

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 20 July 2017

Present:

Councillor Simon Fawthrop (Vice-Chair, in the Chair)
Councillors Lydia Buttinger, Nicky Dykes, Robert Evans,
Kate Lymer, Neil Reddin FCCA and Melanie Stevens

Also Present:

Councillors Charles Rideout QPM CVO

5 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from the Chairman, Councillor Richard Scoates. Councillor Simon Fawthrop acted as Chairman for the meeting.

An apology for absence was also received from Councillor Michael Turner; Councillor Robert Evans attended as substitute.

6 DECLARATIONS OF INTEREST

No declarations of interest were received.

7 CONFIRMATION OF MINUTES OF MEETING HELD ON 25 MAY 2017

RESOLVED that the Minutes of the meeting held on 25 May 2017 be confirmed and signed as a correct record.

8 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

8.1 BICKLEY

**(17/01338/FULL6) - 17 The Spinneys, Bickley,
Bromley BR1 2NT**

Description of application – Part 1/2 storey side/rear extension.

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

It was reported that a statement from neighbours in objection to the application 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.

**8.2
BROMLEY COMMON AND
KESTON**

**(17/01780/RECON) - 2A Jackson Road Bromley
BR2 8NP**

Description of application – Variation of Condition 2 of planning permission ref 14/02458/VAR (single storey rear extension for use as a separate shop (A1 use class) and installation of associated shop front) to extend hours of operation to Monday-Wednesday: 08.45-18.30 hours; Thursday-Friday: 08.45-19.00 hours; Saturday: 08.30-18.00 hours; Sunday: 10.30-15.00 hours; Bank Holidays: 10.30-15.00 hours.

Members having considered the report and objections, **RESOLVED that the application BE DEFERRED without prejudice to any future consideration, to seek alteration of the proposed hours of use to 08:45 – 18:30 Monday to Friday; 08:30 - 18:00 Saturday and removal of any opening hours for Sundays and Bank Holidays. IT WAS FURTHER RESOLVED that PERMISSION WILL BE GRANTED under delegated authority if the amended hours of use are agreed to by the applicant; the condition concerning temporary consent would also be removed. Should the applicant not agree to the amended hours of use, the application will be REFUSED.**

**8.3
CHISLEHURST**

**(17/01782/FULL6) - 66 Greenway,
Chislehurst BR7 6JF**

Description amended to read – Detached outbuilding at rear for use as a fitness studio for pilates and sport massage (part-retrospective).

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

1 The use of the outbuilding as proposed would be out of character with the residential nature of the area and harmful to the amenities of the neighbouring residential properties, thereby contrary to Policy BE1 of the Unitary Development Plan.

SECTION 3

(Applications recommended for permission, approval or consent)

**8.4
COPERS COPE**

(17/00624/OUT) - 56A Foxgrove Road, Beckenham BR3 5DB

Description of application – Demolition of existing block of 6 flats and garage block and construction of three/four storey block of 18 flats with car parking and landscaping (OUTLINE APPLICATION).

Written representations from Ward Member Councillor Russell Mellor, were reported and circulated to Members.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 LEGAL AGREEMENT** as recommended and subject to the conditions and informatives set out in the report of the Chief Planner. The following condition and informative were also added:-

25 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and re-enacting this Order), no building, structure or alteration permitted by Class A, B or C of part 2 (Minor Operations) of Schedule 2 of the 2015 Order (as amended), shall be erected or made within the curtilage(s) of the building(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

Reason: In order to comply with Policies H7 and BE1 of the Unitary Development Plan and to prevent overdevelopment of the site.

Informative

Please be advised that no less than 21 car parking spaces should be provided in accordance with Drawing No. 1000 Rev C.

**8.5
PETTS WOOD AND KNOLL**

(17/00918/FULL6) - 13 Oakhill Road, Orpington

Description of application – Single storey front, side and rear extension and first floor side extension.

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 with the addition of a further two conditions to read:-
5 Details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

6 The ridge height of the first floor side extension hereby permitted shall be a minimum of 1.9 metres below the ridge height of the main roof of the existing dwelling.

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 H8 of the Unitary Development Plan.

**8.6
PLAISTOW AND
SUNDRIDGE**

(17/01802/FULL6) - 73 Hillcrest, Bromley BR1 4SA

Description of application – Demolition of existing garage to side and erection of two storey side and rear extension.

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.

**8.7
MOTTINGHAM AND
CHISLEHURST NORTH**

(17/01823/FULL6) - 41 Chilham Road, Mottingham, London SE9 4BE

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

Oral representations from Ward Member Councillor Charles Rideout in objection to the application were received at the meeting.

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

1 The proposed two storey side extension, by reason of its size, height and prominent location, would result in an overdevelopment of the site which is out of character and scale with neighbouring properties and would disrupt the established pattern of development within which the property lies, resulting in an incongruous addition to the street scene, thereby

contrary to Policies BE1 and H8 of the Unitary Development Plan, the Council's adopted Supplementary Planning Guidance 1: General Design Principles and Supplementary Planning Guidance 2: Residential Design Guidance and the National Planning Policy Framework.

**8.8
HAYES AND CONEY HALL**

**(17/02099/FULL6) - 9 Farm Close, West Wickham
BR4 9JL**

Description of application – First floor side/rear extension.

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.

**8.9
SHORTLANDS**

**(17/02167/FULL1) - 1 The Glen, Shortlands,
Bromley BR2 0JB**

Description of application – Elevational alterations including side porch canopy and conversion from single dwelling to 2 self-contained houses (1 x 4 bed and 1 x 1 bed).

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

**8.10
COPERS COPE**

**(17/02283/FULL1) - Worsley Bridge Junior School,
Brackley Road, BR3 1RF.**

Description of application – Construction of a freestanding outdoor learning shelter.

Written representations from Ward Member Councillor Russell Mellor were reported and circulated to Members.

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.

**8.11
BICKLEY**

**(17/02420/FULL6) - 6 Woodside Road, Bickley,
Bromley BR1 2ES**

Description of application – Demolition of existing garage to form part one/two storey side extension.

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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.

The meeting ended at 7.28 pm

Chairman