

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 18 February 2016

Present:

Councillor Richard Scoates (Chairman)
Councillor Peter Dean (Vice-Chairman)
Councillors Vanessa Allen, Nicholas Bennett J.P., Lydia Buttinger,
Simon Fawthrop, Samaris Huntington-Thresher, Melanie Stevens
and Michael Turner

22 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Russell Mellor; Councillor Nicholas Bennett JP attended as substitute.

An apology for lateness was received from Councillor Lydia Buttinger.

23 DECLARATIONS OF INTEREST

Councillor Peter Dean declared an interest in Item 4.14 – Chelsfield Lakes Golf Centre, Court Road, Orpington. Councillor Dean left the room and did not take part in the discussion or vote.

24 CONFIRMATION OF MINUTES OF MEETING HELD ON 17 DECEMBER 2015

RESOLVED that the Minutes of the meeting held on 17 December 2015 be confirmed and signed as a correct record.

25 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

25.1 CHISLEHURST CONSERVATION AREA

**(15/05246/FULL6) - Trosley, 14 Wilderness Road,
Chislehurst BR7 5EY**

Description of application – Elevational alterations, demolition of existing garage and construction of lower ground floor front extension to provide garage and basement extension with associated landscaping works.

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

Supporting documentation received from the applicant was circulated to Members.

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.

**25.2
BROMLEY TOWN**

**(15/05259/FULL1) - 74 Madeira Avenue,
Bromley BR1 4AS**

Description of application – Demolition of existing bungalow and replacement with two semi-detached properties each with two off-street car parking spaces.

Oral representations in objection to and in support of the application were received at the meeting. Supporting documentation was circulated to Members.

The Planning Officer reported the proposed Legal Agreement related to the removal of the street tree at the front of the property and for compensatory planting.

The application was amended by plans received on 17 February 2016 and would be dealt with by way of condition.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 LEGAL AGREEMENT** as recommended and subject to the conditions and informatives set out in the report of the Chief Planner.

**25.3
WEST WICKHAM**

**(15/05381/FULL6) - 19 Stambourne Way,
West Wickham BR4 9NE**

Description of application – Part two storey, part single storey rear extensions. Alterations and extension to front porch with front roof lights.

Further supporting correspondence from the applicant was circulated to Members.

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.

SECTION 3

(Applications recommended for permission, approval or consent)

**25.4
BICKLEY**

(15/04113/RECON) - 45 Southlands Grove, Bickley, Bromley BR1 2DA

Description of application – Removal of condition (ii) of permission reference 19/81/1409 to enable the conversion of the property into two separate dwellings.

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

The Planning Officer reported that Highways Division supported the application's parking proposal.

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

The proposed severance of the existing dwelling into two separate self-contained flats would result in an inappropriate and over-intensive use of the site harmful to neighbouring residential amenity and the character and appearance of the locality contrary to BE1 Design of New Development, H11 Residential Conversion and T3 Parking of the Unitary Development Plan (2006).

**25.5
CHISLEHURST**

(15/04272/FULL6) - 53 Elmstead Lane, Chislehurst BR7 5EQ

Description of application - Roof alterations to incorporate rear rooflights, two storey side and single storey rear extensions, front porch and elevational alterations.

Oral representations 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 with the addition of a further condition to read:-

6(i) A scheme of soft landscaping with boundary screening (including details of trees or hedges, plant numbers, species, location and size of trees and hedges) and details of the management and maintenance of the landscaping for a period of five years shall be submitted to and approved in writing by the Local Planning Authority prior to construction of the development.

(ii) All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following completion of the development, in accordance with the approved scheme under part (i). Any trees or plants which within a period of five years from completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

Reason: In order that the Local Planning Authority may be satisfied as to the details of the proposal and in the interest of neighbouring residential amenity in accordance with BE1 of the Unitary Development Plan (2006).

25.6
CHISLEHURST

**(15/04490/FULL6) - 13 Waratah Drive,
Chislehurst BR7 5FP**

Description of application – First floor rear extension.

Oral representations in objection to 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. **IT WAS FURTHER RESOLVED** that the following conditions be added:-

6(i) A scheme of soft landscaping, with boundary screening (including details of trees or hedges, plant numbers, species, location and size of trees and hedges) and details of the management and maintenance of the landscaping for a period of five years shall be submitted to and approved in writing by the Local Planning Authority prior to construction of the development.

(ii) All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following completion of the development, in accordance with the approved scheme under part (i). Any trees or plants which within a period of five years from completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

Reason: In order that the Local Planning Authority may be satisfied as to the details of the proposal and in the interest of neighbouring residential amenity in accordance with BE1 of the Unitary Development Plan (2006).

7 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 extensions, buildings, structures, alterations, walls or fences of any kind 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 order to prevent an overdevelopment of the site, in the interest of the visual and residential amenities of the area and in accordance with Policies BE1 and H7 of the Unitary Development Plan.

**25.7
PETTS WOOD AND KNOLL**

**(15/05056/FULL6) - 67 Dale Wood Road,
Orpington BR6 0BY**

Description of application – First floor rear extension.

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

**25.8
HAYES AND CONEY HALL**

**(15/05091/FULL6) - 60 Constance Crescent, Hayes,
Bromley BR2 7QQ**

Description of application – Alterations to front elevation, replacement windows and front door
RETROSPECTIVE.

The Planning Officer advised that a further condition imposing a time limit on completion should be included.

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 with the addition of a further condition to read:-

3 The development hereby approved shall be completed within three months from the date of this decision.

Reason: In the interest of neighbouring residential amenity and in accordance with BE1 Design of New Development of the Unitary Development Plan (2006).

**25.9
CRAY VALLEY EAST**

**(15/05258/FULL1) - Bournewood Sand and Gravel,
Swanley Bypass, Swanley BR8 7FL**

Description of application – Temporary relocation of site workshop and hardstanding for the washing of vehicles until 14 January 2018.

A revised site map was circulated to Members. Members having considered the report **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner with the addition of a further informative to read:-

2 The applicant is reminded that in accordance with the description of development, that should the workshop be relocated, there would be no building on the former workshop site.

**25.10
FARNBOROUGH AND
CROFTON**

**(15/05266/FULL6) - 3 Mere Close,
Orpington BR6 8ES**

Description of application – Part one/two storey rear extension, front porch/canopy extension, conversion of garage to habitable accommodation, elevational alterations and alterations to roof.

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.

**25.11
CHISLEHURST**

**(15/05273/FULL6) - 47 Clarendon Way,
Chislehurst BR7 6RG**

Description of application – Single and first floor rear extensions and alterations to the roof to provide additional habitable accommodation incorporating rear dormers and rooflights.

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.

**25.12
PETTS WOOD AND KNOLL**

**(15/05369/FULL6) - 43 Towncourt Crescent,
Petts Wood, Orpington BR5 1PH**

Description of application – Part single, part two storey rear/side extension and roof alterations incorporating rooflights to create habitable room.

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

Committee Member and Ward Member Councillor Simon Fawthrop spoke in objection to the application. Councillor Fawthrop's comments, together with the Description for the Petts Wood Area of Special

Residential Character, can be viewed as Annex 1 to these Minutes.

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

The proposed extension, by reason of its design and the resulting reduction in separation between the dwellings, would go against the rhythm and pattern of development within the streetscene, harmful to the spatial qualities, character and appearance of the locality and Area of Special Residential Character contrary to BE1 Design of New Development and H10 Areas of Special Residential Character of the adopted Unitary Development Plan (2006).

**25.13
FARNBOROUGH AND
CROFTON**

**(15/05466/FULL6) - 91 Oregon Square,
Orpington BR6 8BE**

Description of application – Part one/two storey front/side and single storey rear extensions.

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 with the addition of a further condition to read:-

8 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 extensions, buildings, structures, alterations, walls or fences of any kind 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 order to prevent an overdevelopment of the site, in the interest of the visual and residential amenities of the area and in accordance with Policies BE1 and H7 of the Unitary Development Plan.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**25.14
CHELSFIELD AND PRATTS
BOTTOM**

**(15/03067/FULL1) - Chelsfield Lakes Golf Centre,
Court Road, Orpington BR6 9BX**

Description of application – Proposed adventure golf course and associated ornamental features and landscaping.

Oral representations in support of 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.

The meeting ended at 8.07 pm

Chairman

Comments from Councillor Simon Fawthrop in relation to Item 12 - 43 Towncourt Crescent, Petts Wood, Orpington

Chairman, if this application came before us in any road that was outside the Petts Wood Area of Special Residential Character (ASRC) then I would agree with the recommendation to grant permission.

However this has to be taken in the context in which the application is received. It also has to be taken in context of the development which took place at no. 45 Towncourt Crescent next door. If this application was again taken in the context of no. 45 being typical of the Area of Special Residential Character then again the recommendation to grant permission would be a good one.

To put this in context no. 45 was granted permission for the two storey side extension in 1990 over 26 years ago and 4 years prior to the introduction of the ASRC. Since then, planning policy has changed with 3 iterations of the Local Plan and the description of the ASRC has been updated.

When viewing Towncourt Crescent, it will immediately become apparent that No.45 is the odd one out. It is the only property which breaks the rhythm of that side of the street. All other side extensions are set back with a side space of 1m or greater to preserve the integrity of the ASRC spatial standards.

It is also worth noting that since the previous application went before an inspector, the ASRC description has been updated which must be a material consideration against which the inspector's decision is set. Furthermore even on the old ASRC description, the inspector found in paragraph 6 of his report that there was harm to the ASRC resulting from the proposal, with regard to the side extension.

Allowing the application as it currently stands goes against the rhythm and character of the area, it narrows the gap between no. 43 and no.45 to such an extent that the minimum usually acceptable total gap of 2m will be reduced to a mere 1m at first floor level and will keep a bare minimum gap at ground floor level encroaching on the side space and whilst not forming a terrace the gap is so narrow as to seriously undermine the spatial standards contrary to policy H9.

In addition, the total overall impact on the Petts Wood ASRC which I circulate as a reference, makes this contrary to policies H10 and BE1.

In case there is any doubt about the meaning of the policy and the description within the ASRC, as the author of the revised ASRC description, I remain best placed to advise on its meaning and the context in which the policy was set, this policy description was agreed unanimously by Bromley Council.

I therefore propose that the application be refused.

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DESCRIPTION - PETTS WOOD AREA OF SPECIAL RESIDENTIAL CHARACTER

1.3 Petts Wood:

The original plans for Petts Wood date from the late 1920s and early 1930s. While Houses were built over a number of years, in a number of similar though varied styles, the road layout and plot sizes were established in an overall pattern. Today the layout remains largely intact. Within the overall area the Conservation Areas of the Chenies and Chislehurst Road already stand out.

The plots were originally designed on the garden suburb principle by developer Basil Scruby, with large plot sizes spaciouly placed. The characteristics of the Petts Wood ASRC include an open feel, predicated by low boundaries and visible front gardens, set back from the road; there is also spaciousness between the houses which is of a superior standard. This allows many of the trees and greenery which prevails throughout the area to be seen from the street scene giving the area its open and semi- rural feel in line with the garden suburb principle. This open and suburban aspect of the area underlines the special characteristic of the area. Development which erodes this principle will be resisted.

The separation between building and the rhythm and pattern of the houses adds to the special character. In many cases there is a much wider separation between houses than in other parts of the Borough which demands a higher degree of separation between buildings to maintain the special character, the openness and feel of the area. Where there are pairs of houses that complement the rhythm of the street scene there is also a prevailing symmetry between the houses. This symmetry can also be seen between neighbouring pairs. The plots are set out in such a way that the spacious character is one of a clear detached and semi-detached nature.

The front building and rear building lines are also of importance in defining the area. The buildings are of a 1930s design, for example some built by the distinguished designer Noel Reece, which adds to the character of the area. Whilst there have been some changes post war this design aspect of the area remains intact and future development should respect this characteristic. The front roof lines are also of a nature which enhances the characteristic of the area being largely untouched by roof extensions and conversions at the front.

The plot sizes and rear gardens are mostly of a size which is commensurate with the Garden Suburb principle and this characteristic also forms part of the amenity value which makes the area special.

When considering future development within the Petts Wood ASRC, the main focus will be on the impact of any proposed development on the ASRC, taking into account the design and spatial standards including the low density of existing development. Proposals which undermine the character, rhythm, symmetry and spatial standards of the area will be resisted unless very special circumstances can be demonstrated. Likewise new dwellings proposed on gardens and infill will also be strongly resisted unless very special circumstances can be demonstrated. In this context special is used in the dictionary sense to mean distinguished from others of the same category, because it is in some way superior or held in particular esteem. For a proposal to meet the very special circumstances test in this context would mean not only an enhancement to the ASRC but a consequence of not undertaking the proposal would undermine the Petts Wood ASRC or risk some form of harm to the ASRC.