

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00pm on 27 April 2023

Present:

Councillor Mark Brock (Chairman)
Councillor Simon Fawthrop (Vice-Chairman)
Councillors Jonathan Andrews, Will Connolly, Peter Dean,
Kira Gabbert, Kevin Kennedy-Brooks and Keith Onslow

Also Present:

Councillor Michael Tickner

23 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies were received from Councillor Thomson and Councillor Kennedy-Brooks attended as substitute.

24 DECLARATIONS OF INTEREST

None received.

25 CONFIRMATION OF MINUTES OF MEETING HELD ON 23RD FEBRUARY 2023

The Minutes of the meeting held on 23rd February 2023 were confirmed and signed as a correct record.

26 PLANNING APPLICATIONS

26.1 BICKLEY & SUNDRIDGE (22/02928/FULL6) - Denby 14 Pines Road, Bickley, Bromley, BR1 2AA

Single storey rear extension.

An oral representation was received from the Agent in support of the application. The Committee were informed that the plans had been revised due to the extension of the property to the rear of the site and the subsequent change of outlook for the applicants.

Ward Councillor and Committee Member, Councillor Kira Gabbert spoke to the Committee in objection to the application and confirmed the neighbours' concerns in respect of loss of outlook, light and the effect on their property. It was also highlighted that the Council sought to manage the risk of overdevelopment by removing Permitted Development Rights when granting planning permission for the property in 2019.

The Committee discussed the application including the matters of overdevelopment, the neighbouring impact and the impact on the surrounding Conservation area.

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

The proposed extension, by reason of its excessive depth, height and close proximity to the flank boundary with No.14A Castleford, Pines Road would result in an overdevelopment of the site and an oppressive outlook to the adjacent property and would contravene the rear building line to the north of the site along Pines Road which would have a detrimental impact on the character and appearance of Bickley Park Conservation Area, thereby contrary to Policies 6, 37 and 41 of the Bromley Local Plan.

**26.2
BECKENHAM TOWN &
COPERS COPE**

**(21/02984/RECON) - National Westminster Bank
Sports Ground, Copers Cope Road, Beckenham,
BR3 1NZ**

Application under section 73 of the Town and Country Planning Act 1990 for the variation of condition 2 of permission ref.21/02984/FULL1 to allow the retention of the existing one-way system and the relocation of the gate posts at the beginning of the driveway.

Following a presentation of the application by the Planning Officer, the Committee were informed that an independent traffic report/survey, commissioned by the North Copers Cope Road Action Group in support of their objections, had only just been received. As such, there had been no time for Planners/Highways Officers to consider or respond to the report's findings.

An oral representation was received from the Chairman of the North Copers Cope Road Action Group in objection to the application. Residents' concerns were explained as outlined in the Report, including major concerns over traffic congestion and safety issues. The findings of the independent traffic report were also referred to.

An oral representation was then received from the Chief Financial Officer of Crystal Palace Football Club (CPFC) in support of the application. The Committee were informed that CPFC have been operating the site for two years, with consideration given to traffic and safety issues. It is felt that the plan is a significant improvement and will help with congestion concerns.

Visiting Ward Member, Councillor Michael Tickner gave an oral representation regarding the application. The Committee were informed of residents' concerns over severe traffic problems, congestion and safety issues caused by the site. Councillor Tickner also referred to the independent traffic report and recommended the Committee considered deferral of the application in order for Planning/Highways to fully consider the report.

Ward Councillor and Committee Member, Councillor Will Connolly highlighted to the Committee the high number of residents' objections and reiterated concerns over traffic congestion, road safety and traffic noise. Following discussions with interested parties, Councillor Connolly explained that everyone wanted the scheme/proposals to work. It was felt that more work was also needed on the management strategy for use of the site in peak hours and when the site becomes fully operational.

Members having considered the report, objections and representations, **RESOLVED that the APPLICATION BE DEFERRED**, for the following reasons:

To assess the independent traffic report submitted by objectors and to look at the wider traffic implications of the sports ground.

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CONTRAVENTIONS AND OTHER ISSUES

NO REPORTS

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TREE PRESERVATION ORDERS

NO REPORTS

The Meeting ended at 8.02 pm

Chairman