

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 28 March 2019

Present:

Councillor Peter Dean (Chairman)
Councillor Michael Turner (Vice-Chairman)
Councillors Nicky Dykes, Simon Fawthrop, Colin Hitchins,
Josh King, Angela Page, Neil Reddin FCCA and
Richard Scoates

23 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Russell Mellor and Councillor Neil Reddin FCCA attended as his substitute.

24 DECLARATIONS OF INTEREST

No declarations of interest were reported.

25 CONFIRMATION OF MINUTES OF MEETING HELD ON 31 JANUARY 2019

RESOLVED that the Minutes of the meeting held on 31 January 2019 be confirmed and signed as a correct record.

26 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

26.1 CHELSFIELD AND PRATTS BOTTOM

(18/00142/FULL1) - Borkwood Court Sevenoaks Road Orpington BR6 9L

Description of application – Demolition of existing dwellings and outbuildings and erection of 5x4 bedroom houses and 6x2 bedroom flats, car and cycle parking, raised walkway with pedestrian access to Dryland Avenue and Sevenoaks Road, landscaping and associated works.

Oral representations in support of the application were received at the meeting. It was reported that on page 42 of the Chief Planner's report the last sentence of paragraph 9 should be amended to read, "There is no room to

accommodate these many cars on Dryland Avenue or Kings Road but as other roads such as Cloonmore Avenue or Gleeson Drive have space it is considered that we (Highways) cannot support a reason for refusal on this particular matter.”

Members having considered the report, objections, and representations, **RESOLVED** that **PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT RELATING TO THE PROVISION OF A CAR PARK MANAGEMENT PLAN AND FLOOD RESPONSE AND FLOOD RESPONSE AND RESILIENCE PLAN**, as recommended, and subject to the conditions set out in the report of the Chief Planner with a further condition to read:-

“33. Prior to first occupation of any of the units hereby permitted a minimum of 25% of car parking spaces will be provided with active electric vehicle charging points and a minimum of 20% car parking spaces will be provided with passive electric vehicle charging points and these shall be permanently retained thereafter. Details of the location of the spaces fitted with EVCP shall be submitted to and approved prior to the installation of the EVCP units.

REASON: To minimise the effect of the development on local air quality in the vicinity of an Air Quality Management Area and to accord with National Planning Policy Framework paragraph 124 and Policies 6.13 and 7.14 of the London Plan 2015.”

**26.2
HAYES AND CONEY HALL
CONSERVATION AREA**

(19/00127/FULL1) - Baston School, Baston Road, Hayes, Bromley, BR2 7AB.

Description of application – Demolition of 2 sheds and removal of portacabins, relocation of former grain store and extension to existing specialist school comprising erection of 8 single storey classrooms arranged in groups of 2, alterations to vehicular access, circulation and parking including formation of 16 no. additional car parking spaces and additional cycle parking with replacement tree planting.

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 two further conditions to read:-

“13. Notwithstanding the provisions of Class M of Part 7 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any

Order amending, revoking and re-enacting this Order), there shall be no erection, extension or alteration within the curtilage of the school without the prior approval in writing of the Local Planning Authority.

REASON: In order to comply with Policies 27, 37 and 49 of the Bromley Local Plan and in order that the Council can consider any proposed change of use with regard to current planning policies to prevent any inappropriate development.

14. The existing outbuildings shown to be removed on the submitted plans shall be demolished and cleared within three months of the first occupation of the building hereby permitted.

REASON: In order to comply with Policy 37 and 42 of the Bromley Local Plan and to prevent overdevelopment of the site.”

SECTION 3

(Applications recommended for permission, approval or consent)

26.3 SHORTLANDS CONSERVATION AREA

(18/05277/FULL1) - 2 Styles Way, Beckenham BR3 3AJ

Description of application – Demolition of existing house and garage and erection of detached house with integral double garage.

Comments from Ward Members, Councillor Mary Cooke and Councillor Aisha Cuthbert, in support of the application 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 and informatives set out in the report of the Chief Planner.

26.4 ORPINGTON

(18/05317/FULL6) - 5 The Drive, Orpington, BR6 9AR

Description of application - Erection of part single storey/part two storey rear extension incorporating Juliet balcony to first floor, first floor side extension, front porch extension, loft conversion with rear dormer and roof lights to side elevations and elevational alterations.

Members considered that the application would be acceptable if the Juliet balcony was removed and the

additional first floor rear window obscure glazed.

Members having considered the report and objections, **RESOLVED that THE APPLICATION BE DEFERRED**, without prejudice to any future consideration, for the **JULIET BALCONY TO BE REMOVED AND THE ADDITIONAL FIRST FLOOR REAR WINDOW TO BE OBSCURE GLAZED** and, if these were addressed, then it should be dealt with under the Chief Planner's delegated authority.

**26.5
BIGGIN HILL**

(18/05461/FULL1) - Site Of Former 41 Sunningvale Avenue, Sunningvale Close, Biggin Hill

Description of application – Erection of 4 x part two/three storey semi-detached houses in two blocks with ancillary car parking and bin stores (revision to planning permission reference 17/02081/FULL1 granted for the erection of a total of 8 houses (comprising of 6 x semi-detached and 2 x detached dwellings) with associated access road. Ancillary parking and bin stores to northern end of Sunningvale Close to enable change of approved units 1-2 to provide 4 x part two/three storey semi-detached houses in lieu of 2 x two/three storey detached houses)

Comments from Ward Member, Councillor Melanie Stevens, were reported.

The Chairman referred to the history of the site and to planning application 17/02081/FULL1 that had been permitted on 20 July 2017 for eight houses. His view was that eight houses was sufficient for the site and that the proposed development was an unacceptable overdevelopment and he objected to the application. Councillor Simon Fawthrop agreed with the Chairman.

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

1. The proposed development would result in a cramped overdevelopment of the site which would be detrimental to the character and spatial standards of the area by reason of its excessive scale, design and siting within the context of the significant physical constraints of the site, including protected woodland and steep gradients, contrary to Policies 3, 4 and 37 of the Bromley Local Plan.

**26.6
PETTS WOOD AND KNOLL**

(18/05592/FULL6) - 10 Derwent Drive, Petts Wood, Orpington, BR5 1EW

Description of application – Single storey side extensions incorporating garage conversion, enlargement of existing porch entrance, formation of vehicular access and enlargement of roofspace incorporating extension to rear roof to provide first floor accommodation with rooflights to front and side and Juliet balcony to rear.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**26.7
SHORTLANDS
CONSERVATION AREA**

(19/00230/FULL1) - 54 Shortlands Road, Shortlands, Bromley, BR2 0JP.

Description of application - Demolition of the existing detached dwelling house and the construction of a three storey building to accommodate 5 x two bedroom flats together with associated car parking facilities, bin storage and cycle provision.

Oral representations in support of the application were received at the meeting. Additional information from the Agent had been received. Comments from Ward Members, Councillor Mary Cooke and Councillor Aisha Cuthbert, in support of the application had been received and circulated to Members. It was reported that two further objections to the application had been received. It was also reported that on page 142 of the Chief Planner's report, line 19 should be amended to read, "The site is located in the conservation area."

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 a further condition to read:-

"23. Notwithstanding the information indicated on Drawing PL01 Rev P5, before the development hereby permitted is first occupied electric car charging point(s) shall be provided to a minimum of 25% of car parking spaces with passive provision of electric charging capacity provided to an additional 20% of spaces.

Reason: To minimise the effect of the development on local air quality within an Air Quality Management

Area and to comply with Policy 120 of the Bromley Local Plan and Policies 6.13 and 7.14 of the London Plan.

24. (a) Details of the proposed front boundary treatments including any walls, fence or hedge shall be submitted to and approved in writing by the local planning authority prior to commencement of the above ground works.

(b) The approved boundary treatments shall be implemented prior to occupation of the building and retained in perpetuity.

REASON: In order to comply with Policy 37 of the Bromley Local Plan and in the interest of visual amenity and the amenities of adjacent properties.”

**26.8
PETTS WOOD AND KNOLL**

(19/00426/FULL6) - 61 Towncourt Crescent, Petts Wood, Orpington

Description of application – Alterations to existing loft conversion to form rear dormer and 2 front rooflights.

Oral representations in support of the application were received at the meeting. A copy of the Area of Special Residential Character document had been circulated to Members.

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

**26.9
SHORTLANDS
CONSERVATION AREA**

(19/00756/TELCOM) - Land rear of 109 Hayes Way, Hayes Lane, Beckenham.

Description of application – Replacement of existing 12.5m high telecommunications mast with proposed 12.5m high telecommunications mast with additional equipment cabinets (land to side of 2 Brabourne Rise/Rear of 109 Hayes Way) (56 day consultation by Telefonica UK Ltd and Vodafone Ltd regarding the need for approval of siting and appearance of telecommunications apparatus).

Comments from Ward Members, Councillor Mary Cooke and Councillor Aisha Cuthbert had been received and circulated to Members.

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

REQUIRED AND GRANTED as recommended, subject to the conditions set out in the report of the Chief Planner with an amendment to Condition 2 to read:-

“2. Before the operation of the development hereby permitted the mast and equipment cabinets shall be painted in the colour specified in the submitted drawings. Thereafter the facility shall be retained in that colour and both the mast and equipment cabinets kept free of graffiti.

REASON: In the interest of the visual amenities of the area and to accord with Policy 89 of the Bromley Local Plan.”

SECTION 4

(Applications recommended for refusal or disapproval of details)

26.10 PETTS WOOD AND KNOLL

(18/04612/FULL1) - 34 Hollingworth Road, Petts Wood, Orpington, BR5 1AQ

Description of application – Demolition of existing garage and sub-division of existing plot to create one new two-bedroom detached dwelling with associated parking and garden. New dividing fence.

Supplementary information had been received from the applicant and circulated to Members. It was reported that further objections to the application had been received.

On page 190 of the Chief Planner’s report, the last paragraph under the heading, ‘Design and Scale’ was amended to read, “The design of the new dwelling, whilst not indicative in the area would still take architectural cues from the surrounding properties in terms of the use of the brick, tile hanging and pitched roof. However, given the location of the new dwelling and the relationship between the proposed dwelling and the neighbouring properties it is considered that the development would be out of character with the area given its prominent sighting, height, scale and bulk on a restricted plot.”

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

27 LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006 AND THE FREEDOM OF INFORMATION ACT 2000

The Chairman moved that the Press and public be excluded during consideration of the item of business listed below as it was likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the Press and public were present there would be disclosure to them of exempt information.

28 PLANNING APPEAL

Members considered and agreed the report as recommended.

The Meeting ended at 8.15 pm

Chairman