

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 1 December 2016

Present:

Councillor Richard Scoates (Chairman)
Councillor Peter Dean (Vice-Chairman)
Councillors Kathy Bance MBE, Lydia Buttinger, Simon Fawthrop,
Kate Lymer, Russell Mellor and Michael Turner

Also Present:

Councillors Alexa Michael

13 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Melanie Stevens.

14 DECLARATIONS OF INTEREST

No declarations of interest were reported.

15 CONFIRMATION OF MINUTES OF MEETING HELD ON 6 OCTOBER 2016

RESOLVED that the Minutes of the meeting held on 6 October 2016 be confirmed and signed as a correct record.

16 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

16.1 FARNBOROUGH AND CROFTON

**(16/02113/FULL6) - 63 Newstead Avenue,
Orpington, BR6 9RW**

Description of application – Installation of raised rear decking with steps.

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.

16.2
KELSEY AND EDEN PARK

(16/02988/FULL1) - The Chinese Garage, Wickham Road, Beckenham, BR3 6RH.

Description of application – Change of use of the existing car showrooms and associated workshops (Sui Generis) and to two retail units (Class A1) and conversion of first floor to 2 two bedroom flats (Class C3) together with associated car parking, landscaping, external alterations and related internal works to Listed Building.

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 with amendments to Conditions 8 and 22 to read:-

“8. The development permitted by this planning permission shall not commence until a surface water drainage scheme for the site and an assessment of the hydrological and hydro geological context of the development has been submitted to, and approved by, the Local Planning Authority. The surface water drainage strategy should seek to implement a SUDS hierarchy that achieves reductions in surface water run-off rates in line with the findings of the submitted Foul Sewage & Surface Water Drainage Assessment report carried out by Wormald Burrows Partnership Ltd with Ref No. E3564-DRAIN-Rev1-0516 dated May 2016 to limit the discharge rate to 2l/s.

REASON: To reduce the impact of flooding both to and from the proposed development and third parties and to accord with Policies 5.12 and 5.13 of the London Plan.

22. No movement of service vehicles or servicing of the commercial units shall take place at either premises except between the hours of 09:00 and 17:00 Monday to Friday.

REASON: To avoid any disruption to the free flow of traffic at roads approaching the ‘Chinese Roundabout’ in the morning and evening peak hours and in the interest of pedestrian and vehicular safety in order to comply with Policy T18 of the Unitary Development Plan and Policy 6.12 of the London Plan.”

**16.3
KELSEY AND EDEN PARK**

(16/03003/LBC) - The Chinese Garage, Wickham Road, Beckenham, BR3 6RH.

Description of application – Change of use of the existing car showrooms and associated workshops (Sui Generis) and to two retail units (Class A1) and conversion of first floor to 2 two bedroom flats (Class C3) together with associated car parking, landscaping, external alterations and related internal works to Listed Building. (LISTED BUILDING CONSENT).

Members having considered the report and objections, **RESOLVED that LISTED BUILDING CONSENT be GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**16.4
HAYES AND CONEY HALL**

(16/04364/FULL6) - 26 Dartmouth Road, Bromley, BR2 7NE

Description of application - Part one/two storey side/rear extension and elevational alterations.

The Chairman acknowledged there were properties nearby where similar planning applications had been permitted but in his view the proposed development would create a terracing effect and he objected to the application. Councillor Kate Lymer supported the application and felt that to be fair to the applicant the application should be granted permission.

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

1. The proposed part one/two storey side extension would fail to comply with the Council's requirement for adequate side space to be maintained to the flank boundary in respect of two-storey development, in the absence of which the extension would constitute a cramped form of development and an unrelated terracing effect, detrimental to the visual amenities of the streetscene and contrary to Policy H9 of the Unitary Development Plan (2006).

(The vote was 4:4 and the Chairman took his casting vote for refusal.)

**16.5
PLAISTOW AND
SUNDRIDGE**

(16/04481/FULL6) - 21 Edward Road, Bromley, BR1 3NG

Description of application – Part 1/2 storey side/rear extension including juliet balcony to rear and single storey front extension. Roof alterations incorporating hip to gable to rear and 4 no. dormers to front.

Elevational alterations including alterations to fenestration layout.

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

**16.6
CHELSFIELD AND PRATTS
BOTTOM**

(16/04531/FULL6) - 30 Stirling Drive, Orpington, BR6 9DN

Description of application – Single storey front extension and part one/two storey side extension
PARTIALLY RETROSPECTIVE.

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.

SECTION 3

(Applications recommended for permission, approval or consent)

**16.7
CRAY VALLEY WEST**

(16/03526/FULL6) - 7 Sherborne Road Orpington BR5 1GX

Description of application - Creation of basement, roof alterations to include partial hip to gable and rear dormer, demolition of garage and erection of two storey front/side extension, elevational alterations and terrace with steps to rear.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**16.8
CRYSTAL PALACE**

(16/03906/FULL1) - Kelso Court, Anerley Park, Penge, London, SE20 8NZ.

Description of application – Elevational alterations and construction of a roof extension/fourth floor extension to provide an additional 4 one bedroom flats; bicycle store, refuse store and 4 additional car parking spaces with hard and soft landscaping.

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.

**16.9
BICKLEY**

(16/04084/FULL6) - 3 Alpine Copse, Bickley, Bromley, BR1 2AW

Description of application amended to read, 'First floor side extension (amendment to planning permission

16/02271/FULL6) PART RETROSPECTIVE APPLICATION'.

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

Ward Member, Councillor Kate Lymer, circulated to Members a pack containing photographs of catslide rooves to nearby properties and in her opinion the removal of the catslide roof was out of keeping within the Area of Special Residential Character.

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

1. The first floor side extension, by reason of its lack of subservience and the elimination of the original catslide roof which is a characteristic elevational feature of the host dwelling and surrounding properties, results in an overly dominant and incongruous addition to the host dwelling, which is out of character with the surrounding form of development and demonstrably harmful to the character and appearance as well as the visual amenities of the Bickley Area of Special Residential Character, thereby contrary to Policies H8, H10 and BE1 of the Unitary Development Plan.

INFORMATIVE: You are advised that enforcement action has been authorised in respect of some or all of the development subject of this planning decision and you should contact the Planning Investigation Team on 020 8461 7730 or by email to planningappeals@bromley.gov.uk to discuss what you need to do to avoid formal action by the Council.

IT WAS FURTHER RESOLVED that **ENFORCEMENT ACTION BE AUTHORISED** to **SECURE THE REMOVAL OF THE UNLAWFUL PART OF DEVELOPMENT AND ENSURE ACCORDANCE WITH SCHEME PERMITTED UNDER REFERENCE: 16/02271/FULL6.**

**16.10
BROMLEY COMMON AND
KESTON**

**(16/04341/FULL6) - 171 Southlands Road,
Bromley.**

Description of application – First floor rear extension
PART RETROSPECTIVE.

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

Councillor Michael said that this was an example of a planning application having been previously refused and then for the applicant to build over and above what had been granted permission and then to submit a further application.

Members having considered the report, objections and representations, **RESOLVED** that **PERMISSION BE REFUSED** for the following reasons and an Informative to the applicant:-

1. The first floor rear extension, by reason of the bulk and size of the roof, is seriously detrimental to the prospect and amenities enjoyed by the occupants of No. 173 by reason of loss of light and visual impact, contrary to Policies H8 and BE1 of the Unitary Development Plan (2006).

INFORMATIVE: You are advised that enforcement action has been authorised in respect of some or all of the development subject of this planning decision and you should contact the Planning Investigation Team on 020 8461 7730 or by email to planningappeals@bromley.gov.uk to discuss what you need to do to avoid formal action by the Council.

IT WAS FURTHER RESOLVED that **ENFORCEMENT ACTION BE AUTHORISED TO SECURE THE MODIFICATION OF THE ROOF OF THE FIRST FLOOR REAR EXTENSION TO COMPLY WITH THE DEVELOPMENT PERMITTED UNDER REFERENCE: 15/03683/FULL6.**

**16.11
CHELSFIELD AND PRATTS
BOTTOM**

**(16/04430/FULL1) - 195 Worlds End Lane,
Orpington BR6 6AT**

Description of application – Demolition of existing dwellings on 195 and 195a Worlds End Lane, and erection of detached two storey 6 bedroom dwelling including attached double garage with accommodation above and associated parking, access and landscaping (Revisions to permission ref.16/01029 to amend the size and design of the garage).

Oral representations in objection to and in support of the application were received at the meeting. It was reported that a further objection to the application had been received. A replacement plan had been circulated prior to 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 THE**

BULK AND SCALE OF THE FRONT GARAGE/BEDROOM IN CONSULTATION WITH THE NEIGHBOURING RESIDENT.

**16.12
PETTS WOOD AND KNOLL**

(16/04599/FULL6) - 32 Chesham Avenue, Petts Wood, BR5 1AA

Description of application – Part one/two storey side and rear extension.

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 with a further condition to read:-

“5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A, B, C, or E of Part 1 of the Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage of the dwelling hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON: In order to prevent an unacceptable overdevelopment of the site in the interest of the character of the area and to comply with Policy H8 and BE1 of the Unitary Development Plan ”

**16.13
CHELSFIELD AND PRATTS
BOTTOM**

(16/02275/FULL6) - 8 Stephen Close Orpington BR6 9TZ

Description of application - Two storey rear, first floor side and single storey front extension and conversion of garage to habitable accommodation.

A supplementary agenda was despatched on 24 November 2016 with grounds of urgency but was subsequently **WITHDRAWN BY THE CHIEF PLANNER.**

17 TREE PRESERVATION ORDERS

**17.1
CHISLEHURST**

(16/04488/TPO) - 1 Islehurst Close, Chislehurst, BR7 5QU

Description of application – Bay Tree in side garden - Reduce lateral spread by up to 2m, pruning back to around previous reduction points. Reduce adjacent branches by no more than 4m and reduce height by no more than 3.5m. SUBJECT TO TPO 9.

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Members having considered the report, **RESOLVED**
that CONSENT be GRANTED as recommended,
subject to the conditions set out in the report of the
Chief Planner.

The Meeting ended at 7.50 pm

Chairman