

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 11 January 2024

Present:

Councillor Simon Fawthrop (Chairman)
Councillor Will Rowlands (Vice-Chairman)
Councillors Felicity Bainbridge, Kathy Bance MBE, Peter Dean,
Charles Joel, Kevin Kennedy-Brooks, Keith Onslow and
Sam Webber

35 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

There were no apologies for absence.

36 DECLARATIONS OF INTEREST

Councillor Sam Webber declared an interest as a resident of Shrewsbury Road.

37 CONFIRMATION OF MINUTES OF MEETING HELD ON 9TH NOVEMBER 2023

The minutes of the meeting held on the 9th of November 2023 were agreed and signed as a correct record.

38 PLANNING APPLICATIONS

38.1 CLOCK HOUSE

(23/02120/FULL1) - Garages Adjacent 2 Shrewsbury Road, Beckenham.

This application was a proposed re-development of dis-used garages on land between 2-4 Shrewsbury Road, London, BR3 4DB, to provide one 3B5P dwelling, and one 3B4P dwelling, plus off street parking for three cars, with active EV chargers, landscaped private amenity areas, and a new dropped kerb. The application had been called in by Cllr Jeremy Adams on the basis that although the changes in this application were acknowledged, the scheme still represented a cramped back-land over development with harm to the character, neighbouring amenity and various highways/parking issues.

An oral objection from a neighbour was heard at the

meeting.

An oral representation in support of the application was also heard.

Oral representations in objection were received from Ward Councillor Jeremy Adams.

Members having considered the report, objections and representations **RESOLVED** that the application **BE REFUSED** for the following reason:

The proposed development constitutes over development where there is an unacceptable impact upon the character, appearance and context of the area by reason of scale, design, siting and the surrounding development pattern and spatial layout of the area. If permitted this would establish an undesirable pattern for similar piecemeal infilling in the area, resulting in a retrograde lowering of the standards to which the area is at present developed and have a serious and adverse effect on the visual amenity of the locality contrary to Policies 3, 4, 8 and 37 of the Bromley Local Plan and Policies D3, D6 and H2 of the London Plan and the NPPF (2021).

**38.2
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).

The officer recommendation was that the proposed use/development was lawful and that the certificate should be granted.

Members having considered the report, objections and representations, **RESOLVED that the application be DEFERRED**, without prejudice to any future consideration, to be considered at a future meeting.

REASON: To allow further information to be provided to councillors regarding the legal definition of a mobile home/caravan, and to include relevant legislation, and case law.

**38.3
ST MARY'S CRAY**

**(23/03189/FULL6) - 17 Chesterfield Close,
Orpington, BR5 3PQ**

Application removed pending the receipt of revised plans.

**38.4
CHISLEHURST**

**(23/03765/FULL6) - The Roses, Kemnal Road,
Chislehurst BR7 6LT**

This application was for a proposed garage conversion into a habitable room with the construction of a part one/two storey side/rear extension.

The application sat in the Conservation Area: Chislehurst.

Members, having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED** for the reasons and subject to the conditions and informatives set out in the report of the Assistant Director, Planning.

**38.5
PETTS WOOD AND KNOLL**

**(23/03919/FULL6) - 150 Kingsway, Petts Wood,
Orpington, BR5 1PU**

The proposal was for the erection of a brick piers with gates and a fence around the existing highway boundaries and was a retrospective application.

The application had been called in by Cllr Onslow on the basis that it was not compatible with being located in an Area of Special Residential Character.

Oral representations in support were heard from the applicant.

The officer recommendation was for Permission.

Members, having considered the report, objections and representations, **RESOLVED** that the application be **REFUSED** for the following reasons:

By reason of their siting, height and design, the boundary treatments would be out of keeping with the character and appearance of the Petts Wood Area of Special Residential Character, contrary to policies 37 and 44 of the Bromley Local Plan.

**38.6
BECKENHAM TOWN &
COPERS COPE;**

**(23/04047/NDFLAT) - Ribble Hurst, 45 The Avenue,
Beckenham, BR3 5EF.**

The application was for the proposed construction of additional floor with flat roof to provide 2 additional flats (2 no. 2 bedroom units) with associated landscaping works, 2 no. car parking spaces, refuse store and cycle storage lockers (56 day application under Class A, Part 20, Schedule 2 to the General Permitted Development Order, 2015 (as amended) with regards to transport and highways impacts, flooding risk, air traffic and defence assets impacts, contamination risks, external appearance of the building, provision of adequate natural light to habitable rooms, impact on existing and neighbouring residential amenities and impact on protected views).

The Application was recommended for Approval.

Members, having considered the report, objections and representations, **RESOLVED THAT PRIOR APPROVAL be GRANTED**, for the reasons and subject to the conditions and informatives set out in the report of the Assistant Director, Planning:

- (a) Details of a scheme to light the access drive and car parking areas hereby permitted shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of above ground works.**
- (b) The approved scheme shall be self-certified to accord with BS 5489 – 1:2003**
- (c) The lighting scheme as shall be implemented in full accordance with details submitted under Part (a) before the development is first occupied and the lighting shall be permanently retained thereafter.**

Reason: In order to comply with Policies 30 and 37 of the Bromley Plan in the interest of visual amenity and the safety of occupiers of and visitors to the development.

**38.7
BROMLEY TOWN;**

**(23/04405/FULL1) - Ravensleigh House,
Westmoreland Place, Bromley, BR1 1DS.**

The application was for the installation of two external condensers within a caged enclosure, and associated façade alterations including the replacement of a window with a louvre at first floor level and installation of a louvre at ground floor level and other associated works.

This application came to Committee as it was on Council owned land.

Members, having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED** for the reasons set out in the report.

The Meeting ended at 9.02 pm

Chairman