

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 9 November 2017

Present:

Councillor Richard Scoates (Chairman)
Councillor Simon Fawthrop (Vice-Chairman)
Councillors Nicky Dykes, Keith Onslow, Neil Reddin FCCA,
Colin Smith, Melanie Stevens, Michael Turner and Angela Wilkins

Also Present:

Councillors Graham Arthur and William Huntington-Thresher

14 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Lydia Buttinger, Richard Williams and Kate Lymer and Councillors Keith Onslow, Angela Wilkins and Colin Smith attended as their substitutes respectively.

15 DECLARATIONS OF INTEREST

Councillor Colin Smith declared a non-prejudicial interest in Item 4.3; he left the room for the debate and vote.

16 CONFIRMATION OF MINUTES OF MEETING HELD ON 14 SEPTEMBER 2017

RESOLVED that the Minutes of the meeting held on 14 September 2017 be confirmed and signed as a correct record.

17 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

17.1 CRYSTAL PALACE CONSERVATION AREA

(17/02876/FULL1) - Alan Hills Motors, Alma Place, Anerley, London, SE19 2TB

Description of application – Demolition of existing structures and the construction of six dwellings, commercial floorspace, private and communal amenity areas, car parking, refuse and cycle storage.

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

Ward Member, Councillor Angela Wilkins, objected to the application due to its potential adverse impact on the character of the area and potential the harm to residential amenities. Councillor Michael Turner also objected to the application.

The Chairman and Councillor Colin Smith supported the application.

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

**17.2
HAYES AND CONEY HALL**

(17/03199/FULL6) - 6 Hawthorndene Close, Hayes, BR2 7DT

Description of application – Raise existing roof structure and conversion of roof space to form additional bedroom with rear flat roof dormer.

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

Ward Member, Councillor Neil Reddin and Councillor Fawthrop supported the application.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION be GRANTED** subject to the following conditions:-
“1. The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.

REASON: Section 91, Town and Country Planning Act 1990.”

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

3. Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

4. The development hereby permitted shall not increase the ridge of the dwelling by any more than 20cm in height.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

5. 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 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 and to allow the Local Planning Authority to consider any further development in compliance with Policy BE1 of the Unitary Development Plan.”

**17.3
HAYES AND CONEY HALL**

(17/03540/FULL1) -Southerly Warren Road, Hayes, Bromley, BR2 7AN

Description of application – Single storey front extension, part one/part two storey side and rear and first floor front extension.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Graham Arthur, in objection to the application were received at the meeting.

Councillor Arthur referred to a previous application and appreciated the changes the applicant had made but on balance, further amendments could be made. It was also reported that two late letters of support had been received.

Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration to **SEEK AN OVERALL REDUCTION IN THE SIZE, SCALE AND MASS SPECIFICALLY IN REGARD TO THE SIDE OF THE DEVELOPMENT.**

**17.4
HAYES AND CONEY HALL**

**(17/03930/FULL1) - 53 Kechill Gardens, Bromley,
BR2 7NB**

Description of application - Erection of one, 4-bed attached dwelling (amendments to planning permission reference 16/01129 (allowed at appeal) to include amendment to roofline, additional single storey rear extension and loft conversion) to 53 Kechill Gardens Hayes Bromley BR2 7NB.

Members having considered the report and objections, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration, to **REMOVE THE JULIET BALCONY AND, IF ACCEPTABLE, TO BE DECIDED UNDER THE CHIEF PLANNER'S DELEGATED AUTHORITY.**

**17.5
COPERS COPE**

**(17/04181/FULL1) - 127 The Drive, Beckenham,
BR3 1EF**

Description of application – Single storey rear extension.

Councillor Fawthrop objected to the application on the grounds of overdevelopment, lack of side space and bulk.

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

1. The proposed development will have a detrimental impact upon the residential amenity afforded to the owner/occupiers of neighbouring dwellings, exacerbated by the lack of side space to the side of the extension, contrary to Policy BE1 and H8 of the Unitary Development Plan and Draft Local Plan Policy 37.

SECTION 3

(Applications recommended for permission, approval or consent)

**17.6
CHISLEHURST**

**(17/01880/FULL6) - 32 Highfield Road, Chislehurst,
BR7 6QZ**

Description of application – First floor side and single storey front and rear extensions.

It was reported that a further objection to the application had been received.

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.

**17.7
CHISLEHURST
CONSERVATION AREA**

(17/02032/ADV) - Queen Mary House, Manor Park Road, Chislehurst, BR7 5PY

Description of application - Proposed hoarding, freestanding sign boards and flags.

Oral representations in objection to the application were received at the meeting. It was reported that a further objection to the application had been received together with supplementary information and photographs from the objector that had been circulated to Members.

The Chairman read comments received from Ward Member, Councillor Katy Boughey in objection to the application.

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

1. The proposed signs due to their size and location would be in conflict with Policy BE21 of the Unitary Development Plan and Draft Local Plan Policy 102, being out of character with the surrounding area and detrimental to the visual amenities of the street scene in this Conservation Area.

**17.8
CHISLEHURST
CONSERVATION AREA**

(17/03264/FULL1) - Jason, Yester Road, Chislehurst, BR7 5HN

Description of application – Demolition of existing bungalow and erection of a three storey pair of semi-detached dwellings with accommodation in roof space.

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 and informatives set out in the report of the Chief Planner.

**17.9
ORPINGTON**

(17/03287/FULL1) - 257-259 High Street, Orpington BR6 0NY

Description of application – Alterations to existing building including replacement and addition of windows, installation of render to facades, repositioning and part enclosure of fire escape stair and erection of terraces at 2nd and 3rd floor levels.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor William Huntington-Thresher, in objection to the application were received at the meeting.

It was reported that two further objections to the application had been received and supplementary information had been received from a local resident and circulated to Members.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, **DEFERRED TO SEEK CLARIFICATION ON THE REMOVAL OF THE BOUNDARY TREATMENT, AMENDMENT OF CONDITION 4 TO ALSO RELATE TO BALCONIES AND TO CLARIFY THE CYCLE PARKING/BIN STORES AND, IF ACCEPTABLE, TO BE DECIDED UNDER THE CHIEF PLANNER'S DELEGATED AUTHORITY.**

**17.10
CHISLEHURST
CONSERVATION AREA**

**(17/03427/FULL1) - Jason, Yester Road,
Chislehurst, BR7 5HN**

Description of application – Demolition of existing bungalow and erection of a three storey pair of semi-detached dwellings with accommodation in roof space.

Oral representations in support of the application were received at the meeting
The Chairman and Councillor Fawthrop objected to the application being an overdevelopment.

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

1. The proposed development is considered to result in an overall overdevelopment of the site, harmful to the character of the wider street scene contrary to Policies BE1, BE11 and H8 of the Unitary Development Plan, the Council's Supplementary Guidance 1 and 2 and Draft Local Plan Policies 6 and 37.

**17.11
COPERS COPE**

**(17/03751/FULL6) - 37 Crescent Road, Beckenham,
BR3 6NF**

Description of application – Two storey side extension, single storey rear extension and covered veranda to the rear, facade infill to the existing first

floor terrace and recessed ground floor entrance area.

It was reported that the application had been amended by documents received on 8 November 2017.

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.

**17.12
CLOCK HOUSE**

(17/04102/FULL1) - 5A Villiers Road, Beckenham, BR3 4NR.

Description of application – Demolition of the existing two storey detached dwelling and redevelopment of the site for a replacement two storey three bedroom detached dwelling with basement.

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 and informatives set out in the report of the Chief Planner.

**17.13
WEST WICKHAM**

(17/04389/FULL6) - 94 Hayes Chase, West Wickham, BR4 0JA

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

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.

(The Chairman took his casting vote for permission.)

**17.14
COPERS COPE**

(17/04398/FULL1) - 84 Albemarle Road Beckenham BR3 5HT

Description of application – Demolition of existing dwelling and erection of a part three/part four storey building comprising 7 two bedroom and 2 three bedroom flats with associated parking, amenity space, refuse/cycle store together with alterations to vehicle access and associated 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.

**17.15
BROMLEY COMMON AND
KESTON CONSERVATION
AREA**

(17/04503/RESPA) - 132 Heathfield Road, Keston, BR2 6BA.

Description of application – Change of use from Class B1(a) offices to 16 one bedroom flats with associated car parking and cycle storage. (56 day application for prior approval in respect of transport and highways, contamination, flooding and noise impacts under Class O of the General Permitted Development Order).

Oral representations in support of the application were received at the meeting. Comments from Councillor Alexa Michael in objection to the application were reported and circulated to Members.

Members having considered the report and objections, **RESOLVED that APPLICATION be APPROVED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**17.16
BICKLEY**

(17/03022/FULL1) - 55 Liddon Road, Bromley, BE1 2SR.

Description of application – Erection of additional floor to provide 6 additional residential flats (2 no. two bedroom and 4 no. one bedroom). External elevational alterations to the existing building include new windows, doors, in-set balconies and the formation of a roof terrace. Alterations to the parking layout, provision of refuse store at ground floor level and internal stair with bicycle storage and removal of existing staircase to the rear of the existing building.

It was reported that late transport comments from the applicant and comments from Highways Division had been received and circulated to Members.

Whilst Councillor Colin Smith supported additional suitable housing in the area he objected to the excessive bulk of proposed development. Councillor Fawthrop also objected to the application.

Members having considered the report and objections, **RESOLVED that PERMISSION BE**

REFUSED as recommended, for the reasons set out in the report of the Chief Planner with a further reason to read:-

4. The proposal constitutes an extension of the development permitted under prior approval reference 16/04433/RESPA and would result in the development of 17 dwellings within the building which is considered to form a single development site; and in the absence of any provision of affordable housing, the application fails to accord with the provisions of Policies H2 and H3 of the Unitary Development Plan and of the Council's Adopted Supplementary Planning Document for Affordable Housing, in particular paragraph 6.3.

**17.17
WEST WICKHAM**

(17/03510/FULL1) - Hawes Down Clinic, Hawes Lane, West Wickham, BR4 9AE.

Description of application – Demolition of existing health clinic and erection of two storey building for use as a day nursery with associated external works including replacement boundary fencing/railings, formation of 2 no. car parking spaces and hard and soft landscaping.

It was reported that Ward Members, Councillors Nicolas Bennett JP, Jennifer Gray and Thomas Philpott, objected to the application on the grounds set out in the report. Whilst they recognised the need for new nursery places in their Ward, in their opinions the site was not a suitable location for a nursery of this size.

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

**17.18
ORPINGTON**

(17/03781/FULL1) - 251 High Street, Orpington BR6 0NZ

Description of application - Fourth floor extension to Nos.251-259 High Street Orpington to provide 3 three bedroom, 1 two bedroom and 5 one bedroom flats together with alterations to existing building including replacement and addition of windows, installation of render to facades, repositioning and part enclosure of fire escape stair and erection of terraces at 2nd and 3rd floor levels.

Oral representations in support of the application were received. Oral representations from Ward Member,

Councillor William Huntington-Thresher, in objection to the application were received at the meeting.

Councillor Huntington-Thresher objected to the application as a number of the flats proposed at the rear of the development would overlook Homefield Rise and Lancing Road and he also objected to the bulk of the rearward projection and referred to the last sentence of paragraph 10 on page 229 of the Chief Planner's report.

It was reported that late objections to the application had been received and supplementary information had also been received from a local resident and circulated to Members.

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

3. The proposal constitutes an extension of the development permitted under prior approval reference 17/00266/RESPA and would result in the development of 43 dwellings within the building which is considered to form a single development site; and in the absence of any provision of affordable housing, the application fails to accord with the provisions of Policies H2 and H3 of the Unitary Development Plan and of the Council's Adopted Supplementary Planning Document for Affordable Housing, in particular paragraph 6.3.

The Meeting ended at 8.35 pm

Chairman