

## **PLANS SUB-COMMITTEE NO. 1**

Minutes of the meeting held at 7.00 pm on 9 February 2023

### **Present:**

Councillor Alexa Michael (Chairman)  
Councillor Charles Joel (Vice-Chairman)  
Councillors Graeme Casey, Kira Gabbert, Christine Harris,  
Ruth McGregor, Tony Owen, Shaun Slator and Mark Smith

### **Also Present:**

Councillors Mike Jack and Angela Page

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

None received.

### **14 DECLARATIONS OF INTEREST**

None received.

With regard to Agenda Item 16.2, Councillor Alexa Michael informed Committee Members that she knew one of the visiting speakers as a Member of the Conservative Party, and they had also delivered leaflets on her behalf.

### **15 CONFIRMATION OF MINUTES OF MEETING HELD ON 13TH OCTOBER 2022**

The Minutes of the meeting held on 13<sup>th</sup> October 2022 were agreed and signed as a correct record.

### **16 PLANNING APPLICATIONS**

#### **16.1 CHELSFIELD**

**(22/02720/FULL1) - The Holding, Chelsfield Hill,  
Orpington, BR6 7SL**

Conversion of stable building to 3-bedroom dwellinghouse with associated parking and amenity space.

An oral representation was received from the applicant in support of the application. The applicant

explained/confirmed to Members that the application was not from a developer and the plan was to build a family home, with consideration to the surrounding Green Belt land.

An oral representation was received from Visiting Ward Member, Councillor Angela Page, with concerns raised on behalf of Chelsfield Park Residents Association. The concerns related to the site being within Green Belt area, issues for nature conservation and it being within an Area of Special Residential Character.

Members having considered the report, objections and representations **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report.

**Additional conditions as follows:**

- 1. Removal of existing hard surfacing prior to first occupation.**
- 2. Removal of existing extension element as shown on the plans prior to first occupation.**
- 3. New landscaping (hard and soft)**

**Remove condition 15 (Building Regulations M4(2) - accessible and adaptable dwellings).**

**16.2  
HAYES AND CONEY HALL**

**(22/03084/FULL6) - 1 Hartfield Road, West Wickham, BR4 9DA.**

The construction of a part side and rear first floor extension.

An oral representation was received at the meeting from a neighbour in objection to the application. Members were informed of concerns regarding the rear element of the plans and the subsequent effect on loss of light.

An oral representation was received on behalf of the applicants in support of the application. It was confirmed to Members that previous plans/proposals had been changed to satisfy previous recommendations and meet guidelines.

Ward Member, Councillor Alexa Michael, gave an oral representation highlighting concerns regarding the effect of the plans on the neighbouring property.

Members having considered the report, objections and representations **RESOLVED that the application be DEFERRED** without prejudice for the following reasons:

**To seek a reduction in the size of the first floor extension. To request calculations be provided by the applicant to indicate how No. 3 Hartfield Road would be impacted by loss of light and overshadowing.**

**16.3  
CHISLEHURST**

**(22/03120/ELUD) – 96 Imperial Way, Chislehurst, BR7 6JR.**

Change of use from use class C3 to C4 House of Multiple Occupation. LAWFUL DEVELOPMENT CERTIFICATE (EXISTING).

An oral representation was received from a neighbour in objection to the application.

A visiting Ward Member, Councillor Mike Jack, gave an oral representation to the Committee highlighting concerns in objection to the application.

Members of the Committee discussed the issue of whether the property was in use as an HMO prior to 1 September 2022 and whether documentary evidence provided by the applicant was sufficient to be accepted as confirmation.

Members having considered the report, objections and representations **RESOLVED that the application be DEFERRED** without prejudice for the following reasons:

**For further information as to whether the use commenced before 1<sup>st</sup> September 2022 and for copies of the applicant's evidence to be provided to Members.**

**16.4  
PLAISTOW**

**(22/05038/FULL1) - Burnt Ash Children and Family Centre, Burnt Ash Primary School, Rangefield Road, Bromley, BR1 4QX.**

Elevational alterations to existing premises (Burnt Ash Children and Family Centre) to replace windows to training room and reception area with patio doors.

Committee Members heard a statement from the Chairman, Councillor Alexa Michael, read on behalf of Ward Members Councillors Alisa Iqoe and Tony McPartlan, in support of the application.

Members having considered the report, objections and representations **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report.

**An informative is to be added to read:**

**The applicant should consider safety measures for the patio doors including appropriate glass and markings given the use of the site by young children.**

**17**

**CONTRAVENTIONS AND OTHER ISSUES**

NO REPORTS

**18**

**TREE PRESERVATION ORDERS**

NO REPORTS

The Meeting ended at 8.30 pm

Chairman