

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 7 November 2019

Present:

Councillor Peter Dean (Chairman)
Councillor Michael Turner (Vice-Chairman)
Councillors Nicky Dykes, Simon Fawthrop, Colin Hitchins,
Josh King, Kate Lymer, Neil Reddin FCCA and Richard Scoates

13 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Mark Brock and Councillor Kate Lymer attended as his substitute.

14 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

15 CONFIRMATION OF MINUTES OF MEETING HELD ON 12 SEPTEMBER 2019

RESOLVED that the Minutes of the meeting held on 12 September 2019 be confirmed and signed as a correct record.

16 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

16.1 DARWIN

(19/03637/FULL1) - Leaves Green Common, Leaves Green Road, Keston

Description of application – Installation of earth mound 0.4m-0.5m high and 1.228km in length around the perimeter of Leaves Green Common.

Ward Member, Councillor Richard Scoates, supported the application and informed Members that his local residents also supported the application. Members took into account and considered the setting of nearby Listed Buildings in the determination of this application.

Members having considered the report and objections, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Assistant Director, Planning, with two further conditions to read:-

“3. Details to be submitted in writing to and approved in writing by the Local Planning Authority before work commences of measures to protect the Statutory Listed Coal Post and these shall be maintained as agreed as such thereafter.

REASON: In order to ensure adequate protection of the listed building and its setting during construction works and to comply with Policy 38 of the Bromley Local Plan.

4. No development shall commence on site until such time as a Maintenance Plan for the ongoing upkeep of the mounds has been submitted to and approved in writing by the Local Planning Authority.

REASON: In order to ensure ongoing maintenance of the mounds in the interests of visual amenity and to comply with Policy 37 of the Bromley Local Plan.”

SECTION 2

(Applications meriting special consideration)

16.2 WEST WICKHAM

(19/01466/FULL1) - 42 High Street, West Wickham, BR4 0NJ.

Description of application – Demolition of outbuildings at rear of 42-46 High Street and erection of part one/part three storey rear extension at 42-46 High Street incorporating single storey extension to existing ground floor unit at No. 46 with terrace above, formation/relocation of access to existing maisonettes and construction of 5 no. residential flats (2 x one bedroom and 3 x two bedroom) with associated cycle and refuse storage.

THIS REPORT WAS WITHDRAWN BY THE AGENT.

16.3 BICKLEY

(19/03683/OUT) - Phoenix Lodge, 14A Woodlands Road, Bickley, Bromley, BR1 2AP

Description of application – Demolition of existing dwelling and erection of a three storey building comprising 1 one bedroom and 11 two bedroom flats with associated parking, amenity space, refuse/cycle store and landscaping **OUTLINE APPLICATION.**

Oral representations in support of the application were received at the meeting. It was reported that a further objection to the application had been received and the application had been amended by a revised plan received on 30 October 2019. The agent undertook to withdraw the planning appeal with regard to application 18/05565/OUT if Members granted permission.

Members having considered the report, objections, and representations, **RESOLVED** that **PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT TO SECURE HEALTH AND EDUCATION CONTRIBUTIONS ALONG WITH A CARBON OFFSET CONTRIBUTION**, as recommended, and subject to the conditions and informatives set out in the report of the Assistant Director, Planning.

SECTION 3

(Applications recommended for permission, approval or consent)

16.4 FARNBOROUGH AND CROFTON

(19/02699/FULL1) - 346 Crofton Road, Orpington BR6 8NN

Description of application - Demolition of rear office building and construction of three storey rear extension comprising extension to commercial unit and undercroft parking at ground floor level with 2 two bedroom flats above, and conversion of first and second floor of front building into 1 two bedroom flat.

Oral representations in objection to the application were received at the meeting. Comments from Ward Member, Councillor Charles Joel, in objection to the application were reported and had been circulated to Members. Supplementary information and photographs had been received from the objector and circulated to Members.

The Chairman pointed out that the proposed parking met the minimum criteria and Highways Division did not object to the application. A number of residential properties in Meadow Way backed onto the site and the proposed flats would be located some 44 meters from those dwellings and a local precedent for rear storey extensions on Crofton Road had been set and he moved permission to include a condition for private screening. Councillor Michael Turner also supported the application and seconded permission.

The Assistant Director, Planning's representative confirmed the existence of two-storey extensions on Crofton Road.

Councillor Simon Fawthrop referred to the last sentence on page 65 of the Assistant Director, Planning's report and said the application was finely balanced and objected to the application on scale, bulk and size. Councillor Richard Scoates also objected to the application being in excess of the London Plan standard.

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

1. The proposed extension, by reason of its scale, bulk and size, would be out of character with surrounding development and harmful to the visual amenities and spatial standards of the wider area in general, thereby contrary to Policy 37 of the Bromley Local Plan and Policy 7.4 of the London Plan.

**16.5
BICKLEY**

(19/02756/FULL1) - Brook House, Chislehurst Road, Bromley, BR1 2NJ

Description of application – Demolition of dwellinghouse. Erection of building containing 9 flats, together with access, underground and surface level car parking, cycle parking, bin store, hard and soft landscaping.

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

Ward Member, Councillor Kate Lymer, referred to the Ordnance Survey Map on page 97 of the Assistant Director Planning's report. She acknowledged amendments to the application had been made but in her view it was still unacceptable as it would overlook and cause harm to the privacy of neighbouring properties. Berryfield Close was single lane with no pavements on either side. In front of properties Numbered 1, 3 and 4 was a car length parking space. The current dwelling was two-storey with one first floor window that faced those properties and one ground floor window. The proposed development was for a

three-storey building with four ground floor windows and three first floor windows to face the front of the properties in Berryfield Close and looked directly into their bedrooms. A number of established trees would be removed. Councillor Lymer welcomed the reduction of windows on the north-east elevation but, in her view, seven windows would be intrusive with a loss of privacy and outlook. She referred to the dwelling on the other side at Pines End and this property would have second floor windows close to them that looked into one of their bedroom windows. Also, further loss of privacy and overlooking remained at number 2 Asprey Place and numbers 8 and 9 Berryfield Close. The current privacy enjoyed by these dwellings would be compromised, not only by the proposed second floor living accommodation dormer windows, but also by the three roof terraces. Two of the intended terraces were balconies at first floor level, and the third would be a party terrace at second floor level to serve the proposed penthouse accommodation. The first and second floor terraces would have side vision screens to two of the terraces. These side vision screens did not negate the overlooking and loss of privacy from the front of the terraces and the first floor roof terrace had no proposed vision screening. The roof terraces and dormer windows would look directly into numbers 8 and 9 Berryfield Close and the homes and gardens of number 2 Asprey Place and Pines End and also at a considerable height.

Councillor Lymer proposed refusal on the basis of an unacceptable loss of privacy and overlooking to all of the homes surrounding the site. The Chairman agreed with Councillor Lymer and seconded permission.

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

1. The proximity of the development to existing neighbouring residential properties, together with the location and quantity of additional windows and external terraces, would be intrusive and significantly harmful to the privacy amenities of neighbouring properties by reason of overlooking contrary to Policies 4 and 37 of the Bromley Local Plan.

**16.6
BICKLEY**

**(19/03085/FULL6) - Flat 4 Quennells, Vale Road,
Bickley, BR1 2AL**

Description of application – Two storey front extension, including loft and elevational alterations.

Members having considered the report and objections, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Assistant Director, Planning.

**16.7
CRYSTAL PALACE
CONSERVATION AREA**

**(19/03203/FULL1) - 69-71 Church Road, Anerley,
London SE19 2TA.**

Description of application - The demolition of the existing building and erection of a part 4 and 5 storey building with additional part lower ground floor comprising two 1 bedroom, three 2 bedroom two 3 bedroom flats and provision of commercial retail unit at ground floor. Provision of external amenity space.

Members having considered the report and objections, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Assistant Director, Planning.

**16.8
BICKLEY**

**(19/03652/FULL1) - Wootton, Bullers Wood Drive,
Chislehurst, BR7 5LS**

Description of application – Demolition of Wootton and erection of 2 semi-detached four bedroom houses with associated car parking.

The applicant had submitted a response following comments of objection received and this had been circulated to Members.

The following amendments to the Assistant Director Planning's report were tabled:-

- Page 137, under the heading, 'Proposal', the first sentence should be amended to read, "Planning permission is sought for the demolition of existing dwelling and erection of 2 x semi-detached 4 bedroom dwellings with associated car parking at front.
- Page 143, under the heading, 'Resubmission', the first sentence should be amended to read, "Following the allowing of appeal reference

17/05535, the current proposal seeks permission to demolish only one dwelling (Wootton) and erect a pair of semi-detached dwellings similar to those permitted separately under reference 15/04612, which has now expired.

- Page 144, the second sentence should be amended to read, “The site has a lengthy planning history which set a precedent for a pair of semi-detached dwellings on the site, allowed on appeal under reference 13/01790 and subsequently under reference 15/04612.”

Members having considered the report and objections, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Assistant Director Planning.

The Meeting ended at 7.42 pm

Chairman

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