

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 26 July 2018

Present:

Councillor Alexa Michael (Chairman)
Councillor Charles Joel (Vice-Chairman)
Councillors Katy Boughey, Mark Brock, Kira Gabbert, Simon Jeal,
Tony Owen and Suraj Sharma

Also Present:

Councillors Julian Benington and Marina Ahmad

5 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

6 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Will Rowlands.

7 CONFIRMATION OF MINUTES OF MEETING HELD ON 31 MAY 2018

RESOLVED that the Minutes of the meeting held on 31 May 2018 be confirmed.

THE NATIONAL PLANNING FRAMEWORK POLICY

The Chief Planner's representative advised Members that the National Planning Framework Policy had been published on 24 July 2018 and had been reviewed by the Borough but that it did not change any of the Chief Planner's recommendations contained in the reports.

8 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

8.1 COPERS COPE CONSERVATION AREA

**(18/00450/FULL1) - 115A High Street, Beckenham,
BR3 1AG**

Description of application – Reconfiguration of first and second floors, part 3/4 storey rear extension, conversion of loft space, alterations and extensions to the roof, elevational alterations all to form 18 units (8

x 1 bed and 10 x 2 bed) (an additional 10 units) together with refuse and cycle stores for 115-133 High Street, Beckenham.

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.

8.2 CRAY VALLEY EAST

(18/01427/RECON) - Compost Site on Land off Cookham Road, Swanley.

Description of application – Variation of condition 1 of application ref 10/03429/VAR to enable the use of the site for the purposes of composting green waste and the reception and transfer of wood waste which shall not exceed 38,500 tonnes per annum with a maximum of 5,000 tonnes per annum of wood waste.

Oral representations in support of the application were received at the meeting. It was reported that It was reported that the application had been amended by documents received on 12 July 2018 and that no objections had been received from The London Borough of Bexley.

Members having considered the report, objections and representations, **RESOLVED that APPLICATION be APPROVED** as recommended, subject to the conditions set out in the report of the Chief Planner with an amendment to Condition 2 to read:-

“2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the following plans and documents approved

Plans

5534-003-T-001 Swept Path Analysis Refuse Vehicle Access and Egress

5534-003-T-002 P1 Swept Path Analysis Refuse Vehicle Access and Egress

5534-003-T-003 Swept Path Analysis Arctic bulk Vehicle

Windrow Layout (Figure 1, 18/12/2015)

Documents

Transport Statement by vectos dated March 2018

Letter from CL Planning dated 13.6.2018

Email from CLPlanning dated 5.7.2018

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

**8.3
BROMLEY TOWN**

**(18/01766/FULL6) - 46 Ravensbourne Avenue,
Bromley, BR2 0BP**

Description of application – Erection of swimming pool/gym and 3 no outbuildings (comprising storage container, storage shed and greenhouse) in rear garden of no. 46 Ravensbourne Avenue (Amendment to previous application 16/04706/FULL6).

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**8.4
SHORTLANDS**

**(18/01936/FULL6) - 43 Tootswood Road,
Shortlands, Bromley, BR2 0PB**

Description of application - Front boundary gates and wall RETROSPECTIVE APPLICATION

Oral representations in support of the application were received at the meeting. Supplementary information and photographs had been received from Ward Member, Councillor Mary Cooke, and circulated to Members. Councillor Cooke's submission declared her interest as an immediate neighbour and friend of the applicant and that she and her husband supported the application.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION be GRANTED AGAINST OFFICERS' RECOMMENDATIONS. MEMBERS CONSIDERED THAT THE DESIGN OF THE PROPOSED FRONT BOUNDARY GATES AND WALL IS ACCEPTABLE AND WOULD NOT, TO AN UNACCEPTABLE EXTENT, IMPACT ON THE CHARACTER OF THE AREA,** and subject to the following conditions and informatives:-

"1. Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority within one month of the date of this permission, within 3 months of the details being approved the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.

REASON: To ensure a satisfactory means of surface water drainage and to accord with Policy 5.16 of the London Plan.

2. No loose materials shall be used for surfacing of the parking and turning area hereby permitted.
REASON: In the interests of pedestrian and vehicular safety and the amenities of the area and to accord with Policy T18 of the Unitary Development Plan.
INFORMATIVE 1: You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.
INFORMATIVE 2: Any repositioning, alteration and/or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the modification of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant."

8.5 CHISLEHURST

(18/02423/FULL6) - 25 Grove Vale, Chislehurst, BR7 5DS

Description of application – First floor side/rear and single storey rear extensions. Retrospective amendments to previous planning application with reference 17/01456/FULL6 to change the pitch of the roof, increase the ridge height and incorporate rooflights on all sides to facilitate a loft conversion and elevational alterations.

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received from The Chislehurst Society.

Ward Members, Councillors Katy Boughey and Suraj Sharma, both objected to the application and acknowledged that the quality of building and design were quite good but that the roof design was bulkier than the plans submitted and out of character with the surrounding area.

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. It was **FURTHER RESOLVED** that **ENFORCEMENT**

ACTION BE AUTHORISED TO ENSURE REMEDIAL WORKS ARE CARRIED OUT TO THE ROOF.

SECTION 3

(Applications recommended for permission, approval or consent)

**8.6
PLAISTOW AND
SUNDRIDGE
CONSERVATION AREA**

(18/00028/FULL1) - 61 Plaistow Lane, Bromley, BR1 3TU

Description of application – Demolition of the existing dwellinghouse and an construction of a four storey apartment block comprising of 8x1 bedroom apartments and 2x2 bedroom apartments together with the provision of 10 off-street parking spaces, cycle storage, amenity space and refuse/ recycling store.

Members having considered the report and objections, **RESOLVED** that **PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT FOR HEALTH, CARBON OFFSETTING £12,650 AND EDUCATION CONTRIBUTIONS, HEALTH £2,468.00, CARBON OFFSETTING AND EDUCATION £8,415.94** as recommended, and subject to the conditions and informatives set out in the report of the Chief Planner with two further conditions to read:-

“19. The development hereby permitted shall be constructed in accordance with Building Regulation requirement M4(2) ‘accessible and adaptable dwellings’, and at least one flat shall be constructed to meet Building Regulation requirement M4(3) ‘wheelchair adaptable dwellings’ and shall be easily adaptable for residents who are wheelchair users.

REASON: To ensure that the development provides a high standard of accommodation in the interests of the amenities of future occupants and in order to comply with Policy 3.8 of the London Plan (2016) and the Mayors Housing Supplementary Planning Guidance (2016).

20. A minimum of a 1 metre side space shall be provided between the flank walls of the building hereby permitted and the eastern and western flank boundaries of the site.

REASON: In the interest of the visual amenities of the area and in order to comply with Policy H9 of the Unitary Development Plan (2016).

INFORMATIVE: Conditions imposed on this planning

permission require compliance with Part M4 of the Building Regulations. The developer is required to notify Building Control or their Approved Inspector of the requirements of these conditions prior to the commencement of development.”

**8.7
BICKLEY**

(18/00907/FULL6) - Milestone, 46 Chislehurst Road, Chislehurst, BR7 5LD

Description of application - Part one/two storey side/front extensions and associated 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 a further condition to read:-

“6. 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 building, structure or alteration permitted by Class A, B, C, or E of Part 1 of Schedule 2 of the 2015 Order (as amended), 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 the interest of the amenities of nearby residential properties and to prevent an overdevelopment of the site and to accord with Policies BE1 and H8 of the Unitary Development Plan.”

**8.8
BIGGIN HILL**

(18/01271/FULL1) - 70 Sutherland Avenue, Biggin Hill, TN16 3HG

Description of application – Demolition of existing dwelling and erection of detached 3 bedroom chalet bungalow.

Oral representations from Ward Member, Councillor Julian Benington were received at the meeting. Councillor Benington did not object in principle to the application, but asked Members to ensure that if the application were permitted that the existing dwelling be demolished prior to the commencement of works.

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 with the deletion of Condition 3 as the boundary treatment was covered by Condition 2 and an amendment to Condition 11 to read:-

“11. The existing dwelling on the site shall be demolished and the site cleared of any resulting waste before any occupation of the new building hereby permitted.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and to prevent overdevelopment of the site.”

8.9 CRYSTAL PALACE

(18/01422/FULL1) – Hawthorns, 10 Lawrie Park Crescent, Sydenham, London SE26 6HD

Description of application – Construction of a three storey, plus accommodation in the roof, building to provide 4 flats (1 x 3 Bed, 2 x 2 Bed, and 1 x 1 Bed) together with the provision of 3 offstreet parking spaces, cycle storage, amenity space and refuse/recycling store.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Marina Ahmad, in objection to the application were received at the meeting. Councillor Ahmad had visited the site and her opinion was that the proposed backland development would be an overdevelopment in terms of bulk, height and was projected too far forward that would not enhance the street scene and be out of character with the heritage building surrounding it and also have an adverse effect on the amenity of Number 10. Inadequate parking had been proposed and there was insufficient street parking partially due to the new development of twenty seven town houses on the opposite side of the road.

The Chairman had also visited the site and said that it would be an inappropriate development in terms of build and height on garden land regarded as a greenfield site in an urban area of the Borough and agreed it would introduce pressure on parking on the road.

Councillor Charles Joel also objected to the application.

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

1. The proposed development by reason of its size, bulk, layout and restricted plot size would constitute an overbearing and harmful form of development on this prominent plot that would fail to complement the cohesive pattern and layout of development in the area and would be harmful to the street scene generally. As such, the proposal is contrary to Policies 3.4, 3.5, 7.4 and 7.6 of the London Plan (2016), Policies BE1, H1, H7 and H9 of the Unitary Development Plan (2006), and Policies 1, 4, 8 and 37 of the Draft Local Plan (2016).
2. The proposed development constitutes an undesirable form of garden development, out of character and scale with adjoining development, leading to an unacceptable loss of amenity space for the neighbouring property at No.10 Lawrie Park Crescent, contrary to NPPF (2018), Policies 3.5, 7.4 and 7.6 London Plan (2016), Policies H7 and BE1 of the Unitary Development Plan (2006) and Policies 3 and 37 of the Draft Local Plan (2016) and SPG 1 and 2.
3. The proposal would not provide sufficient on-site parking and may lead to additional on-street parking which would be prejudicial to the free flowing 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 Draft Local Plan (2016).

8.10 PENGE AND CATOR

(18/01566/RECON) - 14 Anerley Station Road, Penge, SE20 8PY

Description of application – Variation of Condition 18 of ref: 14/03865/MATAND for a Minor material amendment to ref. 14/00957 (Refurbishment and part change of use of existing Class B8/sui generis cash and carry to Class B8/A1 use with alterations site layout and associated works) to create mezzanine floor area in order to allow the extension of the opening hours.

Members having considered the report and objections, **RESOLVED that THE APPLICATION BE DEFERRED**, without prejudice to any future consideration, to receive comments from Highways Division.

**8.11
PETTS WOOD AND KNOLL**

(18/01871/FULL6) - 30 Priory Avenue, Petts Wood, Orpington, BR5 1JF

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

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

Ward Member, Councillor Tony Owen, acknowledged that a semi-detached house on the opposite side of the road had been similarly developed however, he objected to the application being in an Area of Special Residential Character and informed Members that this site was in a row of five pairs of semi-detached houses of perfect symmetry other than for a couple of porches and would unbalance the houses.

Councillor Kira Gabbert also objected to the application.

The Chief Planner's representative advised Members that the proposed development had no forward projection.

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

1. The proposed two storey front extension, by reason of its design and bulk, would result in an overbearing addition to the host building which would unbalance the appearance of the pair of semi-detached properties, detrimental to the character and appearance of the Area of Special Residential Character, thereby contrary to Policies BE1, H8, and H10 of the Unitary Development Plan and draft policies 6, 37, 44 of the emerging Local Plan. (The Chairman used her casting vote.)

**8.12
PETTS WOOD AND KNOLL
CONSERVATION AREA**

(18/01873/RECON) - 172-174 Petts Wood Road, Petts Wood, Orpington BR5 1LG

Description of application – Variation of condition 3 (compliance with approved plans) of permission ref.17/01064/FULL1 granted for single storey rear extension with mansard roof and rear dormer providing office space storage for the Class A1 unit at first floor level, storage space to ground floor rear and enlargement of the Class A1 unit, in order to allow amendments to the windows and to the design of the first floor extension (Retrospective application).

Oral representations in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 4 June 2018.

Members having considered the report, objections and representations, **RESOLVED that the APPLICATION be APPROVED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner with an amendment to Condition 4 to read:-

“4. The extension hereby approved shall only be used as ancillary storage and office space in connection with the retail use at 172 – 174 Petts Wood Road as detailed in drawing no.180001/03 and the applicants email dated 04.06.2018 and for no other purpose. There shall be no change of use whether allowed by the Town and Country Planning (Use Classes) Order 1987, the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order amending, revoking and re-enacting these Orders.

REASON: In order to comply with Policies H7, H12, BE1, S1 and EMP3 of the Unitary Development Plan and in order that the Council can consider any proposed change of use with regard to current planning policies to prevent any inappropriate use or substandard residential accommodation.”

**8.13
CLOCK HOUSE**

(18/01890/FULL1) - County House, 241 Beckenham Road, Beckenham, BR3 4FD.

Description of application – Proposed roof top extension to provide seven flats (2 no. two bedroom and 5 no. one bedroom).

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**8.14
FARNBOROUGH AND
CROFTON**

(18/02153/FULL6) - 36 Rusland Avenue, Orpington, BR6 8AT

Description of application – Demolition of existing garage erection of a single storey rear and 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.

**8.15
ORPINGTON**

**(18/02199/FULL6) - 21 Blenheim Road, Orpington,
BR6 9BQ**

Description of application – Single storey side/rear wrap round extension with partial raised decking with chair lift for disabled access to garden.

A late submission from the applicant had been received 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.

**8.16
PETTS WOOD AND KNOLL**

**(18/02289/FULL6) - 131 Petts Wood Road, Petts
Wood, Orpington, BR5 1JY**

Description of application – Loft conversion including rear dormer and front rooflights.

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.

**8.17
BROMLEY TOWN**

**(18/02325/FULL6) - 56 Forde Avenue, Bromley,
BR1 3EX**

Description of application – Single storey rear and two storey side extensions with part garage conversion.

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.

**8.18
KELSEY AND EDEN PARK**

**(18/02385/FULL6) - 89 Village Way, Beckenham,
BR3 3NJ**

Description of application - Loft conversion with rear dormer and front rooflights and alterations to existing bathroom roof (alterations to approved scheme 18/01496/PLUD).

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 4

(Applications recommended for refusal or disapproval of details)

8.19 COPERS COPE CONSERVATION AREA

(18/01757/FULL1) - 218 High Street, Beckenham, BR3 1 EN

Description of application – Replacement shopfront.

Members having considered the report, **RESOLVED** that **PERMISSION BE REFUSED**, as recommended, for the reason set out in the report of the Chief Planner. It was **FURTHER RESOLVED** that **ENFORCEMENT ACTION BE AUTHORISED TO SECURE REMOVAL OF THE UNAUTHORISED SHOPFRONT.**

9 CONTRAVENTIONS AND OTHER ISSUES

9.1 COPERS COPE

(DRR18/40) - 2 The Drive, Beckenham, BR2 1EQ

Members having considered the report, **RESOLVED THAT RECOMMENDED ACTION BE AUTHORISED TO PROCEED IN REGARD TO ALL OUTSTANDING ENFORCEMENT ACTION, INCLUDING POSSIBLE SECTION 215 UNTIDY SITE NOTICE FOR REMEDIAL ACTION, AND A BREACH OF CONDITION NOTICE. MEMBERS FURTHER AUTHORISED DIRECT ACTION FOR A CONTRACTOR TO BE EMPLOYED TO CARRY OUT WORKS TO THE PROPERTY WHICH INVOLVED SOME DEMOLITION AND TO MAKE ANY NECESSARY REPAIRS.**

9.2 CRAY VALLEY WEST

(DRR18/038) - Land adjacent to Tintagel, Cornwall Drive, Orpington.

Members having considered the report, **AUTHORISED DIRECT ACTION be TAKEN BY THE COUNCIL FOR A CONTRACTOR TO BE EMPLOYED TO CARRY OUT WORK AT THE SITE TO REMOVE THE WASTE MATERIALS, MACHINERY, PORTACABINS AND BOUNDARY ENCLOSURES AS SET OUT IN A SECTION 215 NOTICE ATTACHED AT APPENDIX 1.**

**9.3
PLAISTOW AND
SUNDRIDGE**

**(DRR18/03) - Untidy Site - 110 Avondale Road,
Bromley**

Members having considered the report,
**AUTHORISED DIRECT ACTION FOR A
CONTRACTOR TO BE EMPLOYED TO CARRY
OUT WORK TO TIDY BOTH FRONT AND REAR
GARDENS.**

The Meeting ended at 8.45 pm

Chairman