

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 25 January 2024

Present:

Councillor Alexa Michael (Chairman)
Councillor Christine Harris (Vice-Chairman)
Councillors Jonathan Andrews, Graeme Casey, Kira Gabbert,
Colin Hitchins, Ruth McGregor, Tony Owen and Mark Smith

42 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies received from Cllr Laidlaw.

43 DECLARATIONS OF INTEREST

None received.

44 CONFIRMATION OF MINUTES OF MEETING HELD ON 23RD NOVEMBER 2023

The Minutes of the meeting held on 23rd November 2023 were confirmed and signed as a correct record.

45 PLANNING APPLICATIONS

45.1 ST MARY CRAY

**(22/03652/FULL1) - 57 Star Lane, Orpington BR5
3LJ**

A presentation of the application was given by Planning in which Members were informed that the applicant seeks to address the current Enforcement Notice in place at this property by reducing the two-storey side extension and removing the staircase at the rear of the property.

Planners felt that the proposed alterations would mean a reduction in scale leading to a more positive impact on the street scene. There have been similar changes to neighbouring properties and the changes would have no adverse effects on neighbouring amenities.

In response to a question from a Member, Planning confirmed that, if approved, there would be conditions added regarding timescales for the work. Work would have to begin within four months and be completed within nine months.

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

**45.2
FARNBOROUGH &
CROFTON**

**(23/01743/FULL6) - 87 Southlands Avenue,
Orpington, BR6 9ND**

Members were informed that a letter of support for the application from Councillor Joel had been received and circulated. Two letters from the Agent containing background information had also been circulated.

Following a presentation from Planning, an oral representation in support of the application was received from the Agent. Members heard that it was felt the Enforcement Notice was disproportionate and unnecessary as the elderly applicants were unaware of the problems as they relied on third party advice and it has caused them anxiety and stress. The Agent confirmed that it was considered that the extension is proportionate to the property and is compatible with surrounding properties.

In response to a Member's question, the Agent confirmed that the overall height is only minimally over that allowed under Permitted Development.

During discussions it was agreed that the extension did seem proportionate and compatible with neighbouring properties, with similar extensions also noted. The fact that there had been no objections raised was noted.

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

