

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 22 June 2023

Present:

Councillor Simon Fawthrop (Chairman)

Councillors Jonathan Andrews, Mark Brock, Will Connolly, Sophie Dunbar, Kira Gabbert, Keith Onslow, Chris Price and Ryan Thomson

Also Present:

Councillor Nicholas Bennett J.P.

1 ELECTION OF CHAIRMAN

The Committee noted that both the Chairman and Vice-Chairman had sent their apologies.

Councillor Brock proposed that Cllr Simon Fawthrop be elected Chairman for the duration of the meeting. The motion was seconded by Councillor Gabbert, put to the vote and **CARRIED**.

RESOLVED: That Councillor Simon Fawthrop be elected Chairman for the duration of the meeting.

2 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies were received from Councillors Rowlands, Dean and Joel. Councillor Andrews attended as substitute for Councillor Rowlands and Councillor Gabbert attended as substitute for Councillor Dean.

3 DECLARATIONS OF INTEREST

None received.

4 CONFIRMATION OF MINUTES OF MEETING HELD ON 27TH APRIL 2023

The Minutes of the meeting held on 27th April 2023 were confirmed and signed as a correct record.

5 PLANNING APPLICATIONS

5.1 WEST WICKHAM (23/00990/TPO) - 7 Grosvenor Road, West Wickham, BR4 9PU

T1 Beech - Fell. T2 Beech - Fell. (SUBJECT TO TPO 793 (6.8.1992)).

An oral representation was received from a neighbour in support of the application to fell the trees and in objection to the recommendation for refusal. The Committee were informed of the impact of the trees upon the driveway surfaces and the overall dominance of the trees in respect of the property, The neighbour also explained the difficulties faced when trying to sell his property due to concerns regarding the trees.

Visiting Ward Member, Councillor Nicholas Bennett, gave an oral representation in support of the application to fell the trees, highlighting the neighbour's concerns. The Committee were also informed that following discussions with West Wickham Residents' Association, no objections to the tree felling were raised, with the trees being replaced with a more suitable variety.

Ward Councillor and Committee Member, Councillor Mark Brock, spoke to the Committee in support of the recommendation to refuse the tree felling. It was highlighted that these are healthy trees that make an important visual contribution to the local street scene. Furthermore, the recommendations for the trees to be reduced should be sufficient to alleviate the concerns raised.

Members having considered the report, objections and representations, **RESOLVED that CONSENT BE GIVEN IN PART** subject to the conditions stated in the report and that **CONSENT BE REFUSED IN PART** for the reasons stated in the report.

5.2 CHISLEHURST (23/01103/FULL6) - The Roses, Kemnal Road, Chislehurst BR7 6LT

Garage conversion into habitable room, double storey side extension and single storey rear extension and elevational alterations.

In a presentation given by Planning, the Committee were informed that the application had previously been refused, most recently in August 2022 and on appeal in February 2023.

The appeal was dismissed on grounds relating to the unacceptable risk of harm to the protected trees, which are considered to be of significant value to Chislehurst Conservation Area.

The Committee were also informed that additional arboriculture information had been submitted by the Agent in support of the application. However, the Council's Tree Officer confirmed the information is not sufficient to remove the objection and further construction close to/beneath a valuable tree should not be encouraged.

The Chairman, Councillor Fawthrop, confirmed to the Committee that a statement had been received from Chislehurst Ward Councillor, Councillor Mark Smith, confirming the Chislehurst Ward Councillors' agreement to the officers' recommendation for the application to be refused.

Members having considered the report, objections and representations, **RESOLVED** that the **APPLICATION BE REFUSED** for the reason outlined in the report as amended below:

- 1. The proposals would result in unacceptable harm to valuable trees on the site which are considered to be of significant public amenity value to the Chislehurst Conservation Area, and it would thereby fail to respect and incorporate into the design, existing landscape features that contribute to the character and appearance of Chislehurst Conservation Area contrary to Policies 37, 41, 43 and 73 of the Bromley Local Plan 2019.**

6 CONTRAVENTIONS AND OTHER ISSUES

NO REPORTS.

7 TREE PRESERVATION ORDERS

NO REPORTS.

The Meeting ended at 7.33 pm

Chairman