

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 20 June 2019

Present:

Councillors Gareth Allatt, Aisha Cuthbert, Peter Dean, Kate Lymer, Keith Onslow, Kieran Terry, Michael Turner and Angela Wilkins

Also Present:

Councillor Colin Smith

1 APPOINTMENT OF CHAIRMAN TO THE MEETING

In the absence of both the Chairman and Vice-Chairman, Councillor Peter Dean was elected as Chairman for this meeting.

2 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Richard Scoates, Simon Fawthrop and Marina Ahmad; Councillors Kieran Terry, Keith Onslow and Angela Wilkins attended as their respective substitutes.

An apology for absence was also received from Councillor Nicky Dykes.

3 DECLARATIONS OF INTEREST

No declarations of interest were received.

4 CONFIRMATION OF MINUTES OF MEETING HELD ON 25 APRIL 2019

RESOLVED that the Minutes of the meeting held on 25 April 2019 be confirmed and signed as a true record.

5 PLANNING APPLICATIONS

SECTION 3

(Applications recommended for permission, approval or consent)

5.1 BICKLEY

(18/05565/OUT) - Phoenix Lodge, Woodlands Road, Bickley, Bromley BR1 2AP

Description of application – Demolition of existing dwelling and erection of a three storey building comprising 2 one bedroom and 11 two bedroom flats with associated parking, amenity space, refuse/cycle store and landscaping OUTLINE APPLICATION.

Oral representations in support of the application were received at the meeting. Oral representations from Ward Member Councillor Colin Smith in objection to the application were also received at the meeting.

The Planning Officer reported the following update:-

- the development included a total of 15 car parking spaces (13 for occupiers and 2 for visitors).
- Environment Agency comments had been received which confirmed that as the proposed changes were internal and would keep the same buffer offset to the Kyd Brook, a condition to retain this would be acceptable.
- The Resubmission paragraph on page 15 of the report had been amended.
- The planning merits of the external alterations, the dormers and rooflights would reflect the design of those on the previously permitted building and would complement the design and appearance of the building.

Having regard to the above matters, the recommendation remained as set out in the main agenda, subject to the updates, amendments and deletions of various conditions.

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

1 The proposed development results in an increase in the number of units which would reduce the quality of the accommodation and intensify the activities associated with the development and would result in a cramped, overdevelopment of the site that would impact detrimentally on the special character, appearance and spatial standards of the Bickley Area of Special Residential Character, contrary to Policies 4, 37 and 44 of the Local Plan, Policy 3.5 of the London Plan and paragraph 127 of the National Planning Policy Framework.

**5.2
CHISLEHURST
CONSERVATION AREA**

**(19/00609/FULL6) - 6 Orchard Villas, Old Perry
Street, Chislehurst BR7 6PX**

Description of application – Elevational alterations to existing outbuilding and single storey rear extension to existing dwelling with orangery to link outbuilding to dwelling.

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

It was reported that further objections to the application had been received from the neighbouring property.

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:-

4 Details of light reflective glazing for the proposed rooflight shall be submitted to and approved by the Local Planning Authority and the glass shall be installed prior to the first use of the approved extension and permanently retained thereafter.

Reason: To protect the amenity of neighbours and to comply with Local Plan Policy 37.

**5.3
PLAISTOW AND
SUNDRIDGE**

**(19/00903/FULL1) - 36 Garden Road, Bromley
BR1 3LX**

Description of application – The construction of a part one/two storey rear extension, first floor side extension, roof alterations including rear dormer, elevational alterations and extension of raised patio at rear.

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.

**5.4
KELSEY AND EDEN PARK**

**(19/00996/ADV) - Land Adjacent and Part Fronting
515 - 519 Upper Elmers End Road, Beckenham**

Description of application – 1 x post mounted sign on public footpath.

Following the advice given by the Planning Officer, Members considered this item under Section 1 of the agenda as the application had been submitted by the London Borough of Bromley.

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

**5.5
PETTS WOOD AND KNOLL
CONSERVATION AREA**

**(19/01206/FULL1) - 174 Petts Wood Road,
Petts Wood, Orpington BR5 1LG**

Description of application – First floor rear extension and roof alterations including front rooflights and rear dormer and conversion of upper floors of Nos. 172-174 into 2 one bedroom flats.

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.

**5.6
ORPINGTON**

**(19/01208/FULL1) - 12 Woodley Road, Orpington
BR6 9BN**

Description of application – Demolition of existing detached garage and erection of a pair of two storey semi-detached 3 bedroom dwellings with accommodation in the roofspaces, associated car parking, refuse/cycle storage, amenity areas and landscaping.

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

It was reported that further objections, similar to those already contained in the report had been received and circulated to Members.

The Planning Officer advised that if Members decided to grant permission, a condition relating to the removal of Permitted Development Rights should be imposed.

The Legal Representative informed Members that the existence of a restrictive covenant preventing development at the site was not a relevant planning consideration.

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

1 The proposal would involve the unsatisfactory severance of garden land to create a separate plot and would result in an undesirable sub-division of the site, detrimental to the character and appearance of the street scene, resulting in a retrograde lowering of the spatial standards of the area, contrary to Policies 4 and 37 of the Local Plan.

2 The proposed development would be harmful to the layout and open plan appearance of the area and the existing visual amenities, contrary to Policies 4 and 37 of the Local Plan.

**5.7
BICKLEY**

(19/01281/FULL1) - Mulberries, Mavelstone Road, Bromley BR1 2PD

Description of application – Demolition of existing dwelling and erection of a two storey detached 4 bedroom dwelling and new vehicle access onto Mavelstone Road.

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

The Planning Officer advised that the condition regarding the flat roof would be clarified and revised.

Further objections from a neighbouring property had been received and circulated to Members.

An amended site plan was also circulated to Members.

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

1 The proposed dwelling, by reason of its design, excessive massing, siting and proximity to the flank boundaries of the site, would constitute a cramped overdevelopment that would be detrimental to the established spatial standards of the area and harmful to the character of the site and the wider area, thereby contrary to Policies 4, 8 and 37 of the Bromley Local Plan.

2 The proposal would result in an unacceptable arboricultural impact as a result of the partial loss of a valuable group of trees in the street scene as well as the overall loss of tree cover on a site adjacent to a conservation area, without provision or mitigation, thereby contrary to Policy 73 of the Bromley Local Plan.

**5.8
BICKLEY**

(19/01584/FULL6) - 8A Bird In Hand Lane, Bickley, Bromley BR1 2NB

Description of application – Conversion of garage into habitable room and part one/two storey front extension, two storey side and single storey rear extension incorporating a Juliet balcony to rear. Elevational and internal 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 and informative set out in the report of the Chief Planner.

**5.9
PETTS WOOD AND KNOLL**

(19/01595/FULL6) - 9 Princes Avenue, Petts Wood, Orpington BR5 1QP

Description of application – Demolition of detached garage at rear and erection of part one/two storey side and rear extension with light lantern.

A description of the Petts Wood Area of Special Residential Character had been circulated to Members.

The Planning Officer advised that a previous appeal was allowed in March 2019. The Inspector concluded there would be no impact on the character and appearance of the Petts Wood ASRC. Therefore, should Members decide to refuse the application on this ground, the Council could be liable to costs at appeal.

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

1 The proposed extensions would result in an overdevelopment of the site out of character with the form and appearance of Princes Avenue and would impact detrimentally on the special character, appearance and spatial standards of the Petts Wood Area of Special Residential Character, contrary to Policies 4, 37 and 44 of the Local Plan.

**5.10
BIGGIN HILL**

**(19/01714/FULL6) - 100 Main Road, Biggin Hill
TN16 3DT**

Description of application – Part one/two storey side extension with pitched roof.

Comments from Ward Member Councillor Julian Benington were reported and circulated to Members. Councillor Benington raised no objection to the application.

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.

**5.11
BICKLEY**

**(19/01721/FULL6) - 7 Brookmead Avenue, Bickley,
Bromley BR1 2JX**

Description of application – Demolition of existing garage and conservatory and construction of part one/two storey side and rear extension.

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

Members were informed that contrary to what was indicated in the report, no objections to the application had been received.

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.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**5.12
BROMLEY TOWN**

**(19/01616/FULL6) - 29 Glanville Road, Bromley
BR2 9LN**

Description of application – Proposed single storey rear extension and internal WC.

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 be considered under List 2 of the Agenda, including consideration of a condition to remove permitted development rights.

The meeting ended at 8.25 pm

Chairman