

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 28 February 2019

Present:

Councillor Richard Scoates (Chairman)
Councillor Simon Fawthrop (Vice-Chairman)
Councillors Marina Ahmad, Gareth Allatt, Peter Dean, Kate Lymer,
Robert Mcilveen, Russell Mellor and Michael Turner

Also Present:

Councillors Alexa Michael and Angela Page

24 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

All Members were present.

25 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

26 CONFIRMATION OF MINUTES OF MEETING HELD ON 3 JANUARY 2019

RESOLVED that the Minutes of the meeting held on 3 January 2019 be confirmed and signed as a correct record.

27 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

27.1 BROMLEY COMMON AND KESTON CONSERVATION AREA

**(18/05218/FULL6) - 80 Gravel Road, Bromley
BR2 8PN**

Description of application – Loft conversion with hip to gable roof alterations including rear dormer extension and front rooflights.

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

Supplementary information and photographs had been received from the objector and circulated to Members. A further comment had been received from the applicant and also circulated to Members.

Councillor Michael's view was that the material considerations contained in the proposed ground of refusal in the Chief Planner's report had not been met. She objected to the application on the grounds of design, scale and bulk and being a top heavy addition to host dwelling, out character with the adjacent listed building and adjacent conservation area.

Ward Member, Councillor Robert Mcilveen, agreed with Councillor Michael and objected to the potential excessive impact on the neighbour and the adjacent conservation area. Councillor Simon Fawthrop also objected to the application.

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.

**27.2
BROMLEY COMMON AND
KESTON**

(19/00061/TPO) - Street Record, Mackintosh Street, Bromley

Description of application – Oak tree on corner of Mackintosh Street and Crown Lane – Fell. SUBJECT TO TPO BB 1 1952

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Alexa Michael, in objection to the application were received at the meeting. Comments from Ward Member, Councillor David Jefferys, in objection to the application had been received and circulated to Members. 260 local objections had been received.

The oak tree was the sole survivor of a group of trees that had been protected under a blanket tree preservation order in 1952. Ward Member, Councillor Alexa Michael, informed Members that the objections had been received from local children, tree friends and local residents and she could only support felling as a last resort. The London Borough of Bromley valued its trees; they assisted with pollution from heavy local traffic whilst providing a home for wildlife and they were also important to the local amenity and environment. Councillor Michael's view was that the tree was of sufficient strength but it required deadwood and branches to be removed and for it to be managed.

Ward Member, Councillor Robert Mcilveen, referred to the oak tree as a landmark in the local area that should not be felled but maintained.

Councillor Kate Lymer said that the London Borough of Bromley was privileged to have the most street trees of all the London Boroughs and she objected to the tree being felled.

Councillors Marina Ahmad and Russell Mellor proposed that further action should be taken if appropriate maintenance to protect the tree was not undertaken.

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.

SECTION 3

(Applications recommended for permission, approval or consent)

27.3 CHELSFIELD AND PRATTS BOTTOM

(18/02244/FULL1) - Norsted Manor Farm, Norsted Lane, Orpington BR6 7PB

Description of application – Continued use of barn 4 as motorcycle workshop on ground floor with office above.

Oral representations from Ward Member, Councillor Angela Page, in support of the application were received at the meeting. A correct site plan was 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 with two further conditions to read:-

“4. Within 3 months from the date of this decision notice, details of dedicated parking spaces associated with the motorcycle workshop and office shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and permanently retained thereafter.

REASON: To ensure adequate parking facilities can be provided to serve the development and to comply with Policy 30 of the Council's Local Plan (2019) and Policy 6.13 of the London Plan (2016).

5. The motorcycle workshop business hereby approved shall be carried out within the premises only.

REASON: In the interests of the amenities of surrounding occupiers and to comply with Policy 37 of the Council's Local Plan (2019) and Policy 7.15 of the London Plan (2016)."

**27.4
PETTS WOOD AND KNOLL**

**(18/04731/FULL1) - 75 Lynwood Grove, Orpington
BR6 0BQ**

Description of application - Demolition of existing side garage and extension, and rear extension. Two storey front/side extension and part two storey/single storey rear extension.

Oral representations in objection to and in support of the application were received at the meeting. Supplementary information and photographs had been received from the objector and the applicant and circulated to Members. A copy of the Area of Special Residential Character description for The Knoll area had been circulated to Members together with a street scene of Lynwood Grove.

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 four further conditions to read:-

"6. 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 buildings, structures, extensions, alterations, walls or fences of any kind 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 and in accordance with Policies 6, 8 and 37 of the Council's Local Plan (2019).

7. 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 change of use of any kind permitted by Class L (Houses of Multiple Occupation) of Part 3 of Schedule 2 of the 2015 Order (as amended), shall be undertaken within the curtilage of the dwelling without the prior approval in writing of the Local Planning Authority.

REASON: To enable the Council to consider future development at the site in the interest of local amenity, in accordance with Policies 6, 9 and 37 of the Council's Local Plan (2019).

8. Prior to the commencement of the development, details of soft landscaping including a planting schedule, plant sizes and plant species shall be submitted to and approved by the Council. The approved scheme shall be implemented no later than the first planting season following the completion of building works. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

REASON: In the interests of protecting the character of the area and residential amenity of neighbouring properties in accordance with Policies 6, 8 and 37 of the Council's Local Plan (2019).

9. Details of the proposed slab levels and ridge height of the building(s) including existing and proposed site levels shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of work on the relevant site. The development shall be completed strictly in accordance with the approved levels.

REASON: In the interests of protecting the character of the area and residential amenity of neighbouring properties in accordance with Policies 6, 8 and 37 of the Council's Local Plan (2019)."

**27.5
HAYES AND CONEY HALL**

**(18/04996/FULL6) - 172 Pickhurst Lane, Hayes,
Bromley BR2 7JB**

Description of application – Construction of a decking approx. 0.8 m above ground level to the rear of 172 Pickhurst Lane to include handrail/guarding and steps to garden level, and addition of fence and trellis to flank boundaries to provide privacy screening (PART RETROSPECTIVE APPLICATION).

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.

**27.6
SHORTLANDS
CONSERVATION AREA**

**(17/00652/RECON) - 93 Shortlands Road, Bromley
BR2 0JL**

Description of application – Minor material amendment under Section 73 of the Town and County Planning Act 1990 to allow a variation of the planning permission 17/00652/FULL1 for Part one/ two storey rear extension and single storey side/rear extension together with new front porch entrance and conversion of building to provide 2 one bedroom, 1 two bedroom and 1 three bedroom flats, car parking to front, bin stores, cycle stores, amenity space and associated landscaping to allow a 700mm depth increase to the rear single storey extension as built to the western flank boundary.

Oral representations in support of the application were received at the meeting. Supplementary information had been received from the applicant 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.

**27.7
PETTS WOOD AND KNOLL**

**(18/05471/FULL6) - 71 Lynwood Grove, Orpington
BR6 0BQ**

Description of application - Single storey rear extension, first floor front extension, replacement front dormer and elevational alterations.

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

A copy of the Area of Special Residential Character description for The Knoll area had been circulated to Members together with a street scene of Lynwood Grove.

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 five further conditions and an informative to read:-

“4. Prior to the commencement of the development, details of soft landscaping including a planting schedule, plant sizes and plant species shall be submitted to and approved by the Council. The approved scheme shall be implemented no later than the first planting season following the completion of building works. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

REASON: In the interests of protecting the character of the area and residential amenity of neighbouring properties in accordance with Policies 6, 8 and 37 of the Bromley Local Plan (2019).

5. 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 buildings, structures, extensions, alterations, walls or fences of any kind 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 Policies 6, 9 and 37 of the Council's Local Plan (2019).

6. 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 change of use of any kind permitted by Class L (Houses of Multiple Occupation) of Part 3 of Schedule 2 of the 2015 Order (as amended), shall be undertaken within the curtilage of the dwelling without the prior approval in writing of the Local Planning Authority.

REASON: To enable the Council to consider future development at the site in the interest of local amenity, in accordance with Policies 6, 9 and 37 of the Council's Local Plan (2019).

7. Prior to the commencement of the development, details of external materials shall be submitted and

approved by the Council. The approved details shall be implemented in accordance with the approved plan unless agreed by the Council in writing.

REASON: In the interests of protecting the character of the area and residential amenity of neighbouring properties in accordance with Policies 6 and 37 of the Council's Local Plan (2019).

8. Details of the proposed slab levels and ridge height of the building(s) including existing and proposed site levels shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of work on the relevant site. The development shall be completed strictly in accordance with the approved levels.

REASON: In the interests of protecting the character of the area and residential amenity of neighbouring properties in accordance with Policies 6, 8 and 37 of the Council's Local Plan (2019).

INFORMATIVE: You are advised that the external finish of the rear extension shall present a light appearance."

29 TREE PRESERVATION ORDERS

29.1 BIGGIN HILL

Confirmation of Tree Preservation Order (TPO) 2650 - 64, 64A & 66 Sutherland Avenue, Biggin Hill TN16 3HG

Description of application – Confirmation of Tree Preservation Order (TPO) 2650 - 64, 64A & 66 Sutherland Avenue, Biggin Hill TN16 3HG.

A late comment in support of the confirmation of the Tree Preservation Order had been received and circulated to Members. The Tree Officer reported that two officers had visited the site and no evidence of fungus had been found.

Members having considered the report, **RESOLVED that TREE PRESERVATION ORDER NO 2650 RELATING TO 4 BEECH TREES SITUATED IN THE REAR GARDENS OF 64, 64A AND 66 SUTHERLAND AVENUE, BE CONFIRMED**, as recommended in the report of the Chief Planner.

The meeting ended at 8.00 pm

Chairman