

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 9 May 2017

Present:

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

Also Present:

Councillors Russell Mellor, Peter Morgan, Michael Turner and Angela Wilkins

28 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

All Members were present.

29 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

30 CONFIRMATION OF MINUTES OF MEETING HELD ON 16 MARCH 2017

RESOLVED that the Minutes of the meeting held on 16 March 2017 be confirmed and signed as a correct record.

31 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

31.1 COPERS COPE CONSERVATION AREA

(17/01039/ADV) - Land At Junction With High Street Rectory Road, Beckenham

Description of application – Externally illuminated flag pole sign.

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

SECTION 2

(Applications meriting special consideration)

31.2 CRYSTAL PALACE

(16/05881/FULL1) - 4 Pleydell Avenue, Anerley, London, SE19 2LP

Description of application – Construction of 2/3 storey 3-bed end of terraced dwelling.

Oral representations from Ward Member, Councillor Angela Wilkins, in objection to the application were received at the meeting. In Councillor Wilkins's opinion the proposed development would not improve the character of the area, would cause loss of daylight to the surrounding flats and had no storage provision for bicycles. The proposal also lacked a metre side space between the boundary and the rear gardens. Residents had previously voted for a controlled parking zone and she was concerned at the potential increase in parking.

It was reported that further objections to the application had been received similar to those listed in the Chief Planner's report and the Chief Planner's representative confirmed that the land had been classed as 'garden land'.

Councillors Douglas Auld and Alexa Michael also objected to the application being garden development and also an overdevelopment of the site right up to the boundary. It was noted that Highways Division raised no objections to the application.

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

1. The proposal would constitute a cramped development, out of character with the locality and detrimental to the residential amenities of neighbouring properties and contrary to Policies BE1, H7 and H9 of the Unitary Development Plan and Policy 7.4 of the London Plan.

31.3 WEST WICKHAM

(17/00256/FULL6) - 124 Copse Avenue, West Wickham, BR4 9NP

Description of application – Part 1/2 storey front/side/rear extensions to include elevational alterations. Roof alterations to form habitable space incorporating side dormers and rooflight.

Oral representations in objection to and in support of the application were received at the meeting. Additional information received from the applicant had been received and circulated to Members.

Councillors Douglas Auld and Alexa Michael had visited the site and appreciated that the applicant had tried to overcome the grounds of refusal to a previous application but they still had concerns.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration to seek **AMENDMENTS TO THE ROOF DESIGN and to LESSEN THE IMPACT OF THE EXTENSIONS ON 122 COPSE AVENUE.**

31.4
CRYSTAL PALACE

(17/00435/FULL1) - Land Adjoining Grace House, Sydenham Avenue, Sydenham, London

Description of application - Erection of 4 semi-detached houses with associated parking, landscaping and cycling and refuse storage.

Oral representations 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 similar to those listed in the Chief Planner's report.

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

31.5
KELSEY AND EDEN PARK

(17/00884/FULL6) - 250 Upper Elmers End Road, Beckenham, BR3 3HE.

Description of application – Elevational alterations and single storey extension to garage and conversion of resultant building to 2 bedroom annexe for use by a family member with disability.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT that THE RESIDENTIAL ANNEXE BE OCCUPIED ONLY BY DEPENDENT RELATIVE OF THE OCCUPIERS OF**

THE HOST DWELLING AT NO. 250 UPPER ELMERS END ROAD AND SHALL NOT BE SEVERED AT ANY TIME TO FORM A SEPARATE INDEPENDENT DWELLING BY CURRENT OR FUTURE OWNERS/OCCUPIERS OF THAT PROPERTY, as recommended, and subject to the conditions and informative set out in the report of the Chief Planner with a further condition and informative to read:-

“4. 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 building, structure or alteration permitted by Class A or E of Part 1 of Schedule 2 of the 2015 Order shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON: In order to prevent an overdevelopment of the site and to accord with Policies BE1 and H8 of the Unitary Development Plan.

INFORMATIVE 2: The applicant is advised to consider the internal layout of the proposed annexe in terms of provision of disabled facilities.”

SECTION 3

(Applications recommended for permission, approval or consent)

31.6 CRYSTAL PALACE

(16/05229/FULL1) - 130 Croydon Road, Penge, London, SE20 7YZ

Description of application amended to read, 'Construction of a four storey residential block comprising 8 two bedroom self-contained units with 4 car parking spaces, landscaping, cycle and refuse stores'.

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

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

31.7 PLAISTOW AND SUNDRIDGE

(17/00232/FULL6) - 6 Lawn Close, Bromley BR1 3NA

Description of application - Demolition of existing porch and erection of single storey front extension.

Oral representations from Ward Member, Councillor Peter Morgan, in objection to the application were received at the meeting. In Councillor Morgan's view the proposed development would impact on the front elevation of 7 Lawn Close and would be an overdevelopment of the site.

It was reported that further objections to the application had been received similar to those listed in the Chief Planner's report.

Councillor Douglas Auld had visited the site and referred to a split appeal decision dated 29 November 2016 regarding planning application 16/01247. He was not against a replacement porch but in his view, it should be no larger than the current porch. Councillors Katy Boughey and Alexa Michael also supported a replacement porch of the current size.

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

1. The proposed extension by reason of its siting and size would have a detrimental impact on the distinctive character of the area, the visual amenities of the street scene and the residential amenities of the occupiers of the neighbouring dwelling, thereby contrary to Policies H8 and BE1 of the Unitary Development Plan and Policy 7.4 of the London Plan.

**31.8
CHELSFIELD AND PRATTS
BOTTOM**

(17/00364/FULL1) - 2 Station Cottages, Station Approach, Chelsfield, Orpington BR6 6EU

Description of application – Erection of detached two storey 5 bedroom dwelling with integral double garage on land adjacent to 2 Station Cottages, and provision of 2 car parking spaces for use by 2 Station Cottages.

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

**31.9
PENGES AND CATOR**

(17/00398/DET) - 213 Kings Hall Road, Beckenham BR3 1LL

Description of application – Details of scale, appearance and landscaping of development granted planning permission on appeal (LBB ref. 15/04458/OUT) for the introduction of an access road and erection of three detached dwellings, each with a

double garage, parking and associated landscaping.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that further objections to the application had been received similar to those listed in the Chief Planner's report. Comments from Ward Member, Councillor Kathy Bance, and also on behalf of Councillors Peter Fookes and Kevin Brooks, were read. A summary of objections of neighbouring residents in Lennard Road and Kings Hall Road had been received and circulated to Members.

Councillor Kevin Brooks said that the proposed rooves did not match the area, the landscaping would take too long to establish and would not provide adequate screening and also the size of the proposed windows were too large. He said the local residents were prepared to work with the developer to achieve an improved design.

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 SIZE OF THE WINDOWS, PROPOSALS TO INCLUDE THE PLANTING OF MORE MATURE TREES, TO LENGTHEN THE ACOUSTIC FENCING AND TO RECONSIDER THE POSITION OF THE GATES.**

**31.10
MOTTINGHAM AND
CHISLEHURST NORTH**

**(17/00471/FULL6) - 220 Mottingham Road,
Mottingham, SE9 4SZ**

Description of application – Two storey side extension, single storey front extension and elevational alterations.

Oral representations in support of the application were received at the meeting.

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

**31.11
BIGGIN HILL**

**(17/00569/FULL6) - 144 Sunningvale Avenue,
Biggin Hill, TN16 3TW**

Description of application – Single storey side and rear extensions, formation of front porch, loft alterations to form habitable space incorporating side dormers and rooflights and associated elevational

alterations.

Oral representations in support of the application were received at the meeting. Photographs had been received from the applicant and circulated to Members.

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

**31.12
DARWIN CONSERVATION
AREA**

(17/00607/FULL1) - Trowmers, Luxted Road, Downe, Orpington BR6 7JS

Description of application – Detached dwelling with integral garage on land adjacent to Trowmers with vehicular access from Cudham Road (Revisions to permission ref 15/04895 comprising dormer extensions and a front gable to incorporate rooms within the roof).

Oral representations in support of the application were received at the meeting.

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

**31.13
SHORTLANDS
CONSERVATION AREA**

(17/00652/FULL1) - 93 Shortlands Road, Shortlands, Bromley. BR2 0JL.

Description of application – Part one/ two storey rear extension and single storey side/rear extension together with new front porch entrance and conversion of building to provide 2 one bedroom, 1 two bedroom and 1 three bedroom flats. Car parking to front, bin stores, cycle stores, amenity space and associated landscaping.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**31.14
COPERS COPE**

(17/00758/FULL1) - 9-10 St Clare Court, Foxgrove Avenue, Beckenham, BR3 5BG

Description of application – Conversion of basement storage into 1 bedroom flat (resubmission of planning application reference: 16/03932/FULL1).

Oral representations from Ward Member, Councillor Russell Mellor, in objection to the application were

received at the meeting. It was reported that this application should have been under Section 4 of the agenda, (applications recommended for refusal or disapproval of details).

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.

**31.15
FARNBOROUGH AND
CROFTON**

**(17/00816/FULL1) - 18 Gladstone Road, Orpington
BR6 7EA**

Description of application – Demolition of annexe and detached garage, and erection of detached two storey 3 bedroom dwelling with associated parking and cycle store at rear.

Oral representations in support of the application were received at the meeting.

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

**31.16
CHISLEHURST
CONSERVATION AREA**

**(17/00988/FULL1) - Jason, Yester Road,
Chislehurst, BR7 5HN**

Description of application – Extension to existing bungalow to form two semi-detached three storey dwellings with accommodation in roof space.

It was reported that the recommendation of the Chief Planner had been amended to read 'Permission'.

Members having considered the report and objections, **RESOLVED** that **PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with amendments to Conditions 15 and 30.

"15. Before any part of the development hereby permitted is first commenced that part of a sight line of 43m x 2.4m x 43m which can be accommodated within the site shall be provided in both directions at the junction with Yester Road and with the exception of trees selected by or on behalf of the Local Planning Authority no obstruction to visibility shall exceed 0.6m in height in advance of this sight line, which shall be permanently retained as such.

REASON: In order to comply with Policy T18 of the Unitary Development

Plan and to ensure that the proposal does not prejudice the free flow of traffic and conditions of general safety along the adjoining highway.

30. The development hereby permitted shall not commence until the Local Planning Authority has been supplied with evidence that a legal entitlement has been acquired to provide and maintain the sight line required by condition 15 over that part of the site that is currently not in the ownership of the applicant.

REASON: In order to comply with Policy T18 of the Unitary Development

Plan and in the interests of highway safety.”

**31.17
COPERS COPE**

(17/01115/FULL1) - 5-8 St Clare Court, Beckenham, BR3 5BG

Description of application – Conversion of roofspace into a two bedroom self-contained flat.

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.

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

**31.18
PLAISTOW AND
SUNDRIDGE**

(17/01122/FULL1) - 87 Oak Tree Gardens, Bromley, BR1 5BE.

Description of application - Demolition of 89 and 91 Oak Tree Gardens and erection of 6 two storey 3 bedroom houses comprising of 3 pairs of semi-detached houses. Erection of single garage for No. 87; associated access, parking, landscaping, cycle storage, refuse and recycling provision.

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

Prior to the meeting the agent had sent an email to Members in support of the application that included confirmation from their client of his intention to withdraw the current planning appeal for application 16/04446/FULL1 if permission were granted and the agent reconfirmed their client's intention at the meeting.

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

SECTION 4

(Applications recommended for refusal or disapproval of details)

31.19 COPERS COPE

(17/00170/FULL1) - Footzie Social Club, Station Approach, Lower Sydenham, London, SE26 5BQ

Description of application – Demolition of the existing buildings and redevelopment of the site by the erection of a four to eight storey (+ basement) development comprising 229 residential units (118 one bedroom; 103 two bedroom and 8 three bedroom) together with the construction of an estate road and ancillary car and cycle parking and the landscaping of the east part of the site to form open space accessible to the public.

Oral representations from Ward Member, Councillor Russell Mellor, in objection to the application were received at the meeting. Councillors Russell Mellor and Stephen Wells complemented the report writer for its excellence.

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.

The Meeting ended at 9.20 pm

Chairman