

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 21 April 2022

Present:

Councillor Kieran Terry (Chairman)
Councillor Michael Turner (Vice-Chairman)
Councillors Mark Brock, Peter Dean, Nicky Dykes,
Alexa Michael, Will Rowlands, Richard Scoates and
Ryan Thomson

37 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies were received from Cllr Colin Hitchins and Cllr Alexa Michael acted as substitute.

38 DECLARATIONS OF INTEREST

There were no declarations of interest.

39 CONFIRMATION OF MINUTES OF MEETING HELD ON 17th FEBRUARY 2022

The minutes of the meeting from 17th February 2022 were agreed and signed as a correct record.

40 PLANNING APPLICATIONS

Application No. and Address of Property

40.1 BICKLEY

**(21/04139/FULL6) - Lawnside, St Georges Road,
Bickley, Bromley, BR1 2LB**

Description of Application: Two storey front extension, part one/two storey rear extension, construction of second floor inset balcony with walk-on flat rooflight, cantilevered porch/carport, conversion of garage into habitable space, elevational alterations to the front, rear and side elevations including the addition of one window to the first floor side elevation and two side rooflights.

The Principal Planner provided a brief introduction to the application and it was noted that officers had recommended that the application be approved, subject to conditions. The property was not listed, and did not fall within an area of special residential character or a conservation area. The application had been deferred from the meeting of the Plans 2 Committee on 17th February. The Principal Planner said that it was not considered that the proposals would give rise to any harmful overlooking or loss of amenity or privacy.

The PP stated that with regards to the proposed condition for the maintenance of the unadopted road (St George's Road). This road was an unadopted highway that the public had a right of way over. There was no requirement for the imposition of a condition requiring the applicant to make repairs to the road. The PP said that it was recommended that condition 5 be removed and an informative be added instead that would remind the applicant of duty to maintain the road.

Oral representations were received in objection and in support of the application.

Councillor Dean moved for approval and this was seconded by Councillor Scoates.

Councillor Thompson agreed that approval should be granted as long as the extension was not used for commercial use. The Principal Planner said that a condition to that effect should be fine. The Council's Legal Representative said that if the property were to be used for commercial activity then this would constitute a material change of use. He said that it was not necessary to impose a condition to prevent a breach of planning control.

Members, having considered the report, objections and representations, RESOLVED THAT PERMISSION BE GRANTED for the reasons and subject to the conditions outlined in the report and the following:

Remove Condition 5 – Road Condition Survey

Add Informative

2. The Applicant is advised that the additional accommodation hereby approved shall be used only for *purposes incidental to the enjoyment of the* dwelling house known as Lawnside, St Georges Road, Bickley, and any other uses such as separate independent commercial or business use may comprise a material change of use of the dwelling house (or part thereof) and may require express planning permission..

**40.2
BROMLEY COMMON AND
KESTON**

**(21/05069/FULL1) - 18 Longdon Wood, Keston,
BR2 6EW**

Description of Application: Demolition of existing detached dwelling and erection of replacement two storey detached dwelling with integral double garage and single storey rear swimming pool projection.

The Head of Development Management introduced the report and he informed Members that the proposal would be for a bungalow and would include accommodation for a roof space. It was noted that the application sat within the Keston Park Conservation Area. As it was planned to incorporate a swimming pool, this meant that there was a significant increase in the width of the overall footprint. The accommodation would also be over three floors.

The application had been recommended for Refusal because of the likelihood of harm caused to the character and appearance of the Keston Park Conservation Area.

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

Oral representations were received from Ward Councillor Alexa Michael.

Councillor Michael expressed the view that the current dwelling made a neutral contribution to the street. The nature of Keston Park (including Longdon Wood) had changed dramatically in recent years and was now characterised by large mansion style housing in a variety of styles.

She expressed the view that the time to worry about the cumulative impact on the Conservation Area would have been years ago. She felt that it was now

the case that it was the small houses and the bungalows that looked out of place. Councillor Michael stated that the current plot was a large plot which had been originally intended for two houses so there was much space for development. The three metre side space would be retained. The applicant was proposing a Neo-Georgian style for the design of the house, and Georgian houses were generally regarded as being attractive and well laid out. Admittedly this would be a bulkier dwelling than the existing one.

Councillor Michael expressed the view that the applicant had made efforts to reduce the bulk. She stated that there were similar developments already existing in Longdon Wood. She further expressed the view that the application would not result in any loss of amenity to neighbouring houses. Councillor Michael pointed out that there had been no objections from local residents to the proposal. Councillor Michael concluded by saying that she was sympathetically disposed to the application.

Councillor Dean moved that the application be approved and this was seconded by Councillor Brock.

Councillor Turner disagreed with this and moved that the application be refused. He expressed the view that just because the conservation area had to some extent suffered, that did not mean that Members should make matters worse by approving the application. He therefore moved that the application be refused in accordance with the recommendation from officers. Councillor Scoates seconded Councillor Turner's motion for refusal.

A vote was taken and the application was refused by 5 votes to 4.

Members having considered the report, objections and representations, **RESOLVED the permission be REFUSED as recommended** for the reasons set out in the report of the Assistant Director of planning and the following:

Informative:

The Applicant is advised that they may wish to consider submitting a reduced/downsized

design and more sympathetic to the Arts and Crafts style.

**40.3
COPERS COPE**

(22/00063/FULL1) - National Westminster Sports Ground, Copers Cope Road, Beckenham, BR3 1NZ

Description of Application: Maintenance vehicle site access from Worsley Bridge Road.

This application had been called in by a Councillor. The recommendation of the Planning Officers was that the application should be permitted subject to conditions. It was noted that the application sat in Metropolitan Open Land and in the Copers Cope Ward.

A brief description of the application was provided by the Principal Planner. It was noted that this was a revised application following a previous refusal. Since the previous application had been refused, the proposed materials for the turning and unloading area had been revised. The new materials would help to mitigate impact on the MOL. Four car parking spaces on Worsley Bridge Road would be lost—however this was an improvement on the previous plans when 13 car parking spaces would have been lost. The applicant had offered to provide a qualified Traffic Marshall to assist with vehicle manoeuvres on the public highway and the Principal Planner recommended that a condition be applied to secure this.

The Principal Planner informed Members that there was an existing tree that would need to be removed to allow construction of the vehicle access. She said that if permission was granted then an informative would be required which would notify the applicant that arrangements for the removal and replacement of the tree would need to be agreed with the Council's Neighbourhood Management Team. The applicant would need to meet the cost of this.

Oral representations in objection and in support of the application were heard at the meeting. It was mentioned that late notice had been received concerning this application and that the way in which notice for planning applications was provided should be looked at to maintain the integrity of the democratic process.

Oral representations broadly in favour of the application were received from Ward Councillor Stephen Wells. He said that he noted the merits of the application and the timescales involved in what the applicant was attempting to do. He said that currently there were two traffic control schemes that were ongoing for the northern end of Copers Cope Road which was adjacent to the Crystal Palace Sports Ground. One of these was a 20 mph advisory speed limit. More significantly, there had been a scheme introduced which had brought about a complete change in the parking and loading restrictions in that area. He expressed the view that this would mean that coaches conveying young people for matches would no longer be parking in the northern part of Copers Cope Road but would be parking in other residential areas for up to two hours and often with their engines running to maintain their air conditioning. Councillor Wells felt that it would be appropriate to take the coach parking off Copers Cope Road and move it to a specialised off road parking setting.

Cllr Wells said that there was now an opportunity to establish a relevant condition, or to set a very short deferral. He felt that the matter of coach parking should be just as much a priority as works access to the site.

The Principal Planner advised that the issues relating to coach parking were not relevant to the planning application. This would be a matter for a separate planning application. She expressed the view that a deferral was inadvisable and also that adding a condition would be inappropriate. Informatives could be added regarding the tree and with respect to the issue of coach parking.

Councillor Michael said that she was happy to move for permission with the relevant conditions.

The Principal Planner said that she would be recommending pre-commencement conditions to seek details of the type of paving to be used, its method of installation and maintenance regime, details to be submitted of the grass species.

The Chairman raised the issue of how residents were notified about planning applications coming to committee as there had been a complaint that local

residents had not been informed. The Principal Planner said that there was not a formal process for doing that. The Council relied on the public getting in touch and on them looking at the website. The Chairman referenced the parking survey that had taken place recently and asked if this had been taken into consideration. The PP answered and said that the proposals for the controlled parking zone were recent and so she was not aware of them and it was also the case that the Highways Department did not see the need for these to be taken into account. It was felt that parking stress would not increase to an unacceptable level.

The Chairman seconded Cllr Michael's motion for approval.

Members, having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED**, subject to the conditions outlined in the report and the following amended/additional informatives:

1. Any repositioning, alteration and/ or adjustment to street furniture (including trees) or Statutory Undertaker's apparatus, considered necessary and practical to help with the modification of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant. The applicant is advised that this planning permission does not give any approval to any works to street trees adjacent to the application site. You are advised to contact the Council's 'Street Tree Officer: Neighbourhood Management' regarding the removal and replacement of the street tree on Worsley Bridge Road. You should contact the Council's Highway Area Manager on 020 8313 4909 or Daniel.Gordon@bromley.gov.uk prior to any work being carried out.

4. With regard to the laying out of the crossover(s) and or reinstatement of the existing crossover(s) a Vehicle Crossover Application will need to be made to the Highway's Department. The application fee is a non-refundable £100 pounds and the forms can be found through the webpage:
https://www.bromley.gov.uk/info/200083/roads_highways_and_pavements/279/access_to_your_drive_crossovers_dropped_kerbs/2

5. This permission allows use of the approved

maintenance vehicle site access from Worsley Bridge Road by maintenance vehicles only. Use of the approved access for any other vehicles, including the parking of coaches, would require separate planning permission.

**40.4
CHISLEHURST;**

**(22/00969/TELCOM) - Public Car Park Adjacent To
3, High Street, Chislehurst**

Description of Application: Installation of a 20m high monopole with 1No. wraparound cabinet, supporting 6No. antenna apertures & 2No. 600mm dishes; installation of 6No. cabinets; ancillary development there. (56 day consultation by EE & H3G regarding the need for approval of siting and appearance of telecommunications apparatus).

The application was introduced by the Head of Development Management. It was noted that the application had been called in by a councillor and that the recommendation was for refusal. It was further noted that the application sat within the Chislehurst Conservation Area. The application sought prior approval for the erection of a 20m high monopole telecommunications mast. The mast was to allow for mobile coverage for the EE and Hutchinson telecommunications networks to allow for a potential loss of mobile coverage in the area. Members were informed that no objections had been received from Highways. Late objections had been received from a local resident. Objections had also been received from the Council's Conservation Officer concerning harm that the application would cause to the Conservation Area.

The Head of Development Management stated that it was recommended that the application be refused because of the harm that it would cause to the Chislehurst Conservation Area.

The Chairman moved that the application be refused. Councillor Scoates seconded the motion for Refusal. A Member commented that the mast would be placed in a car park and that there could be worse locations.

Members having considered the report, objections and representations **RESOLVED their permission be REFUSED as recommended** for the reasons set out in the report of the Assistant Director, Planning.

41 **CONTRAVENTIONS AND OTHER ISSUES**

None

42 **TREE PRESERVATION ORDERS**

TPO No. and Address of Property

43
SHORTLANDS

**Confirmation of Tree Preservation Order (TPO)
2756 - 40A Hayes Way, Beckenham, BR3 6RS**

Description of Application: Confirmation of Tree Preservation Order (TPO) 2756.

The Committee noted that this application was located in the Langley Park Conservation Area and that the application had previously been called in by Cllr Cooke.

It was noted that objections had been received. The recommendation was that the TPO should be allowed to lapse.

It was RECOMMENDED that the TPO should be CONFIRMED as it was expedient to do so in the interest of public amenity.

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21 April 2022

The meeting ended at 8.15 pm

Chairman