

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 8 February 2018

Present:

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

Also Present:

Councillors Kate Lymer, Angela Page and Ian F. Payne

20 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

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

21 DECLARATIONS OF INTEREST

No declarations of interest were received.

22 CONFIRMATION OF MINUTES OF MEETING HELD ON 7 DECEMBER 2017

RESOLVED that the Minutes of the meeting held on 7 December 2017 be confirmed and signed as a correct record.

23 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

23.1 COPERS COPE

**(17/03033/FULL1) - 10 Copers Cope Road,
Beckenham BR3 1NB**

Description of application – Construction of basement and ground floor building with rear and side lightwells, entrance canopy, together with associated planting and landscaping around the building and within the rear garden. Use as ancillary facilities for hotel residents and operational facilities for hotel staff. (PART RETROSPECTIVE APPLICATION).

Oral representations in support of contesting the appeal were received at the meeting and further correspondence from the speaker was circulated to Members.

The Planning Officer advised that whilst the structure itself had planning permission, enforcement action was being sought in relation to its residential use.

Members having considered the report, objections and representations, **RESOLVED TO CONTEST THE APPEAL** for the following reason:-

1 The building, by reason of its relationship with neighbouring boundaries and proposed use, would result in an unacceptable impact upon the residential amenities of nearby neighbours, contrary to Policy BE1 of the Unitary Development Plan and Draft Policy 37 in the Emerging Local Plan.

**23.2
BICKLEY**

**(17/03316/FULL6) - 19 Park Hill, Bickley, Bromley
BR1 2JH**

Description of application – Two storey link attached building; single storey detached building for garage and store.

Oral representations in support of the application were received. Oral representations from visiting Ward Member Councillor Kate Lymer in objection to the application were received at the meeting.

Further objections to the application had been received and circulated. Supporting photographs submitted by the applicant were also circulated.

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

1 The proposal, by reason of its inappropriate design, use of materials, excessive mass and potential to be severed from the main dwelling, would result in an overdevelopment of the site, out of character with the surrounding pattern of development, leading to a harmful impact upon the visual and residential amenities of the local area, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan and draft Policies 6 and 37 of the Emerging Local Plan.

23.3
CRYSTAL PALACE

(17/04309/FULL1) - Cornerways, Sydenham Avenue, Sydenham SE26 6UH

Description of application – Demolition of the existing dwellinghouse and the erection of a part 1.5 storey and part 2 storey building containing 5 two bedroom flats with associated car parking, hard and soft landscaping, refuse and cycle storage.

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

Further drawings in objection to the application had been received and circulated to Members.

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

1 The proposal is considered to be an overdevelopment of the site which would, by reason of its prominent siting, scale, massing and bulk in this prominent corner location, be harmful to the open spatial characteristics of the area and be detrimental to the visual amenities of the streetscene. Furthermore, the proposal offers insufficient parking for this location, thereby contrary to policies BE1, H7, H9 and T3 of the Unitary Development Plan, draft Policies 3, 4, 8, 30 and 37 of the Emerging Local Plan and Policies 7.4 and 7.6 of the London Plan.

23.4
BROMLEY TOWN

(17/04313/FULL1) - Nexus Apartments, 39 Elmfield Road, Bromley BR1 1AJ

Description of application – Two storey roof extension to existing building to provide 10 additional residential units (4 x one bed, 3 x two bed and 3 x three bed) with cycle parking and refuse/recycling storage.

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

The Planning Officer reported that since publication of the agenda, one amended plan and one new plan had been submitted. The additional plans did not impact upon the recommendation in the report.

Following receipt of correspondence from the applicant, a number of recommended conditions had been updated.

A financial contribution towards lighting and improvements within the town centre had been agreed with the applicant in the form of a Section 106 Agreement.

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

1 The proposal by reason of its increased height, would result in actual and perceived overlooking of adjacent properties and result in an excessively tall and dominant building within the locality, thereby contrary to Policies BE1, BE17 and H7 of the Unitary Development Plan, draft Policies 4, 37 and 47 of the Emerging Local Plan and Policies 7.4, 7.6 and 7.7 of the London Plan.

2 The proposal would have inadequate levels of off-street parking and has the potential to lead to an increase in local residents parking on surrounding streets, which would be prejudicial to the general conditions of safety in the highway, contrary to Policies T3 and T18 of the Unitary Development Plan and Draft Policies 30 and 32 of the Emerging Local Plan.

**23.5
COPERS COPE
CONSERVATION AREA**

**(17/05042/FULL1) - 162 High Street, Beckenham
BR3 1EW**

Description of application – The installation of a replacement shopfront (part retrospective), awning and roller shutter.

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

**23.6
COPERS COPE
CONSERVATION AREA**

**(17/05043/ADV) - 162 High Street, Beckenham
BR3 1EW**

Description of application – The installation of 1 fascia with internally illuminated individual lettering, 1 externally illuminated projecting sign and awning advert.

Members having considered the report, **RESOLVED that ADVERTISING CONSENT BE GRANTED** as

recommended, subject to the conditions set out in the report of the Chief Planner.

**23.7
CRYSTAL PALACE
CONSERVATION AREA**

(17/05400/FULL1) - Land Rear of 120A Anerley Road, Penge, London

Description of application – Erection of two storey building on land to the rear of 120A Anerley Road to provide 6 flats (4 x two bedroom flats and 2 x one bedroom flats) with private and communal amenity space and landscaping, refuse, recycling and cycle storage.

Comments received from Tree Officers had raised no objections.

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.

SECTION 3

(Applications recommended for permission, approval or consent)

**23.8
CRAY VALLEY EAST**

(17/01442/FULL1) - Olleys Posh Wash, 151 Sevenoaks Way, Orpington BR5 3PW

Description of application – Replacement two storey car wash building comprising ancillary café, accessories shop, workshop, staffroom, store and office.

Oral representations from Ward Member Councillor Angela Page were received at the meeting.

The legal representative advised that an enforcement notice had been issued in relation to the site however, the specific details of this were not currently to hand.

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 conditions 5 and 7 amended to read:-

'5 The use shall not operate before 09.00 hours and after 19.00 hours on any day, nor on Christmas Day or Boxing Day.

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

7 Details of any external lighting proposed (including the appearance, siting and technical details of the orientation and screening of the lights and the means of construction and laying out of the cabling) shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented before the development hereby permitted is first occupied. The approved lighting shall not be used before 08:00 hrs and after 20:00 hrs on any day, nor on Christmas Day or Boxing Day.

Reason: In order to comply with Policy ER10 of the Unitary Development Plan and in the interest of amenity and public safety.'

**23.9
HAYES AND CONEY HALL**

**(17/02964/MATAMD) - All Saints Catholic School,
Layhams Road, West Wickham BR4 9HN**

Description of application – Amendment to planning permission ref 13/03743 granted for the demolition of all school buildings, with the exception of the Reception building and part demolition of the North stable block and erection of 48 dwellings comprising 24 x 4 bed houses, 16 x 1 bed flats and 8 x 2 bed flats and conversion of the stable block into 2 x 2 bed residential units, together with 108 car parking spaces. Associated landscaping, hardstanding areas, cycle stores and bin stores. Conversion of existing reception building to 799 sqm of office floorspace (Class b1A) together with 8 dedicated car parking spaces and the construction of 2 tennis courts, designated car park. Erection of pavilion and amenity area for community use. Amendments to position of apartment blocks on the site, extension of apartment blocks at lower ground and upper ground floor levels, demolition of north stable block and erection of 2 x 2 bed houses, alterations to proposed housing mix to provide 8 x 1 and 16 x 2 bed apartments, 24 x 4 bed houses and 2 x 2 bed houses, alterations to windows, doors and internal layout of house types B and C, amendments to car parking, maintenance access to Wickham Court School removal of pavilion and internal landscaping and footpaths. Discharge of condition 16 (layout of wheelchair units) for application ref 13/03743.

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 set out in the report of the Chief Planner. The following condition was also added:-

18 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, C or E of part 1 of Schedule 2 of the 2015 Order (as amended), 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 the interest of the visual amenities of the area and the openness of the Green Belt and in order to comply with Policies BE1, H7 and G1 of the Unitary Development Plan.

**23.10
CHISLEHURST
CONSERVATION AREA**

**(17/04074/FULL1) - Torphin, Wilderness Road,
Chislehurst, BR7 5EZ**

Description of application – Demolition of existing buildings and construction of a detached 2 storey 5 bedroom dwelling, with basement and accommodation in the roof, on plot between Torphin and Birches.

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

The Chairman asked the applicant's agent if he wished Members to continue considering the application as further material sent by him to Members was received after the official deadline and was too extensive to read at that late stage. The Legal Representative asked the agent if the documentation made a material difference and if so, Members may wish to defer the application to consider the new information. The agent confirmed that the documentation contained no new material and he was happy for Members to proceed.

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

Further objections to the application had been received and circulated to Members. Further correspondence from the applicant's agent and solicitor were also circulated.

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

1 The proposed development by reason of the size and design of the proposed dwelling represents a cramped overdevelopment, incongruous and out of character with surrounding development, harmful to the visual amenities and spatial standards of the area and which would fail to preserve or enhance the character and appearance of the Chislehurst Conservation Area contrary to Policies BE1, BE11, H7 and H9 of the Unitary Development Plan, draft Policies 3, 4 and 37 of the Emerging Local Plan and Policy 3.5 of the London Plan and the National Planning Policy Framework.

2 The proposed development would result in a loss of a number of trees which would impact unacceptably upon the verdant nature of the surrounding Conservation Area, harmful to its character and appearance and would create pruning and felling pressure on an existing horse chestnut tree within the site contrary to policies NE7 and BE11 of the Unitary Development Plan, draft Policies 41 and 73 of the Emerging Local Plan and Policy 7.21 of the London Plan.

3 In the absence of sufficient information to demonstrate to the contrary, the proposed development would have an adverse impact upon the ecology and biodiversity of the site which is adjacent to a Site of Importance for Nature Conservation, thereby contrary to Policies NE2, NE4 and NE5 of the Unitary Development Plan and draft Policies 69, 71 and 72 of the Emerging Local Plan.

**23.11
PETTS WOOD AND KNOLL**

**(17/04924/FULL1) - 6 Irene Road, Orpington
BR6 0HA**

Description of application – Demolition of existing dwelling and erection of detached two storey 3 bedroom dwelling and detached 3 bedroom chalet bungalow with associated car parking and vehicular accesses.

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

1 The proposed dwellings by reason of their size and design, would result in a cramped overdevelopment of the site and an incongruous addition to the street scene which would be significantly harmful to the character, visual amenities and spatial standards of the surrounding area, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan, draft Policies 4 and 37 of the Emerging Local Plan and Policy 3.5 of the London Plan.

**23.12
MOTTINGHAM AND
CHISLEHURST NORTH**

**(17/05048/FULL6) - 83 Framlingham Crescent,
Mottingham, London SE9 4AE**

Description of application – Demolition of existing garage and extension to create a part one/two storey side extension, single storey rear extension with raised decking area and steps to garden and a front porch.

Members were advised that contrary to the statement on page 195 of the report, no objections to the application had been received.

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.

**23.13
BICKLEY**

**(17/05535/FULL1) - 1 Bullers Wood Drive,
Chislehurst BR7 5LS**

Description of application – Demolition of 1 Bullers Wood Drive and Wootton, Bullers Wood Drive and erection of 2 pairs of semi-detached houses providing 4 x 4/5 bedroom properties with integrated garages and associated car parking.

Oral representations in objection to and in support of the application were received. Oral representations from visiting Ward Member Councillor Kate Lymer on behalf of Ward Member Councillor Colin Smith in objection to the application were received at the meeting. Councillor Lymer's representations are attached as Annex A to these Minutes.

It was reported that further objections to the application had been received and circulated to Members.

Members were advised that should they be minded to grant permission, an amendment to condition 13 would be required.

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

1 The proposed dwellings would, by reason of their scale, massing and bulk, be overbearing and out of character with the streetscene, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan, draft Policies 3, 4 and 37 of the Emerging Local Plan and Policies 7.4 and 7.6 of the London Plan.

**23.14
BROMLEY TOWN**

**(17/05825/RECON) - Bromley Court Hotel,
Coniston Road, Bromley BR1 4JD**

Description of application – Variation of Condition 5 pursuant to planning permission ref. 17/00422 for change of use of part of hotel to driving test centre (Sui Generis) for a temporary 12 month period RESTROSPECTIVE APPLICATION to allow an extension of the temporary permission to 31/03/19.

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

It was reported that further objections to the application had been received.

Supporting documentation from the Driver and Vehicle Standards Agency had been received and circulated to Members.

Members having considered the report, objections and representations, **RESOLVED that VARIATION OF CONDITION 5 BE REFUSED** for the following reason:-

1 The continued use of the site as a driving test centre, by reason of noise and increase in vehicular activity, would result in a detrimental impact upon the amenities of nearby neighbours and would compromise road safety in the area, thereby contrary

to Policies BE1 and T18 of the Unitary Development Plan and draft Policies 37 and 32 of the Unitary Development Plan.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**23.15
CRAY VALLEY EAST**

(17/03506/FULL1) - Ground Floor International House, Cray Avenue, Orpington BR5 3RS

Description of application – change of use of office and storage/workshop space to enable a non-residential educational and training centre to be provided (“One to One Learning Centre”).

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

Members having considered the report, objections and representations, **RESOLVED that the application be DEFERRED** without prejudice to be considered under Section 2 of a future agenda.

The meeting ended at 9.30 pm

Chairman

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ITEM 4.13 – 1 BULLERS WOOD DRIVE, CHISLEHURST REPRESENTATIONS MADE BY VISITING WARD MEMBER COUNCILLOR KATE LYMER ON BEHALF OF WARD MEMBER COUNCILLOR COLIN SMITH

Members, I am sorry that I am unable to be with you this evening to speak to this item, but I know you will have read Mr Bhatia's recent circular expressing residents' concerns over this application, which also tried very hard to portray the visual impact this proposal, if approved, would have on the local street scene.

I also know that colleagues will have carefully read and considered the local Planning history, it is obviously right that colleagues must seriously consider the Inspector's findings at the appeal of an earlier application, however that successful appeal subsequently expired, unacted in March 2017.

My residents reluctantly accept that change of some description at both plots is however regrettably inevitable; their over-arching concern however is that the proposal before you this evening is quite simply too bulky, is taller than and carries far more mass that the application won at appeal and is in summary completely incongruous to the local street scene.

I completely endorse their sentiments, and would ask those of you who have been good enough to visit the site and have a good sense of the rising uphill nature to the entrance of Bullers Wood Drive, to simply visualise the replacement of the existing relatively low level arrangements with these 4 new homes to the left when doing so.

I am very concerned about the extra 3 foot in height being applied for at the existing appeal location, and would respectfully request Member's serious contemplation on that narrow point alone.

When we step further down the hill to No 1 we find a situation where the existing house at No. 1 has a height of 7.2m and an eaves height of 2.2m with a proposal to demolish, and replace with a dwelling 8.9m high and with eaves height at 5.6m.

This is compounded by the proposed increase in depth for both pairs of houses (13.4m) from the existing depth 12.0m. The scale of these four proposed dwellings is, in my view, completely overbearing and out of character to the neighbourhood which sits beyond

The visual impact from [1 Bruton Close](#) and [2 Bullers Wood Drive](#) in particular as well as Squires Wood Drive more generally must also be considered.

In summary, I urge colleagues to very seriously consider whether this application satisfies the criteria of BE1 and would ask you to consider refusal if like me, you believe that it comes up short.

In addition to the above, Councillor Lymer urged Members to refuse the application on the following grounds:-

- inappropriate design overall, particularly in regard to materials;
- overdevelopment of the site;
- increased mass;
- loss of amenity to residents due to outlook and overlooking;
- detrimental to the street scene; and
- garden grabbing and in front of the building line, regarding the overly large double garage in the front garden, which would be out of keeping and would set an undesirable precedent.