

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 6.00 pm on 9 July 2020

Present:

Councillor Tony Owen (Vice-Chair, in the Chair)
Councillors Katy Boughey, Kevin Brooks, Charles Joel,
Alexa Michael, Keith Onslow, Angela Page and Kieran Terry

Also Present:

Councillors Peter Morgan and Michael Rutherford

4 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Samaris Huntington-Thresher.

5 DECLARATIONS OF INTEREST

Councillor Kieran Terry declared a non-prejudicial interest Item 4.2.

6 CONFIRMATION OF MINUTES OF MEETING HELD ON 23 JANUARY 2020 AND THE NOTES OF DECISIONS TAKEN UNDER DELEGATED POWERS FOR THE CANCELLED MEETINGS OF 19 MARCH AND 14 MAY 2020

RESOLVED that the Minutes of the meeting held on 23 January 2020 and the Notes taken under Delegated Powers for the cancelled meetings of 19 March and 14 May 2020 be confirmed and signed as a correct record.

7 PLANNING APPLICATIONS

SECTION 3

(Applications recommended for permission, approval or consent)

7.1 CHISLEHURST CONSERVATION AREA

(19/05361/FULL6) - 5 Homewood Crescent, Chislehurst, BR7 6PS

Description of application – Roof alterations to include side dormers and partial hip to existing flank gable roof to provide habitable rooms within the roof, single storey side infill extension and elevational and internal alterations

Emails dated 1 and 7 July 2020 received from an objector had been received and circulated to Members together with an officer response which showed that most concerns had been addressed.

It was reported that on page 27, of the Assistant Director, (Planning and Building Control) report paragraph 7.3.4 should be amended to read, "With regards to No.7 the proposed dormer on this flank would feature an obscure glazed window facing this neighbour and subject to a condition to ensure it remains obscure glazed it would not provide result in a loss of privacy. The proposed front facing window in the proposed dormer would not provide any significant opportunities for overlooking."

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 Assistant Director, (Planning and Building Control) with an amendment to Condition 4 to read:-
"4. Before the development hereby permitted is first occupied the proposed window(s) in the north and south flank dormers windows and the first floor flank gable window shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such.
REASON: In the interests of the amenities of nearby residential properties and to accord with Policies 6 and 37 of the Bromley Local Plan."

SECTION 4

(Applications recommended for refusal or disapproval of details)

7.2 BROMLEY COMMON AND KESTON

(20/00015/TPO) 9 Almond Close, Bromley BR2 8DS

Description of application – This application has been made in respect of both T1 and T2 in connection with a subsidence investigation. The trees are positioned at the back of the rear garden, close to the boundary with the neighbouring public footpath. The felling of the trees is proposed to achieve building stabilisation

in accordance with the professional recommendations.

Members having considered the report, **RESOLVED that THE APPLICATION BE DEFERRED**, without prejudice to any future consideration, **TO SEEK FURTHER INFORMATION FROM THE APPLICANT AND TO BE CONSIDERED AT A FUTURE PLANS SUB-COMMITTEE. THE FOLLOWING DETAILS TO BE REQUESTED; CONCLUSIVE DRAINAGE SURVEY RESULTS, A BREAKDOWN OF REPAIR COSTS, AN APPRAISAL OF THE EXISTING UNDERPINNING AND THE INSTALLATION OF A ROOT BARRIER AS A SOLUTION.**

**7.3
BROMLEY TOWN**

(20/01631/FULL2) - Ground Floor (Part), Northside House, 69 Tweedy Road, Bromley BR1 3WA

Description of application – Change of use from B1(a) office to D1 eye clinic.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Michael Rutherford, and Portfolio Holder for Renewal, Recreation and Housing, Councillor Peter Morgan, in support of the application were received at the meeting.

Councillor Michael Rutherford spoke on behalf of his fellow Members, Councillors Nicky Dykes and Will Harmer, in support of the application. The ground floor premises had been advertised for five years but remained empty and he welcomed the proposed change of use. The premises were near to good traffic links with access to an adjacent car park and the proposed use would benefit Bromley, its Town Centre and residents.

The site was located within a designated Business Improvement Area (BIA) in Bromley Town Centre and it also lied in the Bromley Town Centre (North East) Article 4 Direction Area. Councillor Peter Morgan spoke as Portfolio Holder for Renewal, Recreation and Housing and referred to the recent Article 4 Direction and to the empty high quality ground floor office space that had remained unused following five years of active marketing. His opinion was that ground floor office space was not always desirable for offices and that the application did not fall into the category of 'Use Class B1'. The site benefitted with access to trains, buses and car parking and he

welcomed the potential employment for 32 full time posts and the service residents would receive from the proposed medical facility and his view was that the Article 4 Direction should not affect the application.

Councillor Alexa Michael understood the need for office space and supported local policy but she also supported the need for a local eye clinic and the office space should be utilised for this service that if this was the only suitable site.

Councillor Kieran Terry appreciated the policy implications and supported the Town Centre. The site was slightly away from the main office cluster with good local transport facilities that would create local employment and he urged Members to consider the application on its specific merits and the potential diversity of use which would halt any further development interest and he supported the application. He said it was important to highlight why the application was beneficial to this instance to outweigh the policy inconsistency.

Councillor Katy Boughey agreed and referred Members to Paragraph 6.3.5 of the Assistant Director, (Planning and Building Control) report and she supported the application.

The Head of Planning Policy and Strategy informed Members that if the application were permitted it could set a potential precedent for the loss of office space in the Article 4 area and he stressed the importance of office supply in Bromley Town Centre. If the site were used as office space it could accommodate a greater number of employees and that if office space in the area was diminished it may affect the justification for continuing the Article 4 Direction.

Whilst Councillor Kevin Brooks recognised the need for office space he took into consideration the length of time the premises had been unused and the current and future situation of working from home and he supported the application and he emphasised it should not set a precedent.

Councillor Terry thanked The Head of Planning Policy and Strategy for his advice but remained in support of the re-use of the premises, the retention of high employment in the Borough, the benefit to the Town

Centre and the much needed appropriate medical facility for residents.

Members having considered the report and representations, **RESOLVED** that **THE APPLICATION BE DEFERRED WITHOUT PREJUDICE TO ANY FUTURE CONSIDERATION, AND TO BE CONSIDERED ON LIST 2 OF AN AGENDA OF A FUTURE PLANNING SUB-COMMITTEE.**

8 LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006 AND THE FREEDOM OF INFORMATION ACT 2000

RESOLVED that the Press and public be excluded during consideration of the item of business referred to below as it is likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the Press and public were present there would be disclosure to them of exempt information.

**The following summaries
refer to matters involving exempt information**

**9 PLAN SUB-COMMITTEE NO.3 : EXEMPT MINUTES –
23 JANUARY 2020**

RESOLVED that the exempt Minutes of the meeting held on 23 January 2020 be confirmed and signed as a correct record.

The Meeting ended at 7.02 pm

Chairman

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