

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 6.27 pm on 5 May 2021

Present:

Councillor Katy Boughey (Chairman)
Councillor Tony Owen (Vice-Chairman)
Councillors Kevin Brooks, Samaris Huntington-Thresher,
Charles Joel, Alexa Michael, Keith Onslow, Angela Page
and Kieran Terry

26 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

There were no apologies for absence; all Members were present.

27 DECLARATIONS OF INTEREST

Councillor Terry declared a non-pecuniary interest in Item 4.1 as he resided in close proximity to the application property. He did not take part in the discussion or vote.

28 CONFIRMATION OF MINUTES OF MEETING HELD ON 4 MARCH 2021

Minute 25.1 – (20/01663/FULL1) – 9 St Clare Court, Foxgrove Avenue, Beckenham BR3 5BG

Prior to this meeting, Ward Member for Coper's Cope, Councillor Russell Mellor, formally requested that the decision taken by the Committee be acknowledged with appreciation from himself and the residents of Clare Court. The decision was considered to be appropriate and revealed a great depth of understanding of the problems posed by the application.

RESOLVED that the Minutes of the meeting held on 4 March 2021 be confirmed and signed as a correct record.

29 PLANNING APPLICATIONS

29.1 CHISLEHURST (20/04052/FULL6) - 12 Beechwood Rise, Chislehurst BR7 6TJ

Description of application – Loft conversion with rear dormer extension with 2 Juliet balconies, conversion of garage to habitable accommodation with change of existing front garage door into a window, new front porch and 2 number sheds/outhouse to rear garden – amendments to previous permitted application ref. 18/05087/FULL6 (RETROSPECTIVE).

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

As the application was submitted under a different address, Councillor Joel asked if the application was valid. The Legal Representative advised that the Planning Administration Team would have checked that the application was accompanied by a certificate stating that the applicant had served notice on the owner of the land. Provided this had been done and fees had been paid, the application would be valid.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report and any other planning condition(s) considered necessary by the Assistant Director of Planning (circulated to Members). Condition 3 in the recommendations was amended to read:-

'3 The proposed window(s) in the flank elevation and rear en-suite bathroom window which are to be obscure glazed to a minimum of Pilkington privacy Level 3 and are to be non-opening below 1.7 metres above the floor of the room in which the window is installed, shall be permanently retained in accordance as such for perpetuity.

Reason: In the interests of the amenities of nearby residential properties and to accord with Policies 37 and 6 of the Bromley Local Plan.

**29.2
HAYES AND CONEY HALL**

**(20/04744/FULL1) - Coney Hall Recreation Ground,
Layhams Road, West Wickham**

Description of application – Creation of a curved chalk butterfly bank with flat chalk area in front and the erection of a temporary boundary fence..

The Head of Development Management reported that paragraph 8.1 on page 41 of the report incorrectly referred to the application site as being in the conservation area. While it was situated on Green Belt land, it was not in the conservation area. In regard to paragraph 7.2.13 on page 41, it was noted that the application site was a recreation ground; there was no host property.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report and any other planning condition(s) considered necessary by the Assistant Director of Planning.

**29.3
PETTS WOOD AND KNOLL**

(21/00140/FULL6) - 4 Maple Close, Petts Wood, Orpington BR5 1LP

Description of application – First floor extension to existing single storey side and rear extension.

Members requested that a condition to remove all PD rights be added and that condition 4 be made more specific in regard to matching materials.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report and any other planning condition(s) considered necessary by the Assistant Director of Planning. Condition 4 was amended to read:-

'4(a) Prior to commencement of above ground works, details of the materials to be used for the external surfaces of the building which shall include roof cladding, wall facing materials and cladding, window glass, door and window frames, decorative features, rainwater goods and paving where appropriate shall be submitted to and approved in writing by the Local Planning Authority. The details shall show materials to match the existing dwelling including use of facing brickwork to the first floor.

(b) The development shall be carried out in accordance with the approved details.

Reason: In order to comply with Policy 37 of the Bromley Local Plan and in the interest of the appearance of the building and the visual amenities of the area.'

The following condition was added:-

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, extension, enlargement or alteration permitted by Class A, AA, 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 interests of protecting the character of the area and residential amenity of neighbouring properties in accordance with Policy 37 of the Bromley Local Plan.

**29.4
SHORTLANDS**

**(21/00368/FULL6) - 89 Queen Anne Avenue,
Shortlands, Bromley, BR2 0SE**

Description of application – Erection of a tree house
RETROSPECTIVE.

Concerns were raised in regard to the height of the tree house which had been constructed against the boundary fence and overlooked the neighbouring garden. There was no space in between to erect any type of screening.

It was reported that Ward Member Councillor Cooke had raised objections to the proposal.

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

1 The tree house, by reason of its height and siting, results in an intrusive form of development which is detrimental to the residential amenities and privacy of the neighbouring occupiers; thereby contrary to Policy 37 of the Bromley Local Plan.

**29.5
COPERS COPE
CONSERVATION AREA**

**(21/00429/FULL1) - 2 Southend Road, Beckenham,
Kent BR3 1SD**

Description of application – Erection of a single storey storage structure to side with existing balcony to be extended above this space and rear single storey storage shed ancillary use to restaurant. PART
RETROSPECTIVE.

The Head of Development Management reported that this application was part retrospective and the side element would be modified with a new flat roof and a balustrade provided for an enlarged terrace. In terms of that element he advised Members to consider a

shorter time period of one year for implementation. An Enforcement Notice had been served for the removal of the structures, however, if permission was granted and the side element implemented within the stipulated time period, the Notice would be withdrawn. The single storey rear element was acceptable but a condition should be added to ensure it was finished with materials that matched the existing building. This should also be implemented within one year.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report and any other planning condition(s) considered necessary by the Assistant Director of Planning. Condition 1 was amended to read:-

'1 The single storey storage structure to the side hereby approved must be begun not later than the expiration of 1 year, beginning with the date of this decision notice.

Reason: To comply with Section 91, Town and Country Planning Act 1990 and to ensure the timely implementation of the planning permission in view of the outstanding enforcement notice at the site.'

The following condition was added:-

4 The rear single storey storage shed hereby approved shall be finished in materials to match existing building, within 1 year of the date of this decision notice.

Reason: In order to comply with Policy 37 of the Bromley Local Plan and in the interest of the appearance of the building and the visual amenities of the area.

Any Other Business

As this was the final meeting of the Plans 3 Sub-Committee for the Municipal Year, the Chairman expressed her gratitude to Members and officers for their commitment and diligence.

The meeting ended at 7.13 pm

Chairman