

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 9 January 2020

Present:

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

Also Present:

Councillor Russell Mellor

17 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

All Members were present.

18 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

19 CONFIRMATION OF MINUTES OF MEETING HELD ON 7 NOVEMBER 2019

RESOLVED that the Minutes of the meeting held on 7 November 2019 be confirmed and signed as a correct record.

20 PLANNING APPLICATIONS

SECTION 3

(Applications recommended for permission, approval or consent)

20.1 COPERS COPE

(19/02294/FULL1) - 31 Scotts Lane, Shortlands, Bromley, BR2 0LL.

Description of application – Demolition of the existing single storey side extension and detached garage and the construction of a three-bedroom dwelling house with associated parking and landscaping on land to the side of 31 Scotts Lane.

Oral representations were received from Ward

Member, Councillor Russell Mellor, at the meeting. Councillor Mellor was a Member of Plans Sub-Committee 4 on 15 August 2019 when he proposed deferral of the application and it was subsequently deferred by Members, without prejudice to any future consideration, to increase the side space to 2 metres between the host and new dwellings. The applicant had appealed against the Council's non-determination of the application. Councillor Mellor objected to the potential terracing effect and lack of amenity space to the side elevation and boundary and he urged Members to contest the appeal.

The Chairman also referred to the history of the site and his view was that the proposed development was cramped and the applicant had not taken into account the generous spatial standards in Scotts Lane and he moved that the appeal be contested. Councillor Michael Turner agreed with the Chairman and seconded the motion.

The Development Control Manager reminded Members to consider the Council's required increase in housing supply and the Chairman confirmed the Sub-Committee were aware of those requirements.

Members having considered the report, objections and representations, **RESOLVED to CONTEST THE APPEAL AGAINST NON-DETERMINATION** of this planning application on the following ground:-

1. The proposed dwelling house by reason of its prominent siting and lack of sufficient side space to the adjacent dwelling at No. 31 would result in a cramped development, detrimental to the spatial standards of the area and harmful to the visual amenities of the streetscene, thereby contrary to Policies 4, 8 and 37, Policy 3.5, 7.4 and 7.6 of the London Plan and Chapter 12 'Achieving well-designed places' of the National Planning Policy Framework.

The vote was 7:1 to contest the appeal.

20.2 SHORTLANDS

(19/03247/FULL1) - 68 Bushey Way, Beckenham, BR3 6TD.

Description of application – The demolition of the existing attached garage and outbuildings, the construction of a two storey side extension and a part

one part two storey rear extension and roof extensions with roof lights to side elevations & juliet balcony to rear. Narrow single storey side extension.

Comments from Ward Member, Councillor Mary Cooke, in favour of the appeal being contested had been received and circulated to Members.

Councillor Simon Fawthrop agreed with Councillor Cooke's written comments and moved that the appeal be contested. Councillor Neil Reddin seconded the motion.

The Chairman's view was that whilst the application had been reduced it was an insufficient reduction.

Members having considered the report and objections, **RESOLVED to CONTEST THE APPEAL AGAINST NON-DETERMINATION** of this planning application on the following ground:-

1. The proposed development by reason of its rearward depth, bulky rear roof extension, general scale and footprint and its relationship to the existing and adjacent dwellings in this prominent location would not be compatible with the existing pattern of development of the surrounding area in terms of the rear building lines and would also result in a dominant and overbearing form of development, harmful to the character of the area and neighbouring residential amenities by way of a loss of outlook, increased sense of enclosure and overshadowing contrary to Policies 6, 37 and 44 of the Local Plan, Supplementary Planning Guidance No 2, and Policy 7.4, 7.6 and 7.8 of the London Plan.

The vote was 8:0 to contest the appeal.

20.3 SHORTLANDS

(19/03710/ADV) - Land at Rosemere Place, Shortlands, Bromley.

Description of application – Free standing sign at the Junction of Rosemere Place and Kingswood Avenue.

Comments from Ward Member, Councillor Mary Cooke, in objection to the application had been received and circulated to Members.

Members having considered the report and objections, **RESOLVED that ADVERTISEMENT CONSENT BE GRANTED as recommended**, subject

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to the condition set out in the report of the Chief
Planner.

The Meeting ended at 7.10 pm

Chairman