

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 17 February 2022

Present:

Councillor Kieran Terry (Chairman)
Councillor Michael Turner (Vice-Chairman)
Councillors Kathy Bance MBE, Peter Dean, Nicky Dykes,
Christine Harris, Keith Onslow and Richard Scoates

Also Present:

33 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies were received from Councillor Ryan Thomson and Councillor Kathy Bance attended as substitute.

Apologies were received from Councillor Will Rowlands and Councillor Keith Onslow attended as substitute.

Apologies were received from Councillor Hitchins and Councillor Christine Harris attended as substitute.

Apologies were received from Councillor Mark Brock.

34 DECLARATIONS OF INTEREST

There were no declarations of interest.

35 CONFIRMATION OF MINUTES OF MEETING HELD ON 9TH DECEMBER 2021

The minutes of the meeting held on 9th of December 2021 were agreed and signed as a correct record.

36 PLANNING APPLICATIONS

36.1 27 Birchwood Road, Petts Wood, Orpington, BR5 1NX

Description of Application: Removal of Condition 6 of permission 18/03950/FULL6 (granted retrospectively for

single storey detached building in rear garden with temporary use as habitable accommodation during building works to main dwelling, then for ancillary use to main dwelling) relating to the removal of permitted development rights.

The recommendation was to approve the application subject to the conditions laid out in the report.

Oral representations supporting the application were heard at the meeting.

Written comments from Ward Councillor Simon Fawthrop had been disseminated to Members.

Oral comments were received from Ward Councillor Keith Onslow at the meeting. He suggested that it would have been better to submit a revised planning application rather than ask for conditions to be removed. The Committee was in general agreement with this principle.

The Chairman expressed some sympathy with the Applicant as the Applicant stated that she had been advised by the Planning Department that it was a suitable course of action to seek the removal of Condition 6 imposed for a previous application. This was in respect of the removal permitted development rights. The applicant was informed that they could submit a planning application for works to the garden that required planning consent.

Resolved that the application for the removal of Condition 6 be refused and it was suggested that a new planning application be submitted rather than a removal of the condition. The removal of PDR was not appropriate in a conservation area. The Chairman asked for an Informative to be included in the refusal to the effect that a planning application could be made for the proposed works.

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

The removal of restricted permitted development rights under Condition 6 of planning application reference: 18/03950/FULL6 would likely result in an overdevelopment of the site, harmful to the character and appearance of the Petts Wood Conservation Area,

contrary to Policies 37 and 41 of the Bromley Local Plan (2019).

Informative: Please be informed that you are able to submit a planning application for works to the garden that require consent.”

36.2 Land at Junction with South Eden Park Road and Bucknall Way, Beckenham

Description of Application: Application under section 73 of the Town and Country Planning Act 1990 to vary conditions 2 and 32 of permission 19/01543/RECON for residential development comprising erection of 6 x four storey buildings consisting of 10 four bedroom houses and 133 x one, two and three bedroom apartments together with concierges office. Construction of basement car park with 204 spaces. Central landscaped area with 10 visitor spaces cycle parking for 286 and refuse stores. Amendments are sought to allow the removal of the remaining horse chestnut trees and for 32 fastigiate oaks at a height of 6 metres to be planted.

This application had been called in by a Councillor on the basis that it was of significant public interest in that it involved the planting of trees.

The recommendation was to refuse the application.

An oral representation in objection to the recommendation for refusal was heard on the night.

Ward Councillors Peter Dean and Christine Harris were present and they felt that the application should be approved as there would be a significant net gain overall in the number of trees that would be planted. Councillor Dean also pointed out the significant amount of money that LBB had paid out with respect to appeal cases. It was also noted that LBB aimed to plant 5000 trees and that this application would help to contribute to that aim.

Members having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED subject to the conditions contained in the original permission.** The decision notice will be issued repeating the conditions of the original permission.

36.3 103 Cotmandene Crescent, Orpington, BR5 2RB

Description of Application: Change of use from newsagent (Class E(a)) to children's and family centre (Class E(f)) and associated works.

The application for a change of use was recommended for permission subject to the conditions recommended by the Assistant Director of Planning.

Members having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED** for the reasons and subject to the conditions and informatives laid out in the report of the Assistant Director for Planning

36.4 Lawnside, St Georges Road, Bickley, Bromley, BR1 2LB

Description of Application: Two storey front extension, part one/two storey rear extension, addition of two first floor rear Juliet balconies, construction of second floor inset balcony with walk-on flat rooflight, cantilevered porch/carport, conversion of garage into habitable space, elevational alterations to the front, rear and side elevations including the addition of one window to the first floor side elevation and two side rooflights.

The application was recommended for permission subject to the conditions as laid out in the planning report. The planning officer expressed the view that the application would not impose any adverse conditions on the amenities of local residents.

The planning officer noted that there had been comments received from an objector who had stated that his objections had not been considered in the planning report. Members had been provided with a list of the objections with responses, which could also be viewed online.

It was noted by the Chairman that the responses to the matters raised by the objector had been emailed to Members but not directly to the objector. The objector was provided with a hard copy of the responses at the meeting.

Oral representations in support and objection were heard at the meeting.

It was suggested that the application be deferred to allow the objector time to consider the responses to the issues that he had raised and to seek revised plans to remove the inset terrace and Juliet balconies.

Members, having considered the report objections and representations **RESOLVED that the application BE DEFERRED** to seek revised plans to remove the inset terrace and juliet balconies.

36.5 Green Street Green Common, Sevenoaks Road, Orpington

This application was withdrawn from the agenda due to revised plans being received and the Council needing to re-notify neighbours of the amendments.

36.6 96 Petts Wood Road, Petts Wood, Orpington, BR5 1LE

Description of Application: Proposed two storey side and rear extension, single storey rear extension with raised patio and steps, entrance door moved from side to front, and alterations to the front driveway to include front low level boundary wall.

The application was recommended for permission, subject to the conditions laid out in the report.

Ward Member comments from Cllr Simon Fawthrop were noted at the meeting.

Further comments were made at the meeting by Ward Member Cllr Keith Onslow. He observed that no comment had been made so far concerning the drop between the two properties. Cllr Onslow was in favour of either a Refusal or Deferral based on the adverse impact of the plans on neighbouring properties.

Late representations had been received from local residents which had been disseminated.

Oral representations in support of the application were heard 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 Assistant Director, Planning with the addition of further conditions to read:

5. Prior to commencement of development (excluding demolition) details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed strictly in accordance with the approved levels.

Reason: Required prior to commencement in order to ensure that a satisfactory form of development can be undertaken on the site in the interest of visual amenity and to comply with Policy 37 of the Bromley Local Plan (2019).

6. (a) Surface water from private land shall not discharge on to the highway.

(b) Prior to the commencement of above ground works 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.

(c) Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the details approved under Part (b) and shall be retained permanently thereafter.

Reason: To ensure satisfactory implementation of the surface water drainage proposals can be secured before additional pressure is placed on existing arrangements and to accord with to Policies 115, 116 and 117 of the Bromley Local Plan (2019).

7. Notwithstanding condition 2, the materials for the front driveway should be permeable and permanently retained thereafter.

Reason: To ensure satisfactory means of surface water drainage and to accord with Policies 115, 116 and 117 of the Bromley Local Plan (2019).

8. Notwithstanding condition 3, the front boundary piers to the wall hereby permitted should not exceed 0.5m.

Reason: In the interest of visual amenity and the amenities of adjacent properties and in order to comply with Policies 37 and 44 of the Bromley Local Plan (2019).

9. 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 change of use of any kind permitted by Class L (Houses of Multiple Occupation) of Part 3 of Schedule 2 of the 2015 Order (as amended), shall be undertaken within the curtilage of the dwelling without the prior approval in writing of the Local Planning Authority.

Reason: To enable the Council to consider future development at the site in the interest of local amenity, in accordance with Policies 9 and 37 of the Bromley Local Plan (2019).

36.7 .7 Land At Junction With Belmont Lane, Belmont Parade, Green Lane, Chislehurst

Description of Application: 1 x post mounted "Village" sign on the public footway, located at junction with Belmont Lane

The recommendation of the report was that advertisement consent be granted.

The Chairman declared an interest in that this was his local shopping parade.

A discussion took place as to whether or not a note could be added to the sign to say that it had been erected in the Platinum Jubilee Year.

Members having considered the report, objections and representations resolved that **ADVERTISEMENT CONSENT BE GRANTED** for the reasons and subject to the conditions and informatives set out in the report of the Assistant Director Planning

None

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TREE PRESERVATION ORDERS

None.

The Meeting ended at 8.00 pm

Chairman