

PLANS SUB-COMMITTEE NO. 2

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

Present:

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

Also Present:

Councillors Julian Benington, Peter Fookes, Colin Smith and
Michael Tickner

5 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Richard Williams and Councillor Angela Wilkins attended as his substitute.

6 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

7 CONFIRMATION OF MINUTES OF MEETING HELD ON 22 JUNE 2017

RESOLVED that the Minutes of the meeting held on 22 June 2017 be confirmed and signed as a correct record.

8 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

8.1 BIGGIN HILL CONSERVATION AREA

(17/02617/LBC) - St Georges Chapel, Main Road, Biggin Hill TN16 3EJ

Description of application – Repair work to front boundary railings and set of gates.

Oral representations from Ward Member, Councillor Julian Benington, in support of the application were received at the meeting. It was reported that no objections to the application had been received. Members having considered the report and representations, **RESOLVED that LISTED BUILDING**

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

“2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.”

Reason: In order to comply with Policy BE1 and BE8 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

SECTION 2

8.2 COPERS COPE

(Applications meriting special consideration)

(15/02616/FULL1) - Crystal Palace F.C. Training Ground, Copers Cope Road, Beckenham

Description of application – Demolition of various single storey office and associated buildings and erection of a new two storey extension to the existing main pavilion building, together with the rationalisation and enlargement of the parking areas.

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

Councillor Tickner supported the Club but in his view the proposed development was an inappropriate overdevelopment due to mass and bulk on Metropolitan Open Land with insufficient parking and contrary to Policy G2 of the Unitary Development Plan and Policies 7.16, 7.17, 7.18 of the London Plan. In his view there were no special circumstances and he referred to pages 11 to 15 of the Chief Planner’s report that listed ninety two issues of concern raised by local residents.

A letter from the Chief Executive of Crystal Palace Football Club in support of the application had been received and circulated to Members. A further letter of support had also been received.

Councillor Mellor objected to the application and confirmed the site was designated MOL land in the Draft Local Plan which was of material consideration. He agreed with Councillor Tickner that the proposed development was an overdevelopment, inappropriate on MOL Land, and there were no very special

circumstances and its mass was contrary to the spatial standards of North Copers Cope area. He said that a comparison to other Premier League grounds was also inappropriate.

Councillors Fawthrop and Owen 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 result in inappropriate development on Metropolitan Open Land as a result of the overdevelopment of the site by way of the massing and bulk of the proposed extension, coupled with the extension to the parking area, which would result in a loss of openess, detrimental to the character, spatial standards and appearance of this area, of which no very special circumstances exist, thereby contrary to Policy G2 and BE1 of the Unitary Development Plan and Policy 7.4 and 7.17 of the London Plan.

8.3 HAYES AND CONEY HALL

(16/03045/FULL1) - Fullers Wood, Nash Lane, Keston

Description of application – Single storey wooden shed for storage of work tools and to provide shelter while maintaining woodland.

It was reported that an additional comment had been received on 16 August 2017.

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.

8.4 PENGE AND CATOR

(17/01837/FULL1) - 81A High Street, Penge, London SE20 7HW

Description of application - Part one/part two storey rear extension and formation of one bedroom split level flat at 81 High Street, SE20 7HW.

Oral representations from Ward Member, Councillor Peter Fookes, in objection to the application were received at the meeting. He referred to the long planning history to this site and four dismissed appeals and objected to the potential loss of daylight to 83 High Street.

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

1. The proposal is considered detrimental to the amenities enjoyed by the occupants of No. 83 High Street by reason of loss of daylight, prospect and visual impact, therefore contrary to Policy BE1 of the Unitary Development Plan and Policies 7.4 and 7.6 of the London Plan.

**8.5
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

**(17/02457/RECON) - 51 Forest Drive, Keston
BR2 6EE**

Description of application – Variation of Condition 2 of planning permission ref: 16/02135/FULL1 for 'Demolition of existing house and construction of a two storey five bedroom detached dwellinghouse', in order to allow amended drawings to accommodate the construction of two obscure glazed dormer windows in the northern side roof slope.

Oral representations in objection to and in support of the application were received at the meeting. Comments from Ward Member, Councillor Stephen Carr, in objection to the application were reported 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 CLARIFICATION AS TO WHETHER THE DORMER WINDOWS ARE OBSCURELY GLAZED AND FIXED SHUT BELOW A HEIGHT OF 1.7 METRES FROM FLOOR LEVEL** and, if standards are met, the application would be determined under Chief Planner's delegated authority with a recommendation for permission. If the standards were not met, the application would return to the Plans Sub-Committee for a decision as to whether the site should be subject to an enforcement notice.

**8.6
CLOCK HOUSE**

**(17/02523/RECON) - New Bowers, 1 Thornsett
Road, Penge SE20 7XB**

Description of application – Variation of Condition 1 of planning permission reference: 02/03198/FULL4 to allow the children attending the day nursery/playgroup to be between the ages of 0 and 5 years and not more than 32 children to be accommodated at any one time.

Oral representations in support of the application were received were received at the meeting. Comments from Ward Member, Councillor Vanessa Allen, in support of the application were received and circulated to Members. It was reported that Councillor Ian Dunn also supported the application.

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:-

“1. The children attending the day nursery/play group shall be between the ages of 0 and 5 years and not more than 32 children shall be accommodated at any one time.

REASON: In order to comply with Policy BE1 of the Bromley Unitary Development Plan (2006) and in the interest of the residential amenities of the area and to prevent an over intensive use of the site.”

SECTION 3

(Applications recommended for permission, approval or consent)

8.7 PETTS WOOD AND KNOLL

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

Description of application - Roof alterations to include increase in ridge height, 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. A late representation had been received in objection to the application and circulated to Members.

The application was deferred at Plans Sub-Committee 2 on 22 June 2017 to seek a reduction in the bulk and mass of the extensions. In Councillor Owen’s view the bulk of the proposed development had not been sufficiently reduced and the ridge height should be lowered and requested that permitted development rights be removed.

Councillor Fawthrop also objected to the application.

Councillor Peter Dean supported the application as there were insufficient grounds to refuse the application.

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

1. The proposed extensions, inclusive of the raising of the ridge height, would allow for an overtly bulky appearance of the dwelling which would appear out of character within the locality. The proposal would therefore be contrary to Policies BE1 and H8 of the Unitary Development Plan and the Council's Supplementary Guidance 1 and 2 and Policies 3.5, 7.4 and 7.6 of the London Plan.

(Councillor Dean requested that his vote for permission be recorded.)

**8.8
CHISLEHURST
CONSERVATION AREA**

**(17/02404/FULL1)- The Cottage, Church Row,
Chislehurst BR7 5PG**

Description of application – First floor side extension.

Oral representations in support of the application were received at the meeting. It was reported that photographs 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 and informative set out in the report of the Chief Planner.

**8.9
SHORTLANDS**

**(17/02524/FULL1) - 44 Westmoreland Road,
Bromley BR2 0QS**

Description of application – Two storey rear extension, roof alterations and construction of side dormer extension, together with conversion of building to provide 6 flats, comprising 1 one bedroom and 5 two bedroom flats. Car parking to front, bin stores, cycle stores, amenity space and associated landscaping.

Oral representations in support of the application were received 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.

8.10
CRYSTAL PALACE

(17/02629/FULL1) - Cornerways, Sydenham Avenue, Sydenham SE26 6UH

Description of application – Demolition of existing dwellinghouse and outbuildings and construction of a part 1.5, part 2 storey building comprising 4 two bedroom flats and 2 one bedroom flats with associated parking, hard and soft landscaping, refuse and recycling.

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

The Chief Planner's representative reported that a plan and photograph had been received in objection to the application and circulated to Members and further objections to the application had also been received. Comments from Sydenham Society in objection to the application were also reported and circulated to Members. He also reported that demolition work on the site had commenced.

Ward Member, Councillor Angela Wilkins, objected to the application as, in her view, the proposed development was an over development due to its mass and bulk, out of character with the surrounding properties, with insufficient parking and potential overlooking from the recessed balconies that would have an adverse impact on 56 Sydenham Avenue and the surrounding area.

Councillors Turner, Fawthrop and Owen also objected to the application.

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

1. The proposal represents a cramped overdevelopment of the site by reason of the limited size of plot available for the level of increased density of residential use, detrimental to the character of the area and context of two storey residential properties adjacent to the site in the immediate locality, contrary to Policies BE1 and H7 of the Unitary Development Plan and Policies 3.4, 3.5 and 7.4 of the London Plan.
2. The proposed development by reason of its prominent siting, scale massing and its sub-standard spatial relationship to adjacent dwellings in this prominent corner location would be harmfully at odds with the open spatial characteristics of the Sydenham Avenue/Crystal Palace Park Road junction which is an important characteristic to the existing development

pattern. It would therefore represent an inappropriate and visually obtrusive over development detrimental to the character and visual amenities of the locality contrary to Policies BE1, H7 and H9 of the Unitary Development Plan and Policies 7.4 and 7.6 of the London Plan.

3. The proposed development by reason of its overbearing nature, siting and proximity to neighbouring buildings and property boundaries would have a serious and adverse effect on the privacy and amenity enjoyed by the occupants of neighbouring property at No56 Crystal Palace Park Road contrary to Policies BE1, H7 and H9 of the Unitary Development Plan and Policies 7.4 and 7.6 of the London Plan.

**8.11
CHISLEHURST**

**(17/02691/FULL1) - Hillcroft, South Hill,
Chislehurst BR7 5EE**

Description of application – Demolition of existing dwelling and erection of detached two storey building with accommodation in roof space comprising 5 two bedroom flats with associated car parking and landscaping.

Oral representations in support of the application were received were received at the meeting. An observation from Chislehurst Society was reported.

It was noted that on page 109 of the Chief Planner's report, the first line of the second paragraph under the heading, 'Proposal' should refer to five parking spaces and not four. Also, on page 115 of the Chief Planner's report the paragraph under the heading 'Summary' should be amended to read,

"On balance it is considered that the proposal would not result in a detrimental impact on the character of the area and would not impact harmfully on the amenities of neighbouring residential owner/occupiers. It is therefore recommended that Members grant planning permission."

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.

**8.12
BICKLEY**

**(17/02905/RESPA) - 55 Liddon Road, Bromley
BR1 2SR**

Description of application – Change of use of from Class B1(a) office to Class C3 dwellinghouses to form 11 flats (56 day application for prior approval in respect of highways, contamination, flooding and noise under Class O, Part 3 of the Town and Country Planning (General Permitted Development)(England)(Amendment) Order, 2015).

Oral representations from Ward Member, Councillor Colin Smith, in objection to the application were received at the meeting.

Councillor Smith referred to the history of the site and an additional application that had been received but undetermined. In Councillor Smith's view there were potential issues with parking access and seventeen parking spaces would be excessive for the 11 flats. He was also concerned that the applicant had not complied with Highways Division's request to provide a swept path analysis.

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

1. As a result of an inadequate parking layout exceeding the maximum standards set out in Policy T3 and Appendix II of the Unitary Development Plan, the proposal will generate additional pressure on the existing parking demand in the area, resulting in an unacceptable increase in the demand for on-street car parking, contrary to Policy T3 of the Unitary Development Plan, the National Planning Policy Framework and draft Local Plan Policy 30. The proposal is therefore not considered to comply with Class O.2(a) of the General Permitted Development Order (2015) as amended.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**8.13
PETTS WOOD AND KNOLL**

(17/01073/FULL1) - 1 Melbourne Close, Orpington

Description of application – Single detached dwelling to the rear of existing property at no. 1 Melbourne Close, Orpington.

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

from the applicant were received and circulated to Members.

Ward Member, Councillor Fawthrop, objected to the application being a back garden development in the proposed Area of Special Residential Character for the Knowle area that would impact the amenity of 37 Bicknor Road contrary to Policies H7, BE1 and the London Plan.

Councillors Owen and Mellor also objected to the application.

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

REASON 2. The proposed development constitutes an undesirable form of back land development, sited within a back garden, out of character and scale with the surrounding area and detrimental to the existing level of amenity which the occupants of neighbouring properties might reasonably expect to be able to continue to enjoy contrary to Policies H7 and BE1 of the Unitary Development Plan and Policy 3.5 of the London Plan.

9 TREE PRESERVATION ORDERS

10.1
COPERS COPE

(17/01775/TPO) - 156 Bromley Road, Beckenham
BR3 6PG

**THIS REPORT WAS WITHDRAWN BY THE CHIEF
PLANNER.**

The meeting ended at 9.00 pm

Chairman