

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 28 September 2023

Present:

Councillor Alexa Michael (Chairman)
Councillor Christine Harris (Vice-Chairman)
Councillors Jonathan Andrews, Graeme Casey, Kira Gabbert,
Colin Hitchins, Ruth McGregor, Tony Owen and Alison Stammers

Also Present:

Councillor Kevin Kennedy-Brooks

30 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies were received from Councillor Smith and Councillor Stammers attended as substitute. Apologies also received from Councillor Laidlaw.

31 DECLARATIONS OF INTEREST

Regarding Agenda Item 3, Councillor Stammers stated she is an acquaintance of Mr Walker and Mr Langford (Applicants for Agenda Item S29 of 03/08/23 meeting).

32 CONFIRMATION OF MINUTES OF MEETING HELD ON 3RD AUGUST 2023

Following a lengthy discussion and after noting that the Minutes only record what was decided and said, Members agreed the Minutes of the meeting held on 3rd August 2023, with the addition of the following,

Agenda Item 24.3

'Members heard a representation from the Applicant, together with views from Ward Councillor and Committee Member, Councillor Andrews before further discussing the application.'

Agenda Item S29 (penultimate paragraph)

'This is subject to notification to the Mayor of London, an acceptable planning obligation as set out in recommendation 3 with 3 shared ownership units and 3 London affordable rent units *out of the 16 units permitted* and the imposition of such conditions that the Assistant Director of Planning considers necessary.'

33 PLANNING APPLICATIONS

33.1 PENGE AND CATOR

**(22/04784/FULL1) 20 Southey Street, Penge,
London, SE20 7JD.**

Partial demolition, internal and external alterations and conversion of building to 2 no. self-contained studio flats.

In a presentation given by the Planning Officer, members heard that the proposal would provide two residential dwellings, making an addition to housing supply within the Borough. Additionally the plans are not considered to result in an overdevelopment of the site or to have a detrimental impact on the character and appearance of the surrounding area.

Members having considered the report, objections and representations **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report.

33.2 HAYES AND CONEY HALL

**(23/00988/ADV) - 34 West Common Road, Hayes,
Bromley, BR2 7BX**

Retrospective advertisement consent application for the installation of 11x non illuminated hoarding signs.

The Planning Officer confirmed an update to information provided on page 35 of the Report. The application site is in fact adjacent to the Bromley, Hayes and Keston Conservation Area.

It was also brought to Members' attention that the unauthorised hoarding advertisements had been removed since the application had been made. The applicants clarified that they would like to re-display the adverts if consent is granted.

Ward Member and Committee Chairman, Councillor Michael, expressed her view to Members that the signage was excessive for the location, with the risk of setting a precedent if the application was permitted.

A question was raised by a Committee Member regarding the completion date for the construction of the residential care home and the subsequent date to which the advertisement hoardings are required. In

response the Planning Officer confirmed that there was an initial completion date given by the applicants, but this would now need to be adjusted given the time taken for the application to come before the Plans Sub-Committee.

Further discussions took place regarding adding a time-limiting condition if consent was given whereby the hoardings had to be removed by a certain date or when the building work was completed, whichever was sooner.

Members having considered the report, objections and representations **RESOLVED that ADVERTISEMENT CONSENT BE GRANTED** as recommended, subject to the conditions set out in the report **but with Condition 1 amended to require removal by 30 April 2024 or completion of construction of the development, whichever was sooner.**

**33.3
PETTS WOOD AND KNOLL**

**(23/03077/FULL6) - The Conifers, 2 The Covert,
Petts Wood, Orpington, BR6 0BU**

First floor side extension with 1x front and 2x rear gable dormers.

An oral representation from the Applicant in support of the application was received at the meeting. The Applicant highlighted to Members that the application has been made with the intention of maintaining the residential character of the area, including maintaining space between properties. It was also confirmed that no objections had been received from neighbours.

In response to a question from a Member regarding the architects for the proposal, the Applicant confirmed to Members that advice had been followed from Crofton Design Services to keep the plans in line with similar properties in the area and sympathetic to the character and appearance of the area.

Discussions were then held by Members, and it was mentioned that the proposal was a sympathetic plan which matches the current design and gives balance

to the appearance of the property.

Members having considered the report, objections and representations **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report.

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CONTRAVENTIONS AND OTHER ISSUES

NO REPORTS

35 TREE PRESERVATION ORDERS

35.1 PENGE AND CATOR

Confirmation of TPO 2888 (Land rear of 175-205 Kings Hall Road, Beckenham)

A presentation was given by a Council Tree Officer in which Members were informed that the application was to consider an objection to the existing Tree Preservation Order (TPO) and recommended to confirm the TPO without modification.

An oral presentation from Visiting Ward Member, Councillor Kennedy-Brooks in support of confirmation was received at the meeting. He stated that members should trust Tree Officers' judgment in that the TPO was lawfully issued, and all the appropriate legislation and procedures had been followed correctly. He added that any future plans/works that the landowner intends to carry out should be submitted in the correct way to enable the Committee to make a decision.

Members having considered the report, objections and representations **RESOLVED that the TREE PRESERVATION ORDER BE CONFIRMED WITHOUT MODIFICATION** as recommended in the report.

The Meeting ended at 8.07 pm

Chairman