

## **PLANS SUB-COMMITTEE NO. 3**

Minutes of the meeting held at 7.00 pm on 6 June 2019

### **Present:**

Councillor Katy Boughey (Chairman)  
Councillor Tony Owen (Vice-Chairman)  
Councillors Kevin Brooks, Samaris Huntington-Thresher, Charles Joel,  
Alexa Michael, Keith Onslow, Angela Page and Kieran Terry

### **Also Present:**

Councillors Marina Ahmad, William Huntington-Thresher,  
Robert Mcilveen and Michael Rutherford

## **1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**

No apologies for absence were received.

## **2 DECLARATIONS OF INTEREST**

Councillor Tony Owen declared a non-pecuniary interest in Item 4.11 as he was acquainted with the lady who spoke in objection to the application. Councillor Owen did not take part in the discussion or vote on this application.

On 3 June 2019, Members of the Urgency Committee granted an unconditional dispensation for Cllrs Robert Mcilveen and Michael Rutherford to be permitted to attend this meeting either to address Members or listen to the debate on a planning application in relation to their residential property (Item 4.13 - 49 Forde Avenue, Bromley BR1 3EU).

The dispensation applied to any subsequent meetings on the same or similar applications until the end of the Municipal Year.

## **3 CONFIRMATION OF MINUTES OF MEETING HELD ON 11 APRIL 2019**

**RESOLVED** that the Minutes of the meeting held on 11 April 2019 be confirmed and signed as a correct record.

## **4 PLANNING APPLICATIONS**

### **SECTION 1**

(Applications submitted by the London Borough of Bromley)

### **4.1 BROMLEY TOWN CONSERVATION AREA**

**(19/00237/FULL1) - Pedestrianised Area Highway,  
High Street, Bromley**

Description of application – Erection of two detached retail (Class A1) kiosk units.

Comments received from the Advisory Panel for Conservation Areas and the London Fire Brigade were reported and circulated to Members.

The proposed hours of operation and the removal of redundant kiosks were discussed in finer detail.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner with condition 3 amended to read:-

'3 The use hereby permitted shall not operate before 08:00 and after 21:00 on Mondays to Saturdays or before 10:00 and after 18:00 on Sundays and Bank Holidays.

Reason: In order to comply with Policy 37 of the Bromley Local Plan and in the interest of the amenities of nearby residential dwellings.'

A further informative was also added as follows:-

2 Any kiosk unit(s) hereby permitted which subsequently becomes redundant shall be removed from the site within a period of 2 months and the land shall be reinstated to its former condition.

**4.2  
BROMLEY TOWN  
CONSERVATION AREA**

**(19/00241/FULL1) - 162 High Street, Bromley,  
BR1 1HJ**

Description of application – Erection of two detached kiosks to provide 4 retail (Class A1) units.

Comments received from the Advisory Panel for Conservation Areas and the London Fire Brigade were reported and circulated to Members.

The proposed hours of operation and the removal of redundant kiosks were discussed in finer detail.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner with condition 3 amended to read:-

'3 The use hereby permitted shall not operate before 08:00 and after 21:00 on Mondays to Saturdays or before 10:00 and after 18:00 on Sundays and Bank Holidays.

Reason: In order to comply with Policy 37 of the Bromley Local Plan and in the interest of the amenities of nearby residential dwellings.'

A further informative was also added as follows:-

2 Any kiosk unit(s) hereby permitted which subsequently becomes redundant shall be removed from the site within a period of 2 months and the land shall be reinstated to its former condition.

## **SECTION 2**

### **4.3 PETTS WOOD AND KNOLL**

(Applications meriting special consideration)

**(18/05592/FULL6) - 10 Derwent Drive, Petts Wood, BR5 1EW**

Description of application – Single storey side extensions incorporating garage conversion, enlargement of existing porch entrance and enlargement of roofspace incorporating extension to rear roof to provide first floor accommodation with rooflights to front and side and Juliet balcony to rear.

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

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

1 The proposed development by reason of its design, scale and bulk would result in an overdevelopment of the site resulting in a detrimental visual impact and loss of light to the neighbouring property and incongruous impact on the prevailing character of the area, contrary to Supplementary Planning Guidance No 1 General Design Principles and No 2 Residential Design Guidance, Policy 37 of the Bromley Local Plan (2019) and Policies 7.4 and 7.6 of the London Plan (2016).

**4.4  
BICKLEY**

**(19/00263/FULL6) - 1 Oldfield Close, Bickley,  
Bromley, BR1 2LL**

Description of application – Part demolition and reconfiguration of existing garage to form lounge, alterations to existing lounge to form new garage with pitched roof, first floor front and two storey rear extensions, removal of chimneys, new chimney stack to side and elevational alterations.

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

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**4.5  
DARWIN**

**(19/00509/FULL1) - Luxted Farm, Luxted Road,  
Downe, BR6 7JT**

Description of application – 4 dormer extensions and elevational alterations to include enlarged doors, glazed roof panels and alterations to windows.

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.

**4.6  
ORPINGTON**

**(19/00620/OUT) - 14 Knoll Rise, Orpington,  
BR6 0DD**

Description of application – Outline planning application for the demolition of four existing houses (No. 14 to No. 20 Knoll Rise), erection of three new buildings ranging from three to four storeys comprising 41 apartments with associated access, parking and amenity space.

Oral representations from Ward Member Councillor William Huntington-Thresher in objection to the application were received at the meeting.

In relation to a previous planning appeal decision, Members were informed that the Inspector did not endorse the Council's reason for refusal on Highways grounds. It was therefore advisable not to include those grounds should Members decide to refuse this application.

A vote to include a reason for refusal on Highways grounds fell.

Members having considered the report, objections and representations, **RESOLVED that the application BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner amended to read:-

'1 The development, as proposed, by reason of its size, scale and massing would result in a cramped overdevelopment of the site, out of character, overly prominent and harmful to the visual amenities of the area and suburban character of the wider locale which this site is considered to contribute positively to as a result of its size, scale and massing contrary to Policies 3, 4 and 37 of the Bromley Local Plan and Policies 3.4 and Table 3.2, 7.4 and 7.15 of the London Plan, Draft London Policies D2, D6 and the Mayor's Housing SPG.

2 The proposed development fails to provide a satisfactory standard of living accommodation for future occupiers by virtue of the inadequate private outdoor spaces, communal garden access arrangement in an area of open space deficiency, lack of outlook and privacy contrary to Policies 4 and 59 of the Bromley Local Plan, Policies 4 and 37 of the Draft Local Plan and Policies 7.4 and 7.15 of the London Plan and the Mayor's Housing SPG.'

The following reason for refusal was also added:-

3 The development will result in the loss of important suburban family housing at this location, this being an essential characteristic of the residential form of the area, contrary to Policies 4 and 37 of the Bromley Local Plan and Policy 7.4 of the London Plan.

4.7  
**CRYSTAL PALACE  
CONSERVATION AREA**

**(19/00651/FULL1) - Land adjacent to Rochester  
House, 2-10 Belvedere Road, Anerley, London,  
SE19 2AT**

Description of application – Demolition of existing bin store fronting Belvedere Road and removal of 6 no. car parking spaces to the courtyard with erection of 4 bedroom three storey town house with associated car parking an replacement bin store.

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

The Planning Officer reported that:-

- (a) the final sentence of the first paragraph on page 111 had been amended to read: 'On the basis that there would be 26 retained spaces to serve the flats .....
- (b) a 3D visual from the applicant's agent showing the proposed site view had been received and circulated to Members;
- (c) should Members decide to grant permission, a condition in relation to refuse collection should be added.

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

1 The proposed dwelling, by reasons of its design would appear incongruous and out of character with the surrounding area, detrimental to the visual amenities of neighbouring residents and the appearance of the Belvedere Road Conservation Area, contrary to Policies 37 and 41 of the Bromley Local Plan (2019) and Supplementary Planning Guidance No 1 General Design Principles and No 2 Residential Design Guidance, Belvedere Road Supplementary Planning Guidance and Policies 3.5, 7.6 and 7.8 of the London Plan (2016).

2 The proposed development, by reason of its design, siting and layout would give rise to an unacceptable loss of outlook to the occupiers of surrounding properties, whilst leading to a significant loss of privacy by way of overlooking to future

occupants of the proposed dwelling, contrary to Policy 37 of the Bromley Local Plan (2019) and Supplementary Planning Guidance No 1 General Design Principles and No 2 Residential Design Guidance.

3 The proposal has the potential to lead to an increase in local residents parking on surrounding streets, thus generating considerable pressure to on-street car parking, leading to a significant risk to traffic and pedestrian safety, by reasons of illegal or unsuitable parking and on-street manoeuvring, which would be prejudicial to the free flow of traffic conditions and general safety in the highway, contrary to Policy 30 of the Bromley Local Plan (2019).

### **SECTION 3**

(Applications recommended for permission, approval or consent)

#### **4.8 CHISLEHURST CONSERVATION AREA**

##### **(19/00705/FULL1) - 1 Riverwood Lane, Chislehurst BR7 5QN**

Description of application – Demolition of existing dwelling and erection of detached two storey 4 bedroom dwelling with integral garage, rear balcony and terracing.

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.

#### **4.9 DARWIN**

##### **(19/00782/FULL1) - 7 Moselle Road, Biggin Hill TN16 3HS**

Description of application – Demolition of existing bungalow and detached garage and construction of 2 detached three bedroom bungalows with additional vehicular access, associated parking and cycle and refuse stores.

Further comments received from a neighbouring property were reported and circulated to Members.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner.

**4.10  
PETTS WOOD AND KNOLL**

**(19/00796/FULL6) - 53 St John's Road, Petts Wood, BR5 1HT**

Description of application – Demolition of garage and rear dormer window. Erection of single storey rear extension and two storey side extension incorporating porch, dormer windows and integral garage and replacement hard surfacing to front. (Amended plans and description.)

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner.

**4.11  
CHISLEHURST  
CONSERVATION AREA**

**(19/00890/FULL6) - Bywood, Manor Park, Chislehurst BR7 5QD**

Description of application – Demolition of existing detached garage and chimney stack and erection of single storey front, side and rear extensions and elevational alterations.

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

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

1 The proposed development due to its design, scale and bulk, would lead to an overdevelopment of the site resulting in an overbearing form of development, giving rise to loss of sunlight and daylight, detrimental to the amenities of the neighbouring property Bedans, Manor Park, Chislehurst, contrary to Policy 37 of the Bromley Local Plan (2019) and Policy 7.6 of the London Plan (2016).

**4.12  
BROMLEY COMMON AND  
KESTON**

**(19/00978/FULL6) - 51 Lower Gravel Road,  
Bromley, BR2 8LP**

Description of application – First floor side 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.

**4.13  
BROMLEY TOWN**

**(19/01202/FULL6) - 49 Forde Avenue, Bromley,  
BR1 3EU**

Description amended to read: – ‘Single storey rear extension and patio’.

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

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**4.14  
BICKLEY**

**(19/01280/FULL1) - 187 Southborough Lane,  
Bromley, BR2 8AR**

Description of application – Change of use from Class A1 Use (shop) to Class A4 Use (micro pub).

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

In regard to Members’ concern about licensing hours and noise disturbance, the Planning Officer advised that these issues could be addressed via condition. A requirement to provide a fire exit could be included within the Management Plan.

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

1 The proposed change of use to a micropub in this location will result in an unacceptable level of noise and disturbance to local residents and in the absence of a satisfactory noise management plan would be contrary to Policies 37 and 98 of the Bromley Local Plan (2019).

The following informative was also added:-

1 Please note that if a subsequent application is made for a similar development, details with regard to the fire exit should be included in the management plan.

#### **SECTION 4**

(Applications recommended for refusal or disapproval of details)

#### **4.15 PETTS WOOD AND KNOLL**

**(19/00953/FULL1) - 75 Queensway, Petts Wood, BR5 1DQ**

Description of application – Detached two storey building with accommodation in roof space comprising 2 two bedroom maisonettes, with 2 car parking spaces on land to the rear of 75 Queensway.

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

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

It was also reported that an amended site plan had been received.

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 9.10 pm

Chairman