

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 26 October 2023

Present:

Councillor Jonathan Andrews (Chairman)
Councillor Tony Owen (Vice-Chairman)
Councillors Dr Sunil Gupta FRCP FRCPATH, Christine Harris,
Alisa Igoe, Julie Ireland, Alexa Michael, Shaun Slator and
Mark Smith

Also Present:

Councillor Pauline Tunnicliffe

13 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

There were no apologies for absence.

14 DECLARATIONS OF INTEREST

There were no declarations of interest.

15 CONFIRMATION OF MINUTES OF MEETING HELD ON 31 AUGUST 2023

The minutes of the meeting held on 31 August 2023 were confirmed and signed as a correct record.

16 PLANNING APPLICATIONS

16.1 BICKLEY & SUNDRIDGE (17/02468/CONDT8) - St Hugh's Playing Fields Bickley Road, Bickley, Bromley

Details submitted to comply with the requirements of the following condition in relation to planning permission Ref: 17/02468/FULL1: Condition 24 - Community Use Agreement (full details contained in the Report).

In a presentation given by Planning, the Committee were informed that this application was initially called-in and went before Plans Sub-Committee No.1 on 31st March 2022. The application was deferred for further

consideration of a reduction in hours of community use within the Community Use Agreement. The applicant has now submitted an updated version of the Community Use Agreement, and this is now being put forward to the Committee for consideration.

Members having considered the report, objections and representations **RESOLVED** that **DETAILS BE APPROVED** as recommended, subject to the conditions set out in the report and with the following **Informative:**

- 1. Any future alterations to increase the hours of community access/use would require a further application to be submitted and may not be viewed favourably by the Local Planning Authority.**

**16.2
ORPINGTON**

(22/04947/ELUD) - 243 Court Road, Orpington, BR6 9BY

Use of C3(a) dwellinghouse as C3(b) dwellinghouse. (RETROSPECTIVE). **LAWFUL DEVELOPMENT CERTIFICATE (EXISTING).**

An oral representation in objection to the application was received from a local resident. The Speaker informed the Committee that he was representing the views of neighbours and local residents.

The Committee were informed that local residents have been subjected to verbal abuse and anti-social behaviour by residents of the property on a number of occasions. It is felt that residents are living in the property in an unsupervised and unregulated manner. Local Enforcement Teams and the Police are involved on regular occasions but with little or no effect. It was stated that the landlord/owner is dismissive of the situation and is also hard to contact to discuss matters.

The Speaker also highlighted residents' concerns regarding the suitability of the property for the purpose of providing care to its residents, with access difficulties at both the front and rear of the property. There were also queries raised regarding the use of the garden shed and concerns over whether it was being used as accommodation, together with questions over live-in staff.

The Speaker acknowledged that not all of the residents' concerns were specifically related to planning matters, but it was felt important to bring all the areas of concern before the Committee.

An oral representation in support of the application was then given by the Applicant, who is also the Landlord of the property.

The Committee heard that the property houses residents from long-term hospital care, who receive supported care to enable them to transition into fully independent living. The care/support is provided in partnership with the Local Authority, Social Workers, Psychiatric Nurses, GPs and other voluntary organisations.

In response to questions from the Committee, the Speaker explained that staff are on call 24/7, the residents are never left unsupervised, and the length of stay depends on the individual and is a joint consideration by several bodies.

The Speaker also confirmed that she would be prepared to meet Councillors on site to discuss any queries and to also meet with Ward Councillors and residents if required.

Visiting Ward Member, Councillor Pauline Tunnicliffe, then gave an oral representation in objection to the application. Members heard that Councillor Tunnicliffe had been aware of the property and situation for around two years, together with the many examples of anti-social behaviour provided by local residents. It was again acknowledged that a lot of the residents' concerns could not be taken into account when the Committee were considering the application. Councillor Tunnicliffe added that as there are vulnerable people living at this address, it has to be suitable accommodation to meet their needs.

During the discussion of the application a number of Committee Members raised concerns over whether adequate care is being provided to residents and also the level of staffing at the property.

In response to a question regarding the provision of additional information, A member of the Planning team explained that the focus should be on

determining the use of the property at the time the application was made. Details of residents' care would be best provided by other bodies.

Members having considered the report, objections and representations **RESOLVED** that the **application be DEFERRED without prejudice to seek additional evidence of the existing use including the extent and nature of care provided and allow for an organised site visit by members. Application to be returned to Plans Sub Committee 3.**

**16.3
CRYSTAL PALACE &
ANERLEY CONSERVATION
AREA**

(23/03026/FULL1) - Crystal Palace Park, Thicket Road, Penge, London, SE20 8DT

Changing place facility for users of the park with severe disabilities at land adjacent to the Crystal Palace Park Café.

In an update provided by Planning, the Committee were informed that although The Gardens Trust had raised an initial objection, they now had no objections to the application/plans.

Mollie Lyon from the L B Bromley Regeneration Team attended the meeting to answer any queries from the Committee regarding the application. It was noted that all Councillors supported the scheme and had no objections to the approval of this application.

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

**16.4
CRYSTAL PALACE &
ANERLEY**

(23/03116/PLUD) - Pedestrian Subway Under Crystal Palace Parade, Crystal Palace Parade, Anerley, London

The proposal consists of the erection of 3 no. electrical cabinets to supply the Crystal Palace Subway with small power, lighting and emergency lighting. These are to be erected to the north of the site (Lawful Development Certificate Proposed).

Members having considered the report and representations **RESOLVED** that the **CERTIFICATE BE GRANTED** as recommended.

17 CONTRAVENTIONS AND OTHER ISSUES

NO REPORTS

18 TREE PRESERVATION ORDERS

NO REPORTS

The Meeting ended at 8.12 pm

Chairman