at least 20% of parking spaces are to have active provision, with the remainder provided with passive provision.

REASON: To encourage the uptake of electric vehicles in accordance with Policy T6 of the Draft London Plan.

13. 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 change of use of any kind permitted by Class L (Houses of Multiple Occupation) of Part 3 of Schedule 2 of the 2015 Order (as amended), shall be undertaken within the curtilage of the dwellings without the prior approval in writing of the Local Planning Authority.

REASON: To enable the Council to consider future development at the site in the interest of local amenity, in accordance with Policies 6, 9 and 37 of the Council's Local Plan (2019).

14. No rear access shall be provided to the application site.

REASON: In order to comply with policy 37 of the Bromley Local Plan and to respect the amenity of occupiers of neighbouring buildings and those of future occupants

15. Before the development hereby permitted is first occupied, solar panels shall be installed to the rear (north-east facing) and side (south-east facing) roof slopes of the dwellings in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The panels shall thereafter be permanently retained.

REASON: To comply with Local Plan Policy 123.”

#### 4.3 BROMLEY COMMON AND KESTON

#### **(19/05263/FULL1) - 27 Bloomfield Road, Bromley, BR2 9RY**

Description of application – Demolition of existing building and redevelopment of the site by the erection of a 3-storey building comprising offices and four flats.

Members having considered the report and objection, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Assistant Director, (Planning and Building Control) with a further condition to read:-

“15. Prior to the first occupation of the development, electric vehicle charging points shall be installed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that at least two parking spaces are to have active provision, with the remainder provided with passive provision.

REASON: To encourage the uptake of electric vehicles in accordance with Policy T6 of the Draft London Plan.”

#### 4.4 ORPINGTON

#### **(20/00946/FULL1) - 54 Station Road, Orpington BR6 0SA**

Description of application - Demolition of existing buildings at Nos.50-54 Station Road and erection of three storey building comprising commercial/office space at ground floor level and 2 two bedroom and 4

one bedroom apartments at first and second floor levels with associated secure bin and cycle storage for commercial and residential use and landscaped amenity space.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor William Huntington-Thresher were received at the meeting. Comments from Environmental Health and three further objections to the application had been received and circulated to Members.

The Agent confirmed that in the event of permission being granted the applicant would withdraw their planning appeal against the refusal of application 19/03187 lodged on 18 March 2020.

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 Assistant Director, Planning with an amendment to Condition 8, two further Conditions and an Informative to read:-

“8. A proposed planting plan / landscaping scheme to include additional screen planting on the boundary with No. 46 Station Road shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development. The landscaping scheme shown on the approved drawings shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species to those originally planted. Furthermore any boundary treatments shall be retained in perpetuity.

REASON: In order to comply with Policies 37, 73 and 74 of the Bromley Local Plan to secure a visually satisfactory setting for the development and to protect neighbouring amenity.

19. The use hereby permitted shall not be commenced until a Travel Plan has been submitted to and approved in writing by the local planning authority. This shall include measures to promote the use of alternative modes of transport to the private

car, a timetable for implementation and details of the mechanisms for implementation, monitoring and updating. The Travel Plan shall be implemented in accordance with the approved details and timescale.

REASON: In order to comply with Policies 30, 31, 32 and 37 of the Bromley Local Plan and in the interest of the amenities of the future occupants of the development and the adjacent properties

20. i) A Noise Impact Assessment to demonstrate the impact of railway noise on future occupiers of the property, including a scheme to protect against railway noise as necessary, shall be submitted to and approved in writing by the local planning authority prior to construction of above ground works.

(ii) The scheme shall be fully implemented before any of the dwellings are occupied and permanently retained as such thereafter.

REASON: In order to comply with Policy 37 of the Bromley Local Plan and to ensure a satisfactory standard of residential amenity

INFORMATIVE 3: Before works commence, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2017 which is available on the Bromley web site.

If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

#### **4.5 CHELSFIELD AND PRATTS BOTTOM**

#### **(20/01286/FULL6) - Hewitts House, Hewitts Road, Orpington, BR6 7QL**

Description of application – Removal/demolition of existing post and rail fence to the highway. Erection of 1.65m high wall, railings and gates to the highway.

An unconditional dispensation had been granted to Councillor Yvonne Bear to allow her to attend Plans Sub-Committee No. 2 on 25<sup>th</sup> June 2020 for her planning application for Hewitts House, Hewitts Road, Orpington BR6 7QL and to speak as a member of the public in support of the application. The dispensation applied to any subsequent meetings on the same or

similar application until the end of the municipal year.

Photographs had been received in support of the application and circulated to Members.

Members having considered the report and representations, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions and informative set out in the report of the Assistant Director, (Planning and Building Control).

The Meeting ended at 7.11 pm

Chairman

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