

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 14 September 2023

Present:

Councillor Simon Fawthrop (Chairman)
Councillor Will Rowlands (Vice-Chairman)
Councillors Felicity Bainbridge, Kathy Bance MBE, Peter Dean,
Julie Ireland, Charles Joel, Kevin Kennedy-Brooks and
Keith Onslow

Also Present:

Colin Brand—Director for Environment and Public Protection

27 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies were received from Cllr Sam Webber and Cllr Julie Ireland attended as substitute.

28 DECLARATIONS OF INTEREST

There were no declarations of interest.

29 CONFIRMATION OF MINUTES OF MEETING HELD ON 25th MAY 2023

The minutes of the meeting that took place on 25th May 2023 were agreed and signed as a correct record.

30 PLANNING APPLICATIONS

30.1 BROMLEY COMMON & HOLWOOD;

(23/01969/FULL1) 26 Copthorne Avenue, Bromley, BR2 8NN.

The proposed development was for the erection of a detached dwelling house with lower ground and ground floor accommodation on land at rear of 26 Copthorne Avenue with associated vehicular access from Knowle Road. The application had been called in by Councillor David Jefferys. The application was recommended for permission.

The Planning Officer stated that the application was considered acceptable, subject to conditions, and that a refusal of the application would not be justified. It would make a small contribution to the housing supply and there were no adverse impacts.

An oral representation in objection to the application was received at the meeting and information from the objector had been disseminated to the Committee.

Councillor Dean expressed the view that as this proposal replicated a scheme for which planning permission was allowed on appeal previously, he would move that the application be approved and this was seconded by Councillor Joel.

A vote was taken for Permission which was agreed by 7 votes in favour and none against.

Members, having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives as set out in the report of the Assistant Director of Planning, following amendments to conditions 4, 5, 8,9,10, and 13 and additional condition 14.

4. No development shall commence above ground level until details of both hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

i) A scaled plan showing all existing vegetation to be retained and trees and plants to be planted which shall include a minimum of 30% native plant species and no invasive species.

ii) Proposed hardstanding and boundary treatments (to include hedgehog hole (s).

iii) A schedule detailing sizes and numbers of all proposed trees and plants

iv) Specification of maintenance to secure establishment and survival of new planting

v) External lighting

vi) Position and number of artificial bat and bird boxes.

There shall be no excavation or raising or lowering of ground levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority.

The site shall be landscaped in accordance with the approved details in the first planting season after completion or before the development is first occupied, whichever is the sooner.

Any new trees or plants that die, are removed or become severely damaged or diseased within a period of five years from planting shall be replaced with trees or plants to a similar specification as approved.

Reason:

In the interest of the appearance of the site and nature conservation/biodiversity enhancement, and the visual amenities of the area, to accord with Policies 3, 4, 37 and 77 of the Bromley Local Plan

- 5. No development shall commence above ground level until details of the parking and turning area within the site have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the siting of an active Electric Vehicle Charging Point. The parking and turning area and EVCP shall be provided as approved before first occupation of the dwelling and thereafter retained.**

Reason:

To accord with Policies 30 and 32 of the Bromley Local Plan and to secure satisfactory parking and turning arrangements within the site.

- 8. No development shall commence on site (including demolition) until such time as a**

Construction and Environmental Management Plan has been submitted to and approved in writing by the local planning authority. As a minimum the plan shall cover:

(a) Dust mitigation and management measures.

(b) The location and operation of plant and wheel washing facilities

(c) Measure to reduce demolition and construction noise

(d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-

(i) Rationalise travel and traffic routes to and from the site as well as within the site.

(ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.

(iii) Measures to deal with safe pedestrian movement.

(iv) Full contact details of the site and project manager responsible for day-to-day management of the works

(v) Parking for operatives during construction period

(vi) A swept path drawings for any tight manoeuvres on vehicle routes to and from the site including proposed access and egress arrangements at the site boundary.

(e) Hours of operation

(f) Other site specific Highways and Environmental Protection issues as requested on a case by case basis

(g) Details of any artificial lighting used during construction, which should be kept

to a minimum and angled away from trees, woodland and hedgerows.

(h) Confirmation that all holes, pits, etc will be covered overnight and at weekends to prevent animals such as hedgehog and badger falling in them and becoming trapped.

(i) The development shall be undertaken in full accordance with the details approved under Parts a-h

Reason:

In order to comply with Policies 30, 31, 32, 69, 70, 72 and 119 of the Bromley Local Plan to ensure sufficient measures can be secured throughout the whole build programme in the interests of pedestrian and vehicular safety and the amenities of the area and in the interests of the wildlife and ecological value of the site.

9. Notwithstanding the Surface Water Management details prepared by Ark Environmental Consultancy Ltd, prior to commencement of the development hereby approved (excluding any ground clearance or demolition) additional information which provides details of rainwater harvesting, and/or blue roofs for irrigation for the provision of surface water drainage shall be submitted and approved in writing by the local planning authority.

(a) The drainage scheme approved under Parts a, b and c shall be implemented in full prior to first occupation of the development hereby approved.

Reason:

To ensure satisfactory implementation of the surface water drainage proposals can be secured before additional pressure is placed on existing arrangements and to accord with to London Plan Policy SI 13 Sustainable Drainage and Policies 115, 116 and 117 of the Bromley Local Plan.

10. 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 A, AA, B, C, or E of Part 1 of Schedule 2 of the 2015 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted 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

11. In order to minimise the impact of the development on local air quality any gas boilers must meet a dry NO_x emission rate of <40mg/kWh.

Reason:

To minimise the effect of the development on local air quality, to accord with Policy SI1 of the London Plan.

13. The recommendations outlined within the Preliminary Ecological Appraisal, including the suggested biodiversity enhancements including bat, bird boxes and bug hotels, shall be incorporated into the permission hereby granted.

Reason:

In order to comply with Policies 70, 72 and 73 of the Bromley Local Plan and in order to preserve and enhance the biodiversity value of the site.

14. Prior to the commencement of above ground works, details of green technologies to be used in the development shall be submitted to and approved in writing by the

Local Planning Authority. The development shall be completed in complete accordance with the approved details and shall be permanently retained as such thereafter.

Reason:

Details are required prior to the commencement of development in order to limit carbon dioxide emissions, to ensure a sustainable design and construction can be achieved and to comply with policy 123 of the Bromley Local Plan

**30.2
BROMLEY TOWN;**

**(23/02946/ADV) - Churchill Court Masons Hill,
Bromley, BR1 1DP**

This was an application for the installation of 5 x non-illuminated 'Bromley Civic Centre' lettered fascia signs. The application was made by the London Borough of Bromley and it was recommended that advertisement consent be granted.

The Chairman commented that the proposed signage seemed unambitious.

It was noted that a late representation had been received.

The LBB Director for Environment and Public Protection explained that the move of LBB into Churchill Court was scheduled to take place around four phases. LBB would move into phases 1 and 2 in 2024 which was where the signage being applied for would be located.

Phases 3 and 4 would be subject to commercial rent. It was anticipated that this being the case, other organisations would want to display their own signage and so LBB have steered away from those areas that other companies may like to rent. LBB was considering a secondary signage strategy over the coming months. The Director said that the reason that the current application was not for illuminated signage was because the full M&E survey had not yet been completed and it was not yet known where all the ducting and cabling was located.

A vote was taken it was voted unanimously that advertisement consent be granted subject to the conditions in the report.

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14 September 2023

The meeting ended at 7.38 pm

Chairman