

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 12 April 2018

Present:

Councillor Lydia Buttinger (Chairman)
Councillor Michael Turner (Vice-Chairman)
Councillors Ian Dunn, Nicky Dykes, Simon Fawthrop,
Russell Mellor, Tony Owen and Richard Scoates

Also Present:

Councillors Kevin Brooks

24 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Richard Williams and Councillor Ian Dunn attended as his substitute. An apology for absence was also received from Councillor Peter Dean.

25 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

26 CONFIRMATION OF MINUTES OF MEETING HELD ON 8 FEBRUARY 2018

RESOLVED that the Minutes of the meeting held on 8 February 2018 be confirmed and signed as a correct record.

27 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

27.1 CRAY VALLEY EAST

**(17/04741/FULL1) - Land Opposite Econ House,
Old Maidstone Road, Sidcup, DA14 5BA**

Description of application – Erection of a sleeper wall
and metal post security fence PART
RETROSPECTIVE.

**THIS REPORT WAS WITHDRAWN BY THE
APPLICANT.**

**27.2
CRAY VALLEY EAST**

(17/04948/PLUD) - Land Opposite Econ House, Old Maidstone Road, Sidcup, DA14 5BA

Description of application – Lawful Development Certificate for part retrospective application for re-surfacing of yard area with concrete.

Members having considered the report, **RESOLVED that A CERTIFICATE OF LAWFUL DEVELOPMENT be GRANTED** as recommended for the reason set out in the report of the Chief Planner.

SECTION 3

(Applications recommended for permission, approval or consent)

**27.3
PETTS WOOD AND KNOLL
CONSERVATION AREA**

(17/05149/FULL1) - 9 Station Square, Petts Wood, Orpington BR5 1LY

Description of application – Part two/three storey rear extension comprising extension to ground floor retail unit with 2 two bedroom flats on first and second floors including balconies with privacy screens.

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

Ward Members, Councillor Tony Owen and Councillor Simon Fawthrop, objected to the application and in Councillor Owen's view the proposed development would overlook neighbouring properties from rear windows and balconies and would be an overdevelopment of the site. Councillor Fawthrop informed Members that the service road area had a well-known rat infestation and was not fit for public amenity due to safety and hygiene.

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

1. The proposed extension by reason of its bulk, size and siting would be overly prominent and incongruous, and constitute an overdevelopment of the site which is out of character with the locality and would fail to preserve the character and appearance of the Station Square Conservation Area and if permitted would set an undesirable precedent for similar inappropriate development within the area. Furthermore by virtue of the immediate surrounding environment future occupiers would not enjoy an acceptable standard of amenity thereby contrary to

Policies BE11 and BE1 of the Unitary Development Plan and Draft Policies 4, 37 and 41 of the Emerging Local Plan.

**27.4
COPERS COPE
CONSERVATION AREA**

(17/05453/ADV) - 44 High Street Beckenham, BR3 1AY

Description of application - The display of 4 non-illuminated advertisements in relation to the supermarket carpark.

Supplementary information and photographs had been received from the applicant and circulated to Members.

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

**27.5
COPERS COPE
CONSERVATION AREA**

(17/05456/FULL1) - 44 High Street Beckenham, BR3 1AY

Description of application – The installation of 2 No. four metre high columns for an Automatic Number Plate Recognition (ANPR).

Supplementary information and photographs had been received from the applicant and 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.

**27.6
CLOCK HOUSE**

(17/05492/RECON) - 13 Blakeney Avenue, Beckenham. BR3 1HH

Description of application – Variation of Condition 3 of permission: 17/01744/FULL6 to allow increase in ridge height and size of the rear 'L' shape dormer and conversion of garage into kitchen with two windows, amendments revising the internal arrangements, elevational alterations and window fenestration.

Oral representations in objection to and in support of the application were received at the meeting. Supplementary information and photographs had been received from the objector and circulated to Members.

Ward Member, Councillor Ian Dunn, had visited the site and referred to its substantial history, the outstanding appeal and the further application that had been submitted. He objected to the application being out of keeping and contrary to Policies BE1 and H8 of the Unitary Development Plan and inadequate parking. Councillor Dunn questioned whether permitted development rights had been removed by condition on a previous application and the Planning Department undertook to reply to Councillor Dunn outside the meeting.

Councillors Fawthrop and Owen also objected to the application and Councillor Russell Mellor was concerned with potential increase in traffic onto Rectory Road.

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

1. The proposed rear roof extensions would cause significant harm to the character of the area, appearance of the host dwelling and the visual amenities of the street scene given its overall size, scale, massing and projection above the roof slope contrary to Policy BE1 and H8 of the Unitary Development Plan and Policies 6, 37 and 41 of the Emerging Local Plan.
2. The proposed parking layout is inappropriate for two cars, this would lead to undue manoeuvring and additional pressure on neighbouring streets by cars being parked surrounding roads, leading to a significant risk to traffic and pedestrian safety, by reasons of illegal or unsuitable parking and on-street manoeuvring, which would be prejudicial to the free flow of traffic conditions and general safety in the highway, contrary to Policy T18 of the Unitary Development Plan (2006) and Draft Policy 32 of the Emerging Local Plan.

IT WAS FURTHER RESOLVED to CONSIDER ALL ENFORCEMENT ACTION NECESSARY TO REVERT BACK TO THE APPROVED WORKS UNDER REFERENCE 17/01744/FULL6.

**27.7
PETTS WOOD AND KNOLL**

**(17/05781/FULL1) 19 Dale Wood Rd, Orpington,
BR6 0BY**

Description of application - Part single storey/part first floor rear extension with internal alterations including conversion of garage.

Members having considered the report and objections, **RESOLVED that THE APPLICATION BE DEFERRED**, without prejudice to any future consideration to **SEEK AN ADDITIONAL SET-BACK FROM THE BOUNDARY WITH NUMBER 17 DALE WOOD ROAD.**

**27.8
PENGE AND CATOR
CONSERVATION AREA**

**(18/00407/TPO) - Land at King William IV Gardens,
Penge**

Description of application – T2 Holm Oak - Fell.
SUBJECT TO 151 (T3)

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

Councillor Brooks confirmed that the holm oak tree had been planted in 1848 and that local residents objected to the tree being felled without further investigation. Being an urban Ward green spaces and trees were important to residents and the Ward and the holm oak tree, along with the other seven trees on the site, enhanced the character of King William IV Gardens. Councillor Brooks suggested the tree could be better underpinned to retain it and he was concerned that no holm oak roots had been found in the trial pit. He also suggested that the other seven trees on the site should be considered for tree preservation orders to protect them.

The Chief Planner's representative confirmed that permission had been granted in 2008 to remove the holm oak tree but it had not been implemented and that some repair work would be necessary if it were to be retained.

Councillors Fawthrop and Turner suggested that the application be deferred and that a decision on this historical tree should not be made in haste.

Members having considered the report, objections and representations, **RESOLVED that THE**

APPLICATION BE DEFERRED, without prejudice to any future consideration to **SEEK FURTHER EVIDENCE THAT THE OAK TREE IS CAUSING SUBSIDENCE AND TO EXPLORE FURTHER OPTIONS FOR RETENTION. IT IS ALSO REQUESTED THAT A MEMBER OF THE APPLICANT TEAM ATTEND THE NEXT MEETING OF COMMITTEE TO ANSWER ANY FURTHER QUESTIONS.**

**27.9
CHISLEHURST
CONSERVATION AREA**

(18/00436/FULL1) - 1 Pond Path, Chislehurst, BR7 6AJ.

Description of application – Two storey side extension and alteration to roof of existing single storey rear 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 with a further condition to read:-

“6. The additional accommodation shall be used only by members of the household occupying the dwelling 1 Pond Path; and shall not be severed to form a separate self-contained unit.

REASON: In order to comply with Policy H8 of the Unitary Development Plan, to ensure that the accommodation is not used separately and unassociated with the main dwelling and so as to prevent an unsatisfactory sub-division into two dwellings.”

**27.10
HAYES AND CONEY HALL**

(18/00457/FULL6) - 11 Kingsway, West Wickham, BR4 9JD

Description of application – Part one/two storey side/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.

**27.11
CHISLEHURST
CONSERVATION AREA**

(18/00486/FULL6) - 48B Yester Road, Chislehurst, BR7 5HR

Description of application – Single storey front and rear infill extensions, first floor front/side extension, first floor rear extension, pergola to rear, conversion of

garage to habitable room, erection of new fence to flank boundary, and elevational and fenestration alterations.

Oral representations in support of the application were received at the meeting. Supplementary information and photographs had been received from the objector and circulated to Members.

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 two further conditions to read:-

“5. Before the development hereby permitted is first occupied the proposed window serving the landing to the first floor western flank elevation of the existing dwelling, and the additional first floor windows to the eastern flank elevation, shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such.

REASON: In order to comply with Policy BE1 and H8 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

6. No windows or doors shall at any time be inserted in the first floor flank elevations of the extensions hereby permitted, without the prior approval in writing of the Local Planning Authority.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.”

Being the final meeting of the municipal year and Council term, Councillor Russell Mellor thanked the Chairman for the manner in which she had conducted Plans Sub-Committee 2 during the last four years and for the quality of her chairmanship throughout her tenure. Likewise the Chairman thanked Members and Officers for their hard work and support.

The Meeting ended at 8.03 pm

Chairman