

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 31 May 2018

Present:

Councillor Alexa Michael (Chairman)
Councillor Charles Joel (Vice-Chairman)
Councillors Katy Boughey, Mark Brock, Kira Gabbert, Simon Jeal,
Tony Owen, Will Rowlands and Suraj Sharma

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

All members were present.

2 DECLARATIONS OF INTEREST

Councillor Katy Boughey declared that she did not have an interest in Item 4.9.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 22 MARCH 2018

RESOLVED that the Minutes of the meeting held on 22 March 2018 be confirmed.

4 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

4.1 CLOCK HOUSE

**(18/00717/FULL1) - 255 Elmers End Road,
Beckenham, BR3 4EJ.**

Description of application – Demolition of the existing dwellinghouse and the erection of a replacement building to provide 7 flats (2 x studio, 4 one bedroom and 1 two bedroom) together with bin and cycle storage, hard and soft landscaping.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Ian Dunn, in objection to the application were received at the meeting. The Chief Planner's representative reported that on page 13 of the Chief Planner's report, line 19, the words, 'Local Groups' should be deleted and 'West Wickham Residents' Association' should be inserted. Also on page 14,

line 2, the words 'The development is located to the east of Maple Road' should be deleted.

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.

SECTION 3

(Applications recommended for permission, approval or consent)

4.2 PETTS WOOD AND KNOLL

(18/00107/FULL6) - 18 Ladywood Avenue, Petts Wood, BR5 1QJ.

Description of application – Demolition of existing conservatory and garage with construction of a single storey rear extension with a part two storey side/rear and front extensions.

An email from the applicant had been received and circulated to Members and an email with an attachment containing the description of the Petts Wood Area of Special Character had been received from Councillor Simon Fawthrop and also circulated to Members.

Ward Member, Councillor Tony Owen, objected to the application and referred to a dismissed appeal that had taken place in February 2018 relating to a similar property in Ladywood Avenue and summarised the Inspector's comments. He read the description of the Petts Wood Area of Special Character and also a further representation from Ward Member, Councillor Fawthrop, in objection to the application that suggested the application be refused contrary to policies BE1, H7, H10 of the Unitary Development Plan and policies 3.4 and 3.5 of the London Plan. Councillor Owen also reported representations from Petts Wood Residents' Association in objection to the application that the proposed development would have an eighty per cent increase in footprint and would impact on Number 16. The application had been deferred without prejudice by Members of Plans Sub-Committee 1 on 22 March 2018 and Councillor Owen referred to the reasons for deferral and was disappointed that the applicant had not done as Members had asked.

Councillor Kira Gabbert had driven past the property and considered the proposed development to be a massive overdevelopment in an Area of Special Residential Character which would have an unbalancing effect on a pair of semi-detached houses.

Councillor Will Rowlands had visited the site and considered the proposed rear extension to be acceptable but objected to the proposed side extension due to its potential impact on neighbouring properties.

Councillor Alexa Michael had also visited the site and agreed with Councillor Rowlands.

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

1. The proposed development would not accord with the general character of the Area of Special Residential Character in respect of two storey development adjacent to the boundary which would constitute a cramped overdevelopment of the site, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policies BE1, H8, H10 and H9 of the Unitary Development Plan, Draft Policies 8 and 44 of the Draft Local Plan and Policies 3.4 and 3.5 of the London Plan.

**4.3
CHELSFIELD AND PRATTS
BOTTOM**

**(18/00318/FULL6) - 29 Summerhill Close,
Orpington, BR6 9PX.**

Description of application – Proposed side extension (ground and first floor) and ground floor 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.

**4.4
BROMLEY TOWN
CONSERVATION AREA**

**(18/00520/FULL1) - 196-198 High Street, Bromley,
BR1 1HE.**

Description of application - Reuse and conversion of the existing building to provide restaurant (Use Class A3/A4) at ground floor, office (Use Class B1) at first floor, long-term document storage (Use Class B8) at basement level and 3 no. residential apartments (Use

Class C3) above, plus demolition of existing single-storey and erection of new two storey extension building to rear and retention of existing stable block to provide gym and fitness studio (Use Class D2), with ancillary cycle parking and landscaping.

Oral representations in support of the application were received at the meeting. Supplementary information and a photograph had been received from the agent and circulated to Members.

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.

4.5 PENGE AND CATOR

(18/00707/RECON) - 213 Kings Hall Road, Beckenham, BR3 1LL.

Description of application – Erection of 3 dwelling houses in accordance with parameters approved under planning consent ref: 17/00398/DET, with the exception of alterations to the proposed height and roofscape to the three garages, and alteration of the position of the garage associated with plot 1.

Oral representations in objection to and in support of the application were received at the meeting. Supplementary information had been received from the objector and circulated to Members.

Ward Member, Councillor Simon Jeal, referred to the history of the site and to Condition 4 on appeal reference APP/G5180/W/16/3149502. Councillor Jeal and the Chairman both objected to the application and were of the opinion that the previous grounds of refusal had been implemented to protect the character of the area and residential amenity.

The Chief Planner's representative advised Members to consider the application as submitted as if it were a new application and to consider if the proposed amendments were acceptable.

Councillor Joel had visited the site on a previous occasion and supported the application. Councillor Katy Boughey sympathised with local residents but in planning terms she supported the application.

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

1. The proposal by reason of its increased height, size and siting is considered harmful to the character and setting of the wider area and detrimental to neighbouring amenity contrary to Policies BE1 and H8 of the Unitary Development Plan, Policy 37 of the Draft Local Plan and Policies 3.4 and 3.5 of the London Plan.

**4.6
KELSEY AND EDEN PARK
CONSERVATION AREA**

(18/01004/FULL6) - 59 Manor Way, Beckenham, BR3 3LN

Description of application – The erection of an outdoor swimming pool & raised terrace.

Oral representations in objection to the application were received at the meeting. The Chief Planner's representative reported that the case officer had visited the site on two occasions.

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 two further conditions to read:-

"1. 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 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 interests of protecting the character of the area and residential amenity of neighbouring properties in accordance with Policy BE1 of the Unitary Development Plan.

2. Details of a scheme of landscaping which shall include additional tree planting along the boundary with neighbouring properties shall be submitted to and approved in writing prior to the use of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which

within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted. Furthermore all boundary treatments shall be maintained in perpetuity. ”

REASON: In order to comply with Policy BE1 of the Unitary Development Plan to secure a visually satisfactory setting for the development and to protect neighbouring amenity.

4.7 CRAY VALLEY WEST

(18/01104/FULL6) - 7 Sherborne Road, Orpington, BR5 1GX

Description of application - Creation of basement, roof alterations to include partial hip to gable and rear dormer, demolition of garage and erection of two storey front/side extension, elevational alterations and terrace with steps to rear (amendment to permitted ref 16/03526/FULL6).

Oral representations in objection to and in support of the application were received at the meeting. Supplementary information had been received from the agent and circulated to Members.

The Chairman, and Councillors Gabbert, Jeal, Rowlands, Owen and Joel objected to the application as permission had previously been granted under reference 16/03526/FULL6 and the proposed additional development would be an overdevelopment and detrimental to the neighbour.

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

1. The proposed development would constitute an overdevelopment of the site by reason of its size and siting, out of character with the street scene contrary to Policies BE1 and H8 of the Unitary Development Plan, Draft Policy 37 of the Draft Local Plan and Policies 3.4 and 3.5 of the London Plan.

4.8 BROMLEY TOWN

(18/01288/FULL1) - Crossfit Bromley, Stockwell Close, Bromley, BR1 3UH

Description of application – Change of use of property formerly used as a gymnasium (Class D2) to a food bank storage/distribution centre (Class B8).

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
CHISLEHURST
CONSERVATION AREA**

**(18/01451/FULL1) - 46 Camden Park Road,
Chislehurst, BR7 5HF**

Description of application – Demolition of existing dwelling and erection of a replacement two storey five bedroom house with basement and integral double garage.

Oral representations in support of the application were received at the meeting. Emails in objection to the application had been received from the neighbour on 30th and 31st May 2018 and circulated to Members. The Chief Planner's representative confirmed that a letter of objection from the occupier of 44 Camden Park Road had been received during the application process and that two objections to the application had been received from the Chislehurst Society.

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:-

"1. No trees on the site (with specific regard to the three pine trees within the front amenity space) shall be felled, lopped, topped or pruned before or during building operations except with the prior agreement in writing by the Local Planning Authority. Any trees removed or which die through lopping, topping or pruning shall be replaced in the next planting season with trees of such size and species as may be agreed with the Authority."

REASON: In order to comply with Policy NE7 of the Unitary Development Plan and to ensure that as many trees as possible are preserved at this stage, in the interest of amenity.

**4.10
BROMLEY COMMON AND
KESTON**

**(18/01525/FULL6) - 27 Barnet Drive, Bromley, BR2
8PG**

Description of application – Replace existing conservatory with a single storey 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.

SECTION 4

(Applications recommended for refusal or disapproval of details)

4.11 COPERS COPE

(18/01360/FULL1) - 57 Park Road, Beckenham, BR3 1QG

Description of application – Demolition of existing dwelling and erection of a part two/part three storey four bedroom detached house.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Russell Mellor, in objection to the application were received at the meeting. Supplementary information had been received from the agent and circulated to Members.

Councillor Mellor considered the application to be too large and overbearing and objected to the application and he asked Members to consider refusal on the grounds set out on page 151 of the Chief Planner's report. Councillors Joel and Boughey also objected to the application being an overdevelopment and detrimental to neighbouring properties.

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 8.49 pm

Chairman