

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 8 February 2024

Present:

Councillor Peter Dean (Chairman)
Councillor Charles Joel (Vice-Chairman)
Councillors Mark Brock, Will Connolly, Sophie Dunbar,
Simon Fawthrop, Alexa Michael, Chris Price and Will Rowlands

20 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillor Onslow, and Councillor Michael attended as substitute. Apologies also received from Councillor Thomson.

21 DECLARATIONS OF INTEREST

There were no declarations of interest.

22 CONFIRMATION OF MINUTES OF MEETING HELD ON 12TH OCTOBER 2023

The Minutes of the meeting held on 12th October 2023 were agreed and signed as a correct record.

23 PLANNING APPLICATIONS

23.1 DARWIN

(22/04228/FULL6) - Jubilee Cottage Cudham Lane South Cudham Sevenoaks TN14 7PA

In a presentation given by Planning, Members heard that this was an application for the formation of an additional vehicular access to create a carriage driveway. Since the Report/Agenda was published, there had been an objection statement received from a neighbour. Ward Member, Councillor Andrews, was unable to attend the meeting but had provided a written statement expressing his concerns and considerations (circulated to Members and attending Officers prior to the meeting).

Members discussed the application, acknowledging that the site was on a busy and tricky road and that

the plan would make it safer for residents and traffic. It was stated that conditions could be added regarding the importance of using porous materials for the driveway. Concerns were raised regarding the effect of the proposal on the existing hedgerows and trees, with the suggestion that this was covered under an additional condition. The removal of Permitted Development Rights along the front of the property was also recommended should approval be given.

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

6. Should any tree or part of the hedge along the front boundary die, be removed or become seriously damaged or diseased as a result of the construction works it shall be replaced in the next planting season with another of similar size and species to that originally planted.

Reason: In order to comply with Policies 37, 73 and 74 of the Bromley Local Plan and in the interest of the visual amenities of the area.

7. The surface water drainage system indicated on the approved drawings shall be completed and permanently retained thereafter.

Reason: To ensure satisfactory means of surface water drainage and to accord with Policy SI13 of the London Plan and Policies 115, 116 and 117 of the Bromley Local Plan

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking and re-enacting this Order) no development permitted by Class A (gates, fences, walls etc) of Part 2 of Schedule 2 of the Order shall at any time be constructed on the site frontage without the prior approval in writing of the Local Planning Authority.

Reason: In the interest of road safety and to comply with Policies 32 and 37 of the Bromley Local Plan

9. The driveway hereby permitted shall include

the use of porous materials to ensure adequate drainage and reduce the risk of surface water run-off.

Reason: To ensure satisfactory means of surface water drainage and to accord with Policy SI13 of the London Plan and Policies 115, 116 and 117 of the Bromley Local Plan.

**23.2
DARWIN**

**(23/02241/PLUD) - 5 Leaves Green Crescent,
Keston BR2 6DN**

This application was for the siting of a caravan/ mobile home within the rear garden area of the existing property for purposes incidental to the enjoyment of the dwellinghouse as such (Lawful Development Certificate Proposed).

A presentation was given by Planning in which Members were informed that this application was originally discussed at the Plans 4 Sub-Committee meeting on 11th January 2024, but was deferred without prejudice for Officers to provide further information. These details included the legal definition of a mobile home/caravan, and to include relevant legislation, and case law.

Page 18 of the Report provides an update on the information requested, with Planners stating that the additional information did not warrant a change to the initial recommendation for the Certificate of Lawfulness to be granted.

It was highlighted to Members that an identical LDC application (22/04204/PLUD) was previously refused in April 2023 and was currently at the appeal stage. After assessing additional information provided by the applicants to address the reasons for refusal, the Council had decided not to contest the appeal case.

Since the Report/Agenda was published, there had been additional comments received in objection from a neighbour. Ward Member, Councillor Andrews, was unable to attend the meeting, but had provided a written statement expressing his concerns and considerations (circulated to Members and attending Officers prior to the meeting).

An oral representation in support of the application was then given by the applicant. It was stated that no

other considerations should be taken into account other than was the siting of the caravan lawful in this case, and the applicant expressed his frustrations at the Council's response to previous applications. The application should purely be a question of lawfulness and the applicant could see no law that existed to prevent the caravan being sited as per the application.

In response to a question regarding the location of a nearby tree with a TPO, the applicant confirmed that the siting of the caravan would not affect the tree.

The Legal Representative highlighted to Members that under an application for a Certificate of Lawfulness of proposed use or development, it is up to the applicant to specifically state the basis on which the determination should be made i.e., to confirm the proposed use for which a certificate is sought. Concerns that in the future an alternative use could take place cannot be used as the basis for making a decision. The applicant has not applied for the caravan to be used as a separate dwelling, but to be used as a music/hobby/study room, a digital mixing area with a bathroom and a store incidental to the use of the main house. The LDC would confirm the use for which it is applied and would be carefully drafted to refer to the specific use applied for.

During discussions, Members still expressed their concerns regarding whether in the future the caravan would be used for residential purposes. It was also mentioned that, if approved, an informative could be added regarding the TPO and how the caravan is brought in/sited.

Members having considered the Report, objections and representations, **RESOLVED** that a **LAWFUL DEVELOPMENT CERTIFICATE BE GRANTED** as recommended on the basis of the documents submitted with the application, **with the amended informative:**

The applicants should be aware that a separate TPO consent application should be submitted if there are any potential impacts on the protected oak tree (TPO 2874) including during assembly and siting of the caravan hereby permitted. If the applicant requires to prune the tree, details of this should be specified in a separate TPO consent application for further assessment.

**23.3
CRYSTAL PALACE &
ANERLEY**

**(23/02944/ADV - Crystal Palace Park, Thicket Rd,
Penge, SE20 8DT)**

Members were informed that the application was for 8 x non-illuminated information signs/donor recognition plates to be displayed on existing railings surrounding the lake and dinosaur sculptures in Crystal Palace Park.

Following the presentation from Planning, the Chairman stated that it was felt this was a straight-forward application with no objections and there should be no reasons for refusal.

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

**23.4
CHISLEHURST**

**(23/03457/FULL1) - Suite 6, Royal Parade Mews,
Chislehurst, BR7 6TN**

This Application was withdrawn from the Agenda prior to the meeting pending receipt of further information identified as necessary in order for the application to be considered.

**23.5
CRYSTAL PALACE &
ANERLEY**

**(23/03655/FULL1) - Betts Park, Croydon Rd,
Penge, SE20 8TJ**

The presentation from Planning informed Members that the application was for the installation of a cast stone obelisk with concrete core on an existing stone plinth, to create a monument of approximately 6m in height within Betts Park. The Friends of Betts Park applied for funding from the Council's Jubilee Fund to restore the historic monument. Page 106 of the Report explains the full reasons for the location of the monument.

Members agreed with the Chairman that there were no real grounds for refusal of the application.

Members having considered the Report, and representations, **RESOLVED** that **PERMISSION BE GRANTED** as recommended, subject to the

conditions set out in the Report.

23.6
ST MARY CRAY

**(23/04083/FULL6) - 51 Sweeps Lane, Orpington,
BR5 3PE**

Planners gave a presentation informing Members that the application was to reduce the height and depth of the existing extension to address the Enforcement Notice currently in place. The Enforcement Notice was issued in May 2022 and required the removal of the unauthorised extension.

During discussions, Members felt that the proposals were still too large with not too much change to the current extension and constituted an overdevelopment of the site.

Planners informed Members that the applicant previously had approval for an extension (now expired), and they were now attempting to bring the size down to a similar size to that which was previously approved.

In response to a Member's question regarding whether the application should be deferred to allow Planning Officers to visit the site to measure up etc, Planning stated that an Officer had already carried out a site visit.

Members voted on the motion to refuse the application on the basis of the bulk and size of the development, that it was out-of-keeping with the street scene and the impact on neighbouring amenities, but the motion was not carried.

Members having considered the Report, and representations, **RESOLVED** that the application **BE DEFERRED without prejudice to seek a reduction in size.**

23.7
**FARNBOROUGH &
CROFTON**

**(23/04349/FULL6) - Briarfield, Hazel Grove,
Orpington, BR6 8LU**

Planning confirmed that the application seeks permission for the demolition of the existing garage and garden room and the construction of a two storey side/rear extension, part two storey front extension plus additional single storey side extensions.

The development would also include the roof ridge height being raised with new crown top roof and central lantern to create loft conversion with rear dormers and side rooflights, and general elevational alterations and remodelling with extended driveway.

In an update Members were informed that two letters of support had been received since the Report/Agenda was published.

Ward Councillor and Committee member, Councillor Joel, had visited the site and confirmed that there were lots of houses of similar design within the area with the plans complementing the existing street scene.

The Chairman highlighted to Members that although this was a large proposal/development, it was set back from the road with little or no impact to neighbouring properties. The current property is of no significant heritage interest, the plans are in-keeping with surrounding properties and there have been no local objections to the plans.

In response to a question, Planning confirmed that the plan is for extensions and alterations to the current house. Some of the existing house is to be retained with substantial changes and extensions.

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

24

CONTRAVENTIONS AND OTHER ISSUES

NO REPORTS

25

TREE PRESERVATION ORDERS

NO REPORTS

The Meeting ended at 7.58 pm

Chairman