

## **PLANS SUB-COMMITTEE NO. 2**

Minutes of the meeting held at 6.00 pm on 22 April 2021

### **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

### **5 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**

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

### **6 DECLARATIONS OF INTEREST**

No declarations of interest were received.

### **7 CONFIRMATION OF MINUTES OF MEETING HELD ON 18 FEBRUARY 2021**

**RESOLVED** that the Minutes of the meeting held on 18 February 2021 be confirmed and signed as a correct record.

### **8 PLANNING APPLICATIONS**

#### **8.1 HAYES AND CONEY HALL (18/03074/RECON) - 8 Speldhurst Close, Bromley, BR2 9DT**

Description of application – Minor material amendment to planning permission 18/03074/FULL6 granted for ‘ground floor rear and side and first floor rear extension with elevational alterations’ to allow an increase in height. Part retrospective.

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

It was reported that further e-mails and photographs from the speaker in objection to the application (dated 16 April and 20 April 2021) had been received and circulated to Members.

It was also reported that the ongoing enforcement case would remain open until works were completed. A check would then be undertaken to ensure the development had been built in accordance with the plans following which the enforcement case would be closed.

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.

**8.2  
DARWIN**

**(20/03545/FULL1) - Land Adjacent Bramlyns,  
Cudham Lane North, Cudham, Sevenoaks**

Description of application – Installation of crossover to provide vehicular access with access gate.

In response to a question from Councillor Scoates, the Legal Representative advised that it was acceptable for the Highways Department to act as an agent for the applicant and be involved in the consultation process.

Members queried the need for a second access gate when there was already an existing entrance.

It was reported that the application related to an engineering process and was not considered harmful to the area. Following the work, the hedgerow would be reinstated.

Members having considered the report and objections, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to clarify the need for additional access.

**8.3  
BICKLEY**

**(20/04321/FULL6) - 1 Oldfield Close, Bromley,  
BR1 2LL**

Description of application – Alterations to planning application reference: 19/03722/FULL6 to include obscure glazed windows to the first floor flank elevation, alterations to rear doors on rear façade, alterations to brick detailing and render. Addition of front porch and single storey rear extension. Velux Windows at roof level.

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

It was reported that a revised drawing of the rear elevation had been received on 21 April 2021. As a result, condition 5 in the recommendations was no longer required.

It was agreed that if the application was granted permission, additional conditions for the removal of Permitted Development rights relating to extensions, roofs and HMOs be added.

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 condition 5 deleted and the following conditions added to read:-

5. 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 or B 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 order to comply with policy 37 of the Bromley Local Plan and in the interest of the visual and residential amenities of the area

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 change of use of a building from a use falling within Class C3 (dwellinghouses) in the Use Classes Order, to a use falling within Class C4 (houses in multiple occupation) permitted by Class L of Part 3 of Schedule 2 of the 2015 Order (as amended) shall be provided within the curtilage of the dwelling(s) without the prior approval in writing of the Local Planning Authority.

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

#### **8.4 KELSEY AND EDEN PARK**

#### **(21/00271/FULL6) - 42 Bucknall Way, Beckenham, BR3 3XN**

Description of application – Loft conversion incorporating dormers to the rear and front and rooflights to the sides, enlargement of the rear ground floor bay window and partial conversion of the garage.

**THIS APPLICATION WAS WITHDRAWN BY THE ASSISTANT DIRECTOR, PLANNING.**

**8.5  
PETTS WOOD AND KNOLL**

**(21/00372/FULL6) - 14 Silverdale Road, Petts Wood, BR5 1NJ**

Description of application – Loft conversion with a half gable, rear dormer and front rooflights.

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

In response to a question from Councillor Fawthrop, the applicant stated that he would not be prepared to remove the front roof lights and wished to proceed with the full application. Without rooflights, he would consider building in accordance with the previously granted Certificate of Lawful Development.

Councillor Fawthrop stated that while the half-hip element was more in keeping with the ASRC than the Certificate of Lawful Development, a balanced approach was needed. The two proposed windows at the front detracted considerably from the symmetry of the semi-detached property and its neighbour. If built without the windows, plenty of light would still enter through the side windows. Removal of the roof lights was also preferred.

Members having considered the report and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Assistant Director, Planning.

**8.6  
PETTS WOOD AND KNOLL**

**(21/00910/PLUD) - 25 Woodland Way, Petts Wood, Orpington, BR5 1NB**

Description of application – Conversion of existing roof space to a habitable room including formation of a gable end with enlarged side window and rear dormer **LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)**.

Councillor Fawthrop considered that the proposed development should be more in keeping with the area. In this regard, he moved that the application be deferred to invite the applicant to submit a full application for a half-hip to gable which would be more suitable. The Chairman agreed, adding that

while accepting that the work could be carried out under current legislation, there was no harm in giving the applicant the opportunity to work in line with the Council's perception of roof policy in Petts Wood.

Members having considered the report, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to invite a full application for a half hip extension.

The meeting ended at 6.37 pm

Chairman