

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 6 July 2017

Present:

Councillor Katy Boughey (Chairman)
Councillor Douglas Auld (Vice-Chairman)
Councillors Kevin Brooks, Samaris Huntington-Thresher,
Alexa Michael, Keith Onslow, Colin Smith and Tim Stevens

1 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

2 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors William Huntington-Thresher and Charles Joel and Councillors Keith Onslow and Tim Stevens attended as their substitutes respectively.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 9 MAY 2017

RESOLVED that the Minutes of the meeting held on 9 May be confirmed and signed as a correct record.

4 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

4.1 HAYES AND CONEY HALL

(17/01047/FULL6)- 106 Birch Tree Avenue, West Wickham, BR4 9EL

Description of application – Alterations to existing side dormer (Retrospective Application).

Oral representations in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 14 June 2017.

Councillor Alexa Michael and Councillor Douglas Auld had supported deferment of the application at the meeting of Plans Sub-Committee 1 held on 13 June 2017 and although they acknowledged the applicant

had met the reasons for the deferral, in their view, the proposed development was still over dominant and out of character with other houses in the street scene. In 2016 the Planning Inspectorate had dismissed planning appeals at numbers 42 and 138 Birch Tree Avenue and Councillor Auld referred to those reasons for dismissal.

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 with the following Informative to read:-

INFORMATIVE: You are advised that enforcement action has been authorised in respect of some or all of the development subject of this planning decision and you should contact the Planning Investigation Team on 020 8461 7730 or by email to planningappeals@bromley.gov.uk to discuss what you need to do to avoid formal action by the Council.

It was **FURTHER RESOLVED** that **ENFORCEMENT ACTION** be **AUTHORISED** to **SECURE THE REMOVAL OF THE DORMER**.

4.2 CRAY VALLEY EAST

(17/01224/FULL1) - Land adjacent 24 Chesterfield Close, Orpington, BR5 3PQ

Description of application – Detached two storey building comprising 4 one bedroom flats with front and side balconies, 5 car parking spaces, vehicular access from Sweeps Lane and cycle and refuse stores.

Oral representations in support of the application were received at the meeting. An email from Ward Member, Councillor Chris Pierce, in objection to the application was read which was also supported by Councillor Angela Page. A letter in support of the application from the agent had been received and circulated to Members.

Planning application 16/00444 for a block of six flats had been refused and dismissed at appeal in September 2016 and the Chairman acknowledged that the application had been reduced to four flats. In her view the site was developable but she objected to the over dominant appearance at the corner of Sweeps Lane and the proximity to the boundary. Councillor Michael referred to the Planning Inspector's comments on page 22 of the Chief Planner's report and, in her view, the application had not overcome

these.

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.

**4.3
CRYSTAL PALACE
CONSERVATION AREA**

**(17/01315/FULL1) - 33 Cintra Park, Anerley,
London, SE19 2LQ**

Description of application amended to read,
“Conversion of an existing dwelling house into 4 flats (3 x 2 bed flats and 1 x1 bed flat) together with a three storey infill extension to the rear over the lower ground, ground and first floors and rear dormer extension.”

The Chief Planner’s representative circulated a report update to Members which referred to page 37 of the Chief Planner’s report and replaced the wording of paragraph 3 under the heading, ‘Amenity Space’, to read:-

“In terms of amenity space adequate private amenity space should also be provided with a minimum of 5 square metres of private outdoor space for 1-2 person dwellings and an extra 1 square metres should be provided for each additional occupant. The basement and ground floor units will have access to private gardens 41.3m² for Flat 1 and 45m² for flat 2. Flats 3 and 4 will have separate private provision in the form of balconies of 6m² for flat 3 and 6.5m² for Flat 4. It is also noted that there are a number of parks (Westow Park and Crystal Palace Park). It is therefore considered that the provision of amenity space is acceptable at this location.”

The officer recommendation remained as set out in the Chief Planner’s report. A statement in support of the application from the agent had been received and circulated to Members.

The application proposed to extend a substantial house in a conservation area with bulky extensions at the rear that would not be visible from the road. Councillor Auld had visited the site at 2 pm that afternoon and had been unable to park and he referred to Highways original pre-application consultation that one a parking space should be provided per flat equating to a total of 4 spaces and objected to the application. Councillor Kevin Brooks agreed with Councillor’s Auld’s comments and also objected to the application.

Members were minded that, if provision of off-street parking had been proposed, then they may not have objected to the application.

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

1. No off-street car parking facilities are provided within the curtilage of the site and the proposed conversion of a single dwelling into four flats would therefore generate an unacceptable increase in the demand for on-street car parking and result in congestion, prejudicial to the free flow of traffic and conditions of general safety along in the highway. The proposal would therefore be contrary to Policies T3 and T18 of the Unitary Development Plan.

4.4 KELSEY AND EDEN PARK

(17/01579/FULL1) - Eden Parade, Eden Road, Beckenham, BR3 4AU.

Description of application - Demolition of six lock-up units and garages and erection of 4 three bedroom and 1 one bedroom terraced houses over 2/3 storeys with associated landscaping, parking and refuse stores.

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

Councillor Auld had visited the site and looked to the applicant for assurance that the proposed Construction Plan would be managed carefully to address the narrowness of the road and take into account the increased heavy vehicles and traffic flow during the construction process.

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 an amendment to Conditions 4 and 9 to read:-

“4. Details of all external materials, including roof cladding, wall facing materials and cladding, window glass, door and window frames, decorative features, rainwater goods and paving where appropriate, shall be submitted to and approved in writing by the Local Planning Authority prior to commence of any development above ground level. The development shall be carried out in accordance with the approved details.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the

appearance of the building and the visual amenities of the area.

9. The vehicular access details and turning area hereby approved shall be completed before any part of the development hereby permitted is first occupied. There shall be no obstruction to visibility in excess of 0.9 metres in height within the approved splays except for trees selected by the Authority and which shall be permanently retained.

REASON: In the interest of pedestrian and vehicular safety and to comply with Policy T18 of the Unitary Development Plan and Policy 6.12 of the London Plan.”

**4.5
HAYES AND CONEY HALL**

(17/01937/FULL6) - 120 Birch Tree Avenue, West Wickham, BR4 9EL

Description of application – Roof alterations to incorporate the construction of a side dormer.

Members objected to the application as it had not overcome the previous grounds for refusal.

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

**4.6
CHISLEHURST**

(17/02142/FULL1) - Red Hill Primary School, Red Hill, Chislehurst, BR7 6DA

Description of application – Single storey extension comprising of a nurture room and toilets to provide additional educational services to existing pupils.

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.

SECTION 3

(Applications recommended for permission, approval or consent)

**4.7
PETTS WOOD AND KNOLL**

(17/01154/FULL6) - 21 Ladywood Avenue, Petts Wood, Orpington, BR5 1QJ

Description of application - First floor infill extension to the side and associated roof alterations and increase in height of existing garage roof to incorporate a new en suite at first floor, single storey rear extension, two velux windows to the rear roofslope four velux windows to the side roofslope and new window in the side elevation serving the kitchen.

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

**4.8
CRAY VALLEY WEST**

**(17/01600/FULL6) - 116 Beddington Road,
Orpington, BR5 2TE**

Description of application – Part one/two storey side/rear extension, roof alterations incorporating increase in ridge height, dormers to rear and rooflights to front and bay window to front.

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

**4.9
SHORTLANDS
CONSERVATION AREA**

**(17/01653/RECON) - 95 Shortlands Road,
Shortlands, Bromley, BR2 0JL**

Description of application – Variation of Condition 2 of planning permission reference 17/00093/FULL6 (removing permitted development rights for all developments and minor operations within the curtilage of the dwellinghouse) so that permitted development rights are retained for the construction of any building of enclosure within the curtilage of the dwelling (Class E); any hard surface which is incidental to the dwelling (Class F); any chimney or flues (Class G); and any microwave antenna (Class H) of Part 1, and all minor operations under Part 2 of the Town and Country Planning (General Permitted Development) Order 2015.

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

The application sought a variation of Condition 2 of permission reference 17/00093/FULL6 that was permitted in March 2017. The Chairman said that Condition 2 of that permission had been included to avoid an overdevelopment of outbuildings on the site. The withdrawal of permitted development rights did not prevent an applicant from applying for planning permission for outbuildings in the usual way.

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

1. In view of the amount of development already undertaken at the property the proposed reinstatement of permitted development rights would

lead to an overdevelopment of this prominent corner site, which would be detrimental to the visual and residential amenities of the area, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan.

**4.10
SHORTLANDS**

(17/01659/FULL6) - 11 Top Park Beckenham, BR3 6RU

Description of application – First floor side extension, conversion of garage to habitable accommodation and front porch.

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.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**4.11
HAYES AND CONEY HALL**

(17/01724/FULL6) - 67 Hayes Wood Avenue, Hayes, Bromley, BR2 7BQ

Description of application – Loft conversion with roof alterations to include hip to gable extension with rear dormer, and front/side dormer. **RETROSPECTIVE APPLICATION**

Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** as recommended for the reason set out in the report of the Chief Planner with an informative to read:-

INFORMATIVE: You are advised that enforcement action has been authorised in respect of some or all of the development subject of this planning decision and you should contact the Planning Investigation Team on 020 8461 7730 or by email to planningappeals@bromley.gov.uk to discuss what you need to do to avoid formal action by the Council.

It was **FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO SECURE THE REMOVAL OF THE DORMER.**

The Meeting ended at 7.50 pm

Chairman