

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 14 February 2019

Present:

Councillor Katy Boughey (Chairman)
Councillor Charles Joel (Vice-Chairman)
Councillors Kevin Brooks, Robert Evans, Simon Fawthrop,
William Huntington-Thresher, Alexa Michael, Tony Owen and
Kieran Terry

Also Present:

Councillors Marina Ahmad and Angela Page

28 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Keith Onslow; Councillor Simon Fawthrop attended as substitute.

29 DECLARATIONS OF INTEREST

Councillor William Huntington-Thresher declared a non-pecuniary interest in Item 4.11 as he resided within half a mile of the application site.

Councillor Katy Boughey declared a non-pecuniary interest in Item 4.8 as she resided adjacent to the application site.

30 CONFIRMATION OF MINUTES OF MEETING HELD ON 13 DECEMBER 2018

The following amendment was made to the first two lines at the top of page 8 relating to Minute 27.6 – Jason, Yester Road, Chislehurst:-

'Ward Member Councillor Terry, visited the site and supported the conditions recommended by the officers. He considered that on balance, permission was the best way forward.'

In regard to the retrospective element of this application, Councillor Terry had asked the applicant to orally confirm his awareness of the conditions and informatives in the report.

RESOLVED that subject to the amendments above, the Minutes of the meeting held on 13 December 2018 be confirmed and signed as a correct record.

31 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

31.1 HAYES AND CONEY HALL

(18/01537/FULL1) - 34 West Common Road, Hayes, Bromley BR2 7BX

Description of application – Demolition of existing buildings and redevelopment to form 28 sheltered apartments for the elderly, including communal facilities, access, car parking and landscaping.

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

An update from the Planning Officer was reported at the meeting and circulated to Members. The update referred to an agreement reached with the applicant regarding contributions towards affordable housing, health, infrastructure and carbon offsetting. Notwithstanding this, officers continued to have concerns that the development would impact harmfully on the character of the area and neighbouring properties for the reasons set out in the main report.

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

1 The proposed development by reason of its prominent siting, height, scale, massing, dominant design and excessive degree of site coverage in this prominent location, represents an uncharacteristic punctuation in the streetscene out of character and context to the scale and massing of the existing buildings and general pattern of lesser scale of development in the vicinity harmful to the visual and residential amenities of the area and contrary to Policies 4 and 37 of the Bromley Local Plan (2019) and Policies 7.4 and 7.6 of the London Plan (2016).

31.2 BROMLEY COMMON AND KESTON CONSERVATION AREA

(18/05112/FULL1) - Land rear of 15-21 Commonside, Keston

Description of application – Erection of a detached two storey five bedroom dwellinghouse, vehicular access, refuse store, means of enclosure and

associated landscaping on land at the rear of 15-21 Commonsides.

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

Written comments from Ward Member Councillor Robert McIlveen in objection to the application were received and circulated to Members.

It was reported that further objections, similar to those already contained in the report, had been received.

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

1 The proposed development would result in a cramped overdevelopment of this backland site which would be detrimental to the character and spatial standards of the area and wider Conservation Area by reason of its scale, design and siting, contrary to Policies 3, 4, 37 and 41 of the Bromley Local Plan.

2. The proposal would be detrimental to the amenities that the occupiers of neighbouring residential properties might reasonably expect to be able to enjoy by reason of its dominance and visual impact and would result in an unacceptable loss of privacy, contrary to Policy 37 of the Bromley Local Plan.

**31.3
BROMLEY COMMON AND
KESTON**

**(18/05281/FULL1) - 32 Lower Gravel Road,
Bromley BR2 8LJ**

Description of application – Construction of a new attached two-bedroomed house.

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

**31.4
FARNBOROUGH AND
CROFTON**

**(18/05329/TPO) - 89 Woodcote Drive, Orpington
BR6 8DT**

Description of application – T1 Maple – Fell to ground level and treat stump. SUBJECT to TPO 1101.

Members having considered the report and objections, **RESOLVED that THE FELLING OF ONE**

MAPLE TREE TO GROUND LEVEL AND TREATMENT OF THE STUMP BE REFUSED as recommended, for the reason and informative set out in the report of the Chief Planner.

SECTION 3

(Applications recommended for permission, approval or consent)

**31.5
BICKLEY**

(18/02747/FULL1) - The Cottage, Fountain Court, Lawrie Park Road, Sydenham, London SE26 6EE

Description of application – Demolition of existing garages and The Cottage and the erection of 5 x 3-bed dwellings, associated parking and landscaping with amended visibility splays at the access to Lawrie Park Road.

Oral representations in objection to and in support of the application were received. Further written representations from both speakers were received and circulated to Members. Oral representations from Ward Member Councillor Marina Ahmad 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 reasons:-

1 The proposed development would result in a cramped overdevelopment of this backland site which would be detrimental to the character and spatial standards of the area and the residential amenities of existing and future occupiers by reason of the number and scale of dwellings, their design and siting and the area of built development and hard surfaces, contrary to Policies 3, 4 and 37 of the Bromley Local Plan.

2 The proposal would have a detrimental impact on pedestrian safety, would give rise to potential conflict between pedestrians and vehicles and impact on congestion as a result of refuse trucks being required to wait at the entrance to the site to the detriment of conditions of safety in the highway, contrary to Policies 31, 32 and 33 of the Bromley Local Plan.

**31.6
BICKLEY**

(18/04099/FULL6) - 15 Golf Road, Bickley BR1 2JA

Description of application – Conversion of garage and erection of two storey side and rear extension and rear patio/terraces.

Oral representations in support of the application 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 informative set out in the report of the Chief Planner.

**31.7
BROMLEY TOWN**

(18/04979/FULL6) - 33 Hollingworth Road Petts Wood, Orpington BR5 1AQ

Description of application – Part one/two storey side/rear extension.

Councillor Terry requested that future planning reports include the reason(s) for submission to Committee.

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.

**31.8
CHISLEHURST
CONSERVATION AREA**

(18/05175/FULL6) - 11 Heathfield, Chislehurst BR7 6AF

Description of application – Part one/two storey rear extensions, two storey front extension, elevational alterations comprising of changes to windows, doors and addition of Juliet balconies to first floor rear and roof alterations to include raised roof ridge to accommodate loft conversion with addition of roof windows to all elevations.

The final paragraph on page 127 of the report headed 'Location and Key Constraints' was amended to read:-

'The application site is a two storey detached dwelling on the northern side of Heathfield which falls within Chislehurst Conservation Area. The site is located within the established residential area with a variety of architectural styles and scale.'

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 an informative to read:-

'Please note that the tree located to the front of the dwelling is protected by the Chislehurst Conservation Area designation. Any works to the tree or its removal to enable the construction of the extension will require consent from the Council.

**31.9
PETTS WOOD AND KNOLL**

(18/05579/FULL6) - 148 Petts Wood Road, Petts Wood, Orpington BR5 1LF

Description of application – Loft conversion incorporating Juliet balcony, rooflights and dormer to side and rear.

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.

Councillor Fawthrop's vote against permission was noted.

**31.10
PETTS WOOD AND KNOLL**

(19/00034/PLUD) - 40 Manor Way, Petts Wood, Orpington BR5 1NW

Description of application – Single storey rear extension and detached garden building. **LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)**.

Whilst further objections to the application had been received, they did not raise any relevant legal points.

Legal advice was sought from and subsequently provided by the Legal representative.

Members having considered the report and objections, **RESOLVED that a CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT BE GRANTED** as recommended, for the reason set out in the report of the Chief Planner.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**31.11
CHELSFIELD AND PRATTS
BOTTOM**

(18/04573/FULL1) - The Chelsfield, 1 Windsor Drive, Orpington BR6 6EY

Description of application – Demolition of existing building and redevelopment of the site to create a replacement public house and landlord

accommodation; A1 convenience store, 10 x residential apartments; reconfiguration of the car park and bin/cycle storage.

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

It was reported that further objections, similar to those already outlined in the report had been received.

Members having considered the report, objections and representations, **RESOLVED TO CONTEST THE APPEAL** as recommended, for the reasons set out in the report of the Chief Planner with reasons 1 and 5 amended to read:-

‘1 The proposal, by reason of its prominent siting, design, excessive residential density, scale and massing would appear out of keeping and out of character with the locality, represent an over-dominant structure in the street scene and an over-intensive development with an excessive proportionate residential density, contrary to London Plan Policy 7.4, draft London Plan Policy D2 and Bromley Local Plan Policies 4 and 37.

5 In the absence of information to demonstrate that the proposed replacement public house would be viable and in view of the existing community function and services provided by the existing public house, to residents and communities, it is considered that the proposal would result in a loss of a highly valued public house in the area without adequate replacement contrary to draft London Plan Policy HC7 and Bromley Local Plan Policies 20 and 23.’

The following ground to contest the appeal was also added:-

7 The proposed development would result in the loss of a non-designated heritage asset which would not be adequately replaced by the replacement public house to the detriment of the local community contrary to Policy 40 of the Bromley Local Plan.

33 TREE PRESERVATION ORDERS

33.1 FARNBOROUGH AND CROFTON

Confirmation of Tree Preservation Order (TPO) 2647 - Westfield, Farnborough Hill, Orpington BR6 7EQ

Members having considered the report and objections, **RESOLVED** that **Tree Preservation Order No 2647** relating to one cedar tree **BE CONFIRMED WITHOUT MODIFICATION**, as recommended, in the report of the Chief Planner.

33.2 CHISLEHURST

Confirmation of Tree Preservation Order (TPO) 2649 - Mulbarton Court, Kemnal Road, Chislehurst BR7 6NE

Additional representations received from the management company for residents of the apartments in objection to the TPO were received and reported to Members of the Committee.

Members having considered the report and objections, **RESOLVED** that **Tree Preservation Order No 2649** relating to two mature lime trees **BE CONFIRMED WITHOUT MODIFICATION**, as recommended, in the report of the Chief Planner.

The meeting ended at 9.05 pm

Chairman