

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 20 January 2022

Present:

Councillor Richard Scoates (Chairman)
Councillor Colin Hitchins (Vice-Chairman)
Councillors Gareth Allatt, Aisha Cuthbert, Ian Dunn, Kate Lymer,
Neil Reddin FCCA, Kieran Terry and Michael Turner

33 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

There were no apologies for absence.

34 DECLARATIONS OF INTEREST

Councillor Cuthbert declared an interest in Item 4.1 as an employee of the Riverside Group. Councillor Cuthbert left the Chamber during the debate and vote on the Item.

35 CONFIRMATION OF MINUTES OF MEETING HELD ON 11 NOVEMBER 2021

The minutes from the meeting held on 11 November 2021 were not available and would be presented to the next meeting.

36 PLANNING APPLICATIONS

36.1 COPERS COPE (20/03881/FULL1) - Coleridge House, 79 Bromley Road, Beckenham, BR3 5PA

Description of Application - Demolition of existing buildings (79 and 79A Bromley Road) and construction of new building over lower ground, ground, first, second and third floors to provide 27 Class C3 (residential) units, provision of car parking, landscaping and associated works.

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

The Development Management Team Leader reported that late objections and a letter of support from applicant had been received.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED SUBJECT TO THE PRIOR COMPETITION OF A LAGAL AGREEMENT** as

recommended and subject to the conditions and informatives set out in the report together with any other planning conditions and informatives considered necessary by the Assistant Director, Planning.

**36.2
CLOCK HOUSE**

(21/01149/FULL) - 1 Bouverie Lodge, 4 Rectory Road, Beckenham, BR3 1TU

Description of Application – Demolition of existing 4th floor, erection of two storey upward extension to create new 4th and 5th floors to provide 8 flats (4 x 1 bed, 2 x 2 bed, 2 x 3 bed) alongside associated works to communal core, new car parking arrangement, cycle and refuse store, new plant room and upgrades to landscaping, hardstanding and boundary treatment.

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

The Head of Development Management amended paragraph 7.1.6 of the report to reflect an uplift of 7 residential units and confirmed that amended documents had been received on 8th November 2021..

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended and subject to the conditions and informatives set out in the report as amended by documents received on 9 November 2021 together with any other planning conditions and informatives considered necessary by the Assistant Director, Planning.

**36.3
SHORTLANDS**

(21/03314/FULL6) - 102 Hayes Lane, Beckenham, BR3 6SP.

Description of Application – Proposed construction of outbuilding to the rear boundary of the property (Retrospective).

The Head of Development Management reported that the recommendation was subject to amended plans received on 1 November 2021.

The Committee suggested that the existing conifer tree should be protected by a Tree Preservation Order (TPO) as a condition, but were advised that the TPO would be subject to a separate process. It was further suggested that there should be a further conditions

restricting a separate access to the road behind and removing permitted development rights in respect of outbuildings in order to secure the site from any further development.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended and subject to the conditions and informatives set out in the report as amended by documents received on 1 November 2021 together with any other planning conditions and informatives considered necessary by the Assistant Director, Planning in addition to the following amendments and additional conditions:

Amended condition 1: “.....regarding the access to the building being solely from the rear garden at No.102 Hayes Lane, and no separate access shall be provided from Hayes Way.”

Additional condition 4: The existing trees along the rear boundary of the site, as shown on Drawing No.102-E-SP-OS Rev D, shall be retained, and any trees that die, are removed or become severely damaged or diseased within five years of planting shall be replaced.

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

Additional condition 5: 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 building, structure, extension, enlargement or alteration permitted by Class E of Part 1 of Schedule 2 of the 2015 Order (as amended), shall be erected or made within the curtilage of the host dwelling at No.102 Hayes Lane without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of protecting the character of the area and residential amenity of neighbouring properties in accordance with Policy 37 of the Bromley Local Plan.

The Meeting ended at 7.29 pm

Chairman