

## **PLANS SUB-COMMITTEE NO. 3**

Minutes of the meeting held at 7.00 pm on 1 May 2014

### **Present:**

Councillor Katy Boughey (Chairman)  
Councillor Douglas Auld (Vice-Chairman)  
Councillors Roxhannah Fawthrop, Peter Fookes, John Ince,  
Paul Lynch, Mrs Anne Manning, David McBride and  
Alexa Michael

### **Also Present:**

Councillors Simon Fawthrop, Ellie Harmer, Charles Joel,  
Nick Milner and Charles Rideout

### **37 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**

All Members were present.

### **38 DECLARATIONS OF INTEREST**

There were no declarations of interest were reported.

### **39 CONFIRMATION OF MINUTES OF MEETING HELD ON 6 MARCH 2014**

**RESOLVED** that the Minutes of the meeting held on 6 March 2014 be confirmed.

### **40 PLANNING APPLICATIONS**

#### **SECTION 1**

(Applications submitted by the London Borough of Bromley)

NO REPORTS

**SECTION 2**

(Applications meriting special consideration)

**40.1  
CRAY VALLEY WEST**

**(13/04191/FULL6) - 42 Clarendon Way,  
Chislehurst.**

Description of application – Single storey rear extension and elevational alterations PART RETROSPECTIVE.

It was noted that on page 15 of the Chief Planner's report under the heading, Proposal, the fourth line of the second bullet point should be amended to read, "remaining 2.6 meters (approximately) of the extension."

Members having considered the report and objections **RESOLVED to CONTEST the APPEAL**, for the following reason:-

1. The proposed single storey rear extension, by reason of its excessive rearward projection, would have a detrimental impact on the visual amenities to No.40 and No.44 Clarendon Way and the prospect which the occupants of this dwelling might reasonably expect to be able to continue to enjoy, contrary to Policies BE1 and H8 of the Unitary Development Plan.

**40.2  
CRAY VALLEY WEST**

**(13/04193/FULL6) - 42 Clarendon Way,  
Chislehurst.**

Description of application – Single storey rear extension and elevational alterations PART RETROSPECTIVE.

Members having considered the report and objections **RESOLVED to CONTEST the APPEAL**, for the following reason:-

1. The proposed single storey rear extension, by reason of its excessive rearward projection, would have a detrimental impact on the visual amenities to No.40 Clarendon Way and the prospect which the occupants of this dwelling might reasonably expect to be able to continue to enjoy, contrary to Policies BE1 and H8 of the Unitary Development Plan.

**40.3  
PLAISTOW AND  
SUNDRIDGE**

**(13/04198/FULL1) - 49 Park Avenue, Bromley.**

Description of application – Demolition of existing dwelling and erection of a part two/three storey building comprising 3 one bedroom and 6 two bedroom flats with associated parking.

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

from Ward Member, Councillor Ellie Harmer, and on behalf of her fellow Ward Members, Councillors Peter Morgan and Michael Turner, in objection to the application were received at the meeting. It was reported that further objections to the application had been received.

Members having considered the report, objections and representations, **RESOLVED** that **PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner with a further reason:-

2. The proposed development by reason of its excessive bulk, mass and site coverage, and insufficient car parking would constitute an overdevelopment of the site, harmful to the character of the area, thereby contrary to Policies H7 and BE1 of the Unitary Development Plan.

**40.4  
CHELSFIELD AND PRATTS  
BOTTOM**

**(14/00111/FULL1) - Coltswood, Stonehouse Road, Orpington.**

Description of application - Demolition of existing dwelling and detached garage and erection of a detached two storey four bedroom dwelling with accommodation in roof space and associated detached garage.

Oral representations in objection to and in support of the application were received at the meeting. It was noted that on page 35 of the Chief Planner's report under the heading, 'Location', line 3, 'south east' should be amended to read, "south west ". It was reported that further objections to the application had been received.

Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration to reconsider the position and height of the proposed garage, to obtain slab levels of the existing site and the surrounding properties and to consider the impact of the proposed dormers.

**40.5  
PENGE AND CATOR**

**(14/00164/FULL2) - First Floor Units 8 and 9 Abbey Trading Estate, Bell Green Lane, Sydenham East.**

Description of application – Change of use of first floor to friendly society office and meeting place (Sui Generis) with refurbishment to front elevation and parking.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner.

**40.6  
CRAY VALLEY EAST**

**(14/00228/FULL6) - 34 Chelsfield Lane, Orpington.**

Description of application – Roof alterations to incorporate rear dormer and two storey rear extension.

Members having considered the report, **RESOLVED** that **PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner.

**40.7  
BICKLEY**

**(14/00304/FULL6) - 5 Heath Park Drive, Bickley.**

Description of application - Part one/two storey rear extension.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner.

**40.8  
CHISLEHURST**

**(14/00518/FULL1) - Huntingfield, The Drive, Chislehurst.**

Description of application – Demolition of existing dwelling and erection of two 5 bedroom detached dwellings with associated access, parking and landscaping.

**THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.**

**40.9  
HAYES AND CONEY HALL**

**(14/00523/FULL1) - 48 Cameron Road, Bromley.**

Description of application – Erection of one 2 bedroom three storey terraced dwelling adjoining 48 Cameron Road.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

**40.10  
CLOCK HOUSE**

**(14/00593/FULL1) - Land rear of 101 Mackenzie Road, Beckenham.**

Description of application – Demolition of garage and erection of new end of terrace for bedroom house with accommodation in roofspace.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Nick Milner, in objection to the application were received at the meeting. Comments from Ward Member, Councillor Reg Adams, were reported.

Members having considered the report, objections and representations indicated they were **MINDED TO APPROVE** and **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration for the proposed second parking space to be repositioned to avoid dissection of the site. If the parking space could be satisfactorily repositioned, the amended application may be considered under the Chief Planner's delegated authority.

**40.11  
BROMLEY TOWN**

**(14/00666/FULL6) - 10 Havelock Road, Bromley.**

Description of application – Formation of hard standing and vehicular access.

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

Members having considered the report and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with a further condition to read:-

“3. Nothing to be kept on the approved forecourt shall overhang into the footway/highway.

REASON: In the interests of pedestrian and vehicular safety and in order to comply to with Policy T18 of the Unitary Development Plan.”

**40.12  
HAYES AND CONEY HALL**

**(14/00684/FULL6) - 1 Hartfield Road, West Wickham.**

Description of application – Part one/two storey side/rear extension to include steps to rear.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**40.13  
COPERS COPE**

**(14/00742/FULL1) - 47 Manor Road, Beckenham.**

Description of application – Conversion of existing dwelling to form 5 two bedroom flats with part one/two/three storey rear extensions, replacement roof with front rooflights, side and rear dormers and provision of three car parking spaces, refuse and cycle store.

Members having considered the report and objections, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration to seek a reduction in the scale and bulk of the extensions and to reduce the impact on 49 Manor Road, Beckenham.

**SECTION 3**

(Applications recommended for permission, approval or consent)

**40.14  
SHORTLANDS**

**(13/03290/FULL6) - 90 Malmaims Way, Beckenham.**

Description of application – First floor front/side and rear extension.

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

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

1. The proposed extension would be detrimental to the amenities that the occupants of No.88 might reasonably expect to be able to continue to enjoy by reason of loss of light thereby contrary to Policies BE1 and H8 of the Unitary Development Plan.

**40.15  
SHORTLANDS**

**(13/03395/FULL6) - 90 Malmaims Way, Beckenham.**

Description of application – First floor side and rear extension.

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

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

1. The proposed extension would be detrimental to the amenities that the occupants of No.88 might reasonably expect to be able to continue to enjoy by reason of loss of light thereby contrary to Policies BE1 and H8 of the Unitary Development

Plan.

**40.16  
CHISLEHURST  
CONSERVATION AREA**

**(14/00040/FULL6) - Scathebury, 47 Holbrook Lane, Chislehurst,**

Description of application – Swimming pool in paved terrace with change and gym below in basement.

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received.

Members having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with a further condition to read:-

“2. The existing landscaping, including boundary vegetation, shall be retained as shown on the approved plans unless approved in writing by the Local Planning Authority. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted. REASON: In order to comply with Policy BE1 and in the interest of the visual amenities of adjacent properties.”

**40.17  
BICKLEY**

**(14/00088/FULL6) - 8 Wessex Court, 15 Bickley Road, Bickley.**

Description of application – Erection of a single storey side extension with accommodation in the roof space and conversion of existing garage to habitable accommodation.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**40.18  
BROMLEY COMMON AND  
KESTON**

**(14/00293/FULL6) - 5 Lakes Road, Keston.**

Description of application - Roof alterations to incorporate rear dormer extension.

Oral representations in objection to and in support of

the application were received at the meeting. Members having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**40.19  
PETTS WOOD AND KNOLL**

**(14/00493/FULL1) - 52 Queensway, Petts Wood.**

Description of application – Demolition of sales building and carwash and erection of new sales building and revised car parking layout.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

**40.20  
HAYES AND CONEY HALL**

**(14/00506/FULL6) - 14 Pondfield Road, Hayes.**

Description of application – Part one/two storey side/rear extension and part conversion of garage to habitable accommodation and elevational alterations.

Members having considered the report, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**40.21  
COPERS COPE  
CONSERVATION AREA**

**(14/00540/FULL1) - 22 Southend Road, Beckenham.**

Description of application – Demolition of existing detached garage and erection of three storey side extension and conversion of building to 3 one bedroom and 4 two bedroom flats.

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

Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration to seek a reduction in height and an increase in side space provision.

**40.22  
PETTS WOOD AND KNOLL**

**(14/00974/FULL6) - 1 Petts Wood Road, Petts Wood.**

Description of application – Single storey side/rear extension.



Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Simon Fawthrop, in objection to the application were received at the meeting and attached to these minutes as 'Appendix A'. It was reported that further objections to the application had been received.

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

1. The proposal would be detrimental to the spacing, character and individual quality of this property and this row of semi-detached dwellings within the Petts Wood Area of Special Residential Character, thereby contrary to Policies BE1, H8 and H10 of the Unitary Development Plan.

**40.23  
ORPINGTON**

**(14/01110/FULL6) - 95 Kynaston Road, Orpington.**

Description of application – Planning permission is sought for a single storey rear extension 3m in depth, with a height of 3.4m to ridge and 2.4m to eaves. Two velux windows are proposed on either side of the extension's pitched roof.

Members having considered the report, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**SECTION 4**

(Applications recommended for refusal or disapproval of details)

**40.24  
MOTTINGHAM AND  
CHISLEHURST NORTH**

**(14/00102/VAR) - 192 Elmstead Lane, Chislehurst.**

Description of application – Variation of conditions 1 and 3 of planning reference 08/03962 to allow use of the garage for the storage of private motor vehicles only, removing its association with No.192 Elmstead Lane.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Charles Rideout, in objection to the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED** that **PERMISSION BE REFUSED** as recommended, for the reason set

out in the report of the Chief Planner. **IT WAS FURTHER RESOLVED** the Non-compliance of Condition 2 of permission reference 08/03962 be referred to Planning Enforcement.

**40.25  
FARNBOROUGH AND  
CROFTON**

**(14/00188/FULL6) - 1 Brickfield Farm Gardens,  
Orpington.**

Description of application – Two storey side extension.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Charles Joel, in support of the application were received at the meeting. It was reported that late comments from the neighbour had been received.

Members having considered the report and representations, **RESOLVED** that **PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner.

**41 CONTRAVENTIONS AND OTHER ISSUES**

**41.1  
PLAISTOW AND  
SUNDRIDGE**

**(DRR14/050) - Treesway, Lodge Road, Bromley.**

Oral representations in favour of enforcement action being taken were received at the meeting. The Chief Planner's representative reported that prior to the meeting a valid planning application had been received by the Planning Department for determination.

Members having considered the report and the update from the Chief Planner's representative **RESOLVED that the matter be DEFERRED**, without prejudice to any future consideration, to be considered in conjunction with planning application 14/01529/FULL6 at a future Plans Sub-Committee meeting.

**42 LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006 AND THE FREEDOM OF INFORMATION ACT 2000**

The Chairman moved that the Press and public be excluded during consideration of the items of business listed below as it was likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the Press and public were present there would be disclosure to them of exempt information.

**43 CONFIRMATION OF EXEMPT MINUTE OF THE MEETING HELD ON 6 MARCH 2014**

**RESOLVED** that the exempt Minute of the meeting held on 6 March 2014 be confirmed.

This was the final meeting of four Sub-Committee Members of Plans Sub-Committee 3. The Chairman thanked Councillors Mrs Anne Manning, David McBride, Roxhannah Fawthrop, and Paul Lynch for their support and contributions over the years and she wished them well. The Chairman thanked Members and Officers for their work throughout the year and Members and Officers likewise thanked the Chairman for her support.

The Meeting ended at 10.00 pm

Chairman

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## APPENDIX A

### 1 PETTS WOOD ROAD, PETTS WOOD

Madam Chairman

In addressing this application I wanted to share some of the background to The Petts Wood Area of Special Residential Character (ASRC).

When the estate was laid out by the developer Basil Scruby, he planned out the roads, utilities and plot sizes imposing strict guidelines on materials to be used density and design to meet his vision of a high class suburb emulating the garden suburb movement and it is this heritage which the ASRC designation seeks to conserve for future generations. Many of these characteristics are laid out in the book "A History of Petts Wood" by Peter Waymark.

The Councils UDP has a policy H10 supported by Appendix I paragraph 1.2 which captures many of these attributes and some of the detailed policies are mentioned on page 153 of your report. This policy is to protect against unsympathetic development which would threaten the established character and residential amenity.

In particular para 1.2 (i) states that developments likely to erode the quality and character of the ASRC shall be resisted. And (ii) residential density shall accord with that existing in the area. On page 152 of the committee report you will notice that this development projects 1 metre from the boundary 1A Petts Wood Road. As members will have noticed looking at the houses from 15 – 1 Petts Wood Road there is a symmetry that exists at the front and the separation between houses is of the order of 3M, compared with this application which has the very minimum separation of 1M. This is not an Area of Mediocre Residential Character or an Area of Average Residential Character but an Area of Special Residential Character where a greater degree of separation is required. Just so members are aware my dictionary definition of **Special** is "distinguished from others in the same category especially because it is in some way superior, it is something that is held in particular esteem".

The previous refusals under ref 13/03383 and 13/04126 did not to my knowledge come before members and may have been dealt with under delegated authority meaning that it did not come under the full scrutiny that it would had it been presented to committee.

Taking this application on its own merits, you can, as democratically elected members, using local knowledge scrutinise this application in detail and look at the merits or otherwise.

Along with case law on planning we must accept that precedents are not set by previous applications whether approved or refused.

In this particular instance the proposal does create a detrimental deterioration in the standards of design and separation that would be expected in the ASRC as well as the density being excessive compared with that in the surrounding area, this application creates a narrow separation between the nos. 1 and 1a which is not commensurate with that in the area and loses the symmetry of the houses between 1a and 15 Petts Wood Road causing an imbalance. Members may also be concerned at the loss of off street parking covered by 1.2 (x) an increase in hard surfacing.

Mr Chairman I therefore ask the committee to refusal this application on the grounds of policies H10, H7 and BE1.

COUNCILLOR SIMON FAWTHROP