

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 22 June 2017

Present:

Councillor Lydia Buttinger (Chairman)
Councillor Michael Turner (Vice-Chairman)
Councillors Nicky Dykes, Simon Fawthrop, Russell Mellor,
Tony Owen, Richard Scoates and Richard Williams

Also Present:

Councillors Douglas Auld

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Peter Dean.

2 DECLARATIONS OF INTEREST

Councillor Simon Fawthrop declared a non-pecuniary interest in Item 4.2 as he pays a subscription to Wickham Common Residents' Association.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 27 APRIL 2017

RESOLVED that the Minutes of the meeting held on 27 April 2017 be confirmed and signed as a correct record.

4 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

4.1 HAYES AND CONEY HALL

(16/00931/ADV) - Land fronting 48 - 52 Hayes Street, Bromley

Description of application – Freestanding, non-illuminated advert sign.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

SECTION 2

(Applications meriting special consideration)

**4.2
HAYES AND CONEY HALL**

(17/01298/FULL6) - 30 Gates Green Road, West Wickham BR4 9JW

Description of application – Single storey front extension and elevational alterations
RETROSPECTIVE APPLICATION.

Oral representations in objection to the application were received at the meeting.

The Chairman and Councillor Richard Williams supported the application.

Councillor Richard Scoates objected to the application and referred to the previous application reference 16/02148 that was dismissed at appeal and, in particular, the comments made by the Inspector. Councillor Simon Fawthrop also objected to the application.

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

1. The proposal would be harmful to the visual amenities and appearance of the street scene and out of character with the surrounding area hereby contrary to Policies BE1 and H8 of the Unitary Development Plan and Policies 7.4 and 7.6 of The London Plan.

IT WAS FURTHER RESOLVED that **ENFORCEMENT ACTION** be **AUTHORISED** to **SECURE THE REMOVAL OF THE UNAUTHORISED PARTS OF THE DEVELOPMENT**.

**4.3
SHORTLANDS**

(17/01390/OUT) - 44 Cumberland Road, Shortlands, Bromley, BR2 0PQ

Description of application – Demolition of the existing residential 2 storey dwelling and erection of one block containing 6 residential units with associated access, 6 parking spaces, refuse store and cycle storage (Outline application).

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 with a further condition to read:-

“16. The development hereby permitted shall be no more than 8.7 metres in height above the slab level to

be approved under condition 3.

REASON: In order to protect the character and appearance of the surrounding area and the amenity of neighbouring residents and to comply with Policies BE1 and H7 of the Unitary Development Plan.”

SECTION 3

(Applications recommended for permission, approval or consent)

4.4 HAYES AND CONEY HALL

(17/00609/FULL1) - 20 Chilham Way, Hayes BR2 7PR

Description of application - Single storey shed in rear garden for storage purposes in connection with the commercial use.

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

4.5 PLAISTOW AND SUNDRIDGE

(17/00620/FULL6) - 36 Avondale Road, Bromley, BR1 4EP

Description of application – First floor side extension, two storey rear extension and roof alterations to incorporate rooflights.

Oral representations in support of the application were received at the meeting. Ward Member, Council Michael Turner, objected to the application being an over development that would affect the surrounding area.

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

1. The proposed extensions, by reason of their size, bulk and lack of subservience would be over-dominant and out of scale with the existing dwelling, harmful to its character and appearance and contrary to Policies BE1 and H8 of the Unitary Development Plan (2006) and Supplementary Planning Guidance No 1 General Design Principles and No 2 Residential Design guidance.

4.6 HAYES AND CONEY HALL

(17/00829/ADV) - 20 Chilham Way, Hayes BR2 7PR

Description of application – Internally illuminated fascia 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.

**4.7
PLAISTOW AND
SUNDRIDGE**

(17/01013/FULL6)- 16 New Street Hill, Bromley, BR1 5AU

Description of application - Two storey side and single storey rear extension.

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 and informative set out in the report of the Chief Planner.

**4.8
PETTS WOOD AND KNOLL**

(17/01145/FULL6) - 75 Mayfield Avenue, Orpington, BR6 0AH.

Description of application – Roof alterations to include rooflights to provide habitable accommodation in roofspace, first floor rear and single storey front extensions and two storey side extension.

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

Supplementary information and photographs had been received from the objector and circulated to Members.

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 BULK AND MASS OF THE EXTENSIONS.**

**4.9
BICKLEY
CONSERVATION AREA**

(17/01196/RECON) - 3 Sundridge Avenue, Bromley, BR1 2PU

Description of application – Variation of Conditions 3 and 5 pursuant to planning permission ref. 13/01321 granted at appeal for demolition of existing dwelling and erection of three 5 bedroom two storey detached dwellings with accommodation in roofspace and associated landscaping and parking arrangements to allow for block paving driveways to all plots and timber/sleeper retaining wall (max height 2.7m) to flank elevation of Plot 3.

Oral representations in objection to and 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 set out in the report of the Chief Planner.

**4.10
CRAY VALLEY EAST
CONSERVATION AREA**

(17/01264/FULL6) - 13 Riverside Close, Orpington, BR5 3HJ

Description of application – Detached timber outbuilding.

Oral representations in objection to and in support of the application were received at the meeting. Neighbours had been re-notified of the amended plans and further six objections and twenty-two comments in support of the application had been received, details of which repeated comments contained in the Chief Planner's report. The applicant had also submitted further supporting information and photographs that had been circulated to Members.

Councillor Simon Fawthrop had spoken to this application at the meeting of Plans Sub-Committee 4 on 25 May 2017 when the application had been deferred by Members and, in his view, it was still an overdevelopment.

The Chairman had also spoken at that meeting and referred to the Inspector's comments at a previous appeal regarding Urban Open Space policy and whilst she appreciated there had been a reduction in the proposed outbuilding, in her view, it was insufficient and would affect the visual amenity of other local residents.

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

1. The proposed outbuilding, by reason of its size and position, serves to undermine the open visual qualities of the estate layout, is harmful to the Urban Open Space designation and fails to preserve or enhance the character and appearance of the St Paul's Cray Conservation Area, contrary to Policies BE1, G8 and BE11 of the Unitary Development Plan.

**4.11
CLOCK HOUSE**

(17/01634/FULL1) - St Michael and All Angels Church, Ravenscroft Road, Beckenham, BR3 4TP.
Description of application – Construction of three 3 bedroom dwellings fronting Ravenscroft Road with associated car parking spaces, landscaping and refuse storage.

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.

**4.12
SHORTLANDS
CONSERVATION AREA**

(17/01711/FULL6) - 39 Hayes Way, Beckenham, BR3 6RJ

Description of application – Part one/two storey side and rear extension to include first floor side dormer.

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

Further information had been received from the applicant 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.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**4.13
KELSEY AND EDEN PARK**

(17/01845/FULL6) - 33 Greenways, Beckenham, BR3 3NQ

Description of application – Single storey rear and first floor side extensions.

Oral representations in objection to and in support of the application were received at the meeting. Further information and photographs had been received from the applicant and objector and circulated to Members. It was reported that Ward Member, Councillor Peter Dean, objected to the application for the same reasons that the previous application had been refused.

Councillors Richard Scoates and Simon Fawthrop objected to the proposed bulk that would affect the street scene.

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 8.15 pm

Chairman