

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 17 January 2017

Present:

Councillor Katy Boughey (Chairman)
Councillor Douglas Auld (Vice-Chairman)
Councillors Kevin Brooks, William Huntington-Thresher,
Charles Joel, Alexa Michael, Angela Page and Stephen Wells

Also Present:

Councillors Russell Mellor and Angela Wilkins

20 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Alan Collins.

21 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

22 CONFIRMATION OF MINUTES OF MEETING HELD ON 17 NOVEMBER 2016

RESOLVED that the Minutes of the meeting held on 17 November 2016 be confirmed and signed as a correct record.

23 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

23.1 SHORTLANDS

(16/03549/FULL1) - 9 Rosemere Place, Shortlands, BR2 0AS

Description of application – Provision of Communal Entrance Gates and Lighting Bollards into Private Road (Rosemere Place).

Oral representations in objection to the application were received at the meeting. It was reported that comments from Ward Member, Councillor Mary Cooke, in objection to the application had been circulated to Members.

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

23.2
COPERS COPE

(16/03847/FULL1) - 1 St Clare Court, Foxgrove Avenue, Beckenham, BR3 5BG

Description of application – Conversion of roof space into a 2 bedroom self-contained flat, with dormer windows to the rear and flank elevation.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Russell Mellor, in objection to the application were received at the meeting. It was reported that further objections to the application had been received and photographs from the applicant had been received and circulated to Members. It was also reported that Members should take into consideration Policies H8 and H10.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with a further condition to read:-

“4. Before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) shall be provided at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the bicycle parking/storage facilities shall be permanently retained thereafter.

REASON: In order to comply with Policy T7 of the Unitary Development Plan and Policy 6.9 of the London Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.”

23.3
COPERS COPE

(16/03932/FULL1) - 9 St Clare Court, Foxgrove Avenue, Beckenham, BR3 5BG

Description of application – Conversion of basement storage into no1 bedroom flat.

Oral representations from Ward Member, Councillor Russell Mellor, in objection to the application were received at the meeting. It was reported that further objections to the application had been received and that Members should take into consideration Policies H8 and H10.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner.

23.4
SHORTLANDS

**(16/04022/FULL1) - Studio at Burgh Hill,
Kingswood Rd, Bromley, BR2 0HQ**

Description of application - Conversion of garage and studio below to form new one bedroom unit. Increase in roof height of existing garage, ground floor rear extension and provision of external courtyard area to ground floor. Elevational alterations.

It was reported that further objections to the application had been received.

Councillor Douglas Auld had visited the site and said that it was the smallest site he had visited in his ten years as a Member. The three garage site overlooked the rear of 48 Valley Road, with panoramic views of the properties beneath. In Councillor Auld's opinion The Fire Service would be unable to access Burgh Hill Drive due to its narrowness and at the rear the ground fell away which he described as upper and lower levels and said that the other two garages were reasonably well maintained and may be in use. Councillor Charles Joel agreed with Councillor Auld's comments.

Councillor William Huntington-Thresher referred to his knowledge of the local area and had parking concerns.

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

1. The proposal by virtue of the extension required in order to ensure that the dwelling is capable of meeting minimum amenity standards, the significant level of overlooking that would result for neighbouring properties in Valley Road and inadequate vehicular access and parking arrangements would give rise to a cramped overdevelopment of the site contrary to Policy 3.5 of the London Plan (2015) and Policies BE1, H7, T3, and T18 of the Unitary Development Plan (2006).

23.5
BROMLEY COMMON AND
KESTON

**(16/04250/FULL1) - 3 Cedar Crescent, Bromley,
BR2 8PX**

Description of application – Raised patio with steps to rear (PART RETROSPECTIVE).

Oral representations in support of the application were received at the meeting. It was reported that photographs from the applicant had been received and circulated to Members.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION**

be **GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with a further condition to read:-

“4. The existing flank boundary fences shall be maintained and permanently retained as such.

REASON: In the interests of protecting the amenity of adjoining neighbouring properties in compliance with Policy BE1 of the Unitary Development Plan.”

**23.6
CHISLEHURST
CONSERVATION AREA**

(16/04418/FULL1) - 27 Heathfield, Chislehurst, BR7 6AF

Description of application – Demolition of existing bungalow and erection of two storey 4 bedroom dwelling.

Oral representations in support of the application were received at the meeting. It was reported that a dismissed appeal decision dated 9 January 2017 had been circulated to Members together with photographs from the applicant.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration to seek a reduction in the depth of the single storey rear projection.

**23.7
CRYSTAL PALACE
CONSERVATION AREA**

(16/04635/FULL1) - Alan Hill Motors, Alma Place, Anerley SE19 2TB

Description of application - Demolition of existing structures and the construction of three dwellings, commercial floorspace, private and communal amenity areas, car parking, refuse and bicycle storage.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Angela Wilkins, in objection to the application were received at the meeting.

It was reported that further objections to the application had been received and Condition 7 had been omitted from page 96 of Chief Planner’s report. An offer letter dated 1 December 2016 from Summers Solicitors to purchase the site had been received and circulated to Members.

Councillor Wilkins recognised the need for housing but preferred the site to be retained for small light industrial business and was concerned that the applicant had not marketed the site adequately nor acknowledged that an offer to purchase had been

received. She referred to her local knowledge of the vicinity and had parking concerns.

Councillor Douglas Auld had visited the site and the access was very narrow. In his opinion the main garage building was structurally not sound and that all the buildings appeared tired.

Councillor Alexa Michael liked the proposed design and pointed out that business use would be replaced. Councillor William Huntington-Thresher referred to the Local Development Framework and said that Policy EMP5 had not been met.

Councillor Stephen Wells had noted an increase in the loss of light industrial units in the north of the Borough which prevented small companies to set up and grow and maintained that the principle of losing such sites should be avoided. He said that there was a strong argument for the site not to become residential as then the opportunity for commercial use had been lost.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration to seek further clarification on the marketing information of the site to ensure compliance with Policy EMP5 of the Unitary Development Plan.

23.8 BICKLEY

(16/04692/FULL6) - Eagleshurst Bickley Park Road Bickley Bromley BR1 2BE

Description of application – Two storey side extension, first floor side extension, front porch, elevational alterations, associated garden landscaping and balustrading and new front boundary fence (Amended front elevation).

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received. It was also reported that on page 108 of the Chief Planner's report, the last word and line 2 and first two words on line 3, 'and would not' should be removed. Also on page 109 the first paragraph should be amended to read, 'The new boundary treatment would be located adjacent to Bickley Park Road and follows the existing boundary treatments of the adjacent properties, given this, it is considered that the proposal would not have any significant impact on the neighbour's amenities in terms of loss of light, increase sense of enclosure or outlook.'

Members having considered the report, objections and representations, **RESOLVED that PERMISSION**

be GRANTED as recommended, subject to the conditions set out in the report of the Chief Planner.

**23.9
CHISLEHURST**

(16/04897/FULL6) - Greycot, Willow Grove, Chislehurst, BR7 5DA

Description amended to read, 'Demolition of existing carport and erection of single storey side extension and front boundary wall incorporating piers and railings and automated gate.

Oral representations in objection to the application were received at the meeting. A representation from the neighbour and additional information from the applicant had been received and circulated to Members.

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

**23.10
CLOCK HOUSE**

(16/05387/FULL1) - 43 Stembridge Road, Penge, SE20 7UE

Description of application – Single storey rear extensions, rear dormer extension and conversion of existing building to 1 two bedroom, 2 one bedroom and 1 one bedroom duplex flat.

Members having considered the report and objections, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner.

**23.11
DARWIN**

(16/05553/FULL1) - 378 Main Road, Biggin Hill, TN16 2HN

Description of application – Erection of a detached two storey three bedroom dwelling with associated car parking at front and new vehicular access on to main road.

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received. The Chairman referred to two previous planning appeals where the Inspectors' opinions varied with regard to the definition of the land but the Council defined the land as green belt.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner.

SECTION 3

(Applications recommended for permission, approval or consent)

23.12 BROMLEY TOWN

(16/05446/RESPA) - 3 Cobden Court Wimpole Close Bromley BR2 9JF

Description of application – Change of use of Class B1(a) office to Class C3 residential to form 3x1 bedroom units of the ground, first and second (56 day application for prior approval in respect of transport and highways, contamination and flooding risks under Class O part 3 of the GPDO).

Members having considered the report and objections, **RESOLVED that PRIOR APPROVAL be REQUIRED and GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner.

23.13 BROMLEY TOWN

(16/05698/RESPA) - 4 Cobden Court Wimpole Close Bromley BR2 9JF

Description of application – Change of use of Class B1 (a) Office to Class C3 residential to form 3 x 1 bedroom units on the ground, first and second floors (56 day application for prior approval in respect of transport and highways, contamination and flooding risk under Class O Part 3 of the GPDO).

It was reported that a letter of support had been received.

Members having considered the report and objections, **RESOLVED that PRIOR APPROVAL be REQUIRED and GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

The meeting ended at 8.55 pm

Chairman