

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

Minutes of the meeting held at 7.00 pm on 23 January 2020

### **Present:**

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

### **Also Present:**

Councillors Gareth Allatt and Russell Mellor

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

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

## **18 DECLARATIONS OF INTEREST**

Councillor Terry declared a non-pecuniary interest in Item 4.1 as he resided in the vicinity of the application site.

Councillor Page declared a non-pecuniary interest in Item 4.6 as she was acquainted with the applicant.

## **19 CONFIRMATION OF MINUTES OF MEETING HELD ON 21 NOVEMBER 2019**

**RESOLVED** that the Minutes of the meeting held on 21 November 2019 be confirmed and signed as a correct record.

## **20 PLANNING APPLICATIONS**

### **SECTION 2**

(Applications meriting special consideration)

#### **20.1 CHISLEHURST**

**(19/04739/FULL6) - 21 Edgebury, Chislehurst,  
BR7 6JL**

Description of application – Erection of a single storey modular timber granny annexe at rear.

It was noted that contrary to what was indicated in the report, there were no objections to the application.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** against officer's recommendations. Members considered that the position of the annex was to the rear of the site and as such, it would not have a harmful impact to neighbouring properties, that there would not be any side or rear access to the annex as the surrounding land was owned by the Council and it was in the Green Belt and a condition could be imposed to restrict the annex to be only ancillary use to the main dwelling.

Permission was granted subject to the following conditions:-

1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.

Reason: In order to comply with Policy 37 of the Bromley Local Plan and in the interests of visual and residential amenity.

3 The additional accommodation shall be used only by members of the household occupying the dwelling 21 Edgebury; and shall not be severed to form a separate self-contained unit.

Reason: In order to comply with Policies 6, 7 and 37 of the Bromley Local Plan, to ensure that the accommodation is not used separately and un-associated with the main dwelling and so as to prevent an unsatisfactory sub-division into two dwellings.

4 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and/or drawings unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to comply with Policy 37 of the Bromley Local Plan and in the interest of the appearance of the building and the visual amenities of the area.

5 Notwithstanding the provision of the Town and Country Planning (General Permitted Development) order 2015 (or any Order amending, revoking and re-enacting this Order) no building, structure, extension, enlargement 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 37 of the Bromley Local Plan.

6 No primary cooking shall be provided within the proposed single storey annexe building at any time.

Reason: In order to comply with Policies 6, 7 and 37 of the Bromley Local Plan, to ensure that the accommodation is not used separately and un-associated with the main dwelling and so as to prevent an unsatisfactory sub-division into two dwellings.

7 There shall be no separate access from outside of the site provided to the proposed single storey annexe building other than from the main dwelling at 21 Edgebury.

Reason: In order to comply with Policies 6, 7 and 37 of the Bromley Local Plan, to ensure that the accommodation is not used separately and un-associated with the main dwelling and so as to prevent an unsatisfactory sub-division into two dwellings.

### **SECTION 3**

#### **20.2 PLAISTOW AND SUNDRIDGE**

(Applications recommended for permission, approval or consent)

**(19/03520/FULL1) - 1A Saxon Road, Bromley, BR1 3RP**

Description of application – Erection of a two storey, four bedroom detached dwelling with additional roof level accommodation and attached single garage.

Oral representations in support of the application were received. Oral representations from Ward Member Councillor Gareth Allatt 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 informatives set out in the report of the Chief Planner with condition 2 amended read:-

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission under drawing ref. SR-978-PD-02 dated 21/12/2019 unless previously agreed in writing by the Local Planning Authority.

Reason: In order to comply with Policy 37 of the Bromley Local Plan and in the interests of visual and residential amenity.

The following condition was also added:-

17 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).

**20.3  
PLAISTOW AND  
SUNDRIDGE**

**(19/03728/FULL1) - 128B College Road, Bromley, BR1 3PF**

Description of application – Single storey side infill and first floor extensions to dwellinghouse with conversion of resultant building including roofspace into 4 residential units (1 x 1 bed and 3 x 2 bed).

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

from visiting Ward Member Councillor Gareth Allatt in objection to the application were also received at the meeting.

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

The proposal, by reason of the number of units proposed and subsequent number of occupiers would be an overdevelopment and over-intensive use of the site, impacting detrimentally on the residential amenities of local residents and on the character of the area, contrary to Policies 4, 9 and 37 of the Bromley Local Plan (2019) and Policies 3.3, 3.4 and 7.4 of the London Plan (2016).

**20.4  
PETTS WOOD AND KNOLL**

**(19/04173/FULL6) - 13 Tudor Way, Petts Wood, Orpington, BR5 1LH**

Description of application – Proposed loft conversion with half hip to gable extension, rear dormer and one front facing rooflight.

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

Members having considered the report and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to seek a change to the position of the front roof lights to the flank and then to be considered by officers under delegated authority if the proposed changes are provided.

**20.5  
BROMLEY TOWN  
CONSERVATION AREA**

**(19/04406/FULL1) - 241 High Street, Bromley, BR1 1NZ**

Description of application – Two storey rear extension to provide three x 1 bedroom flats, with associated refuse/recycling, bicycle storage and surrounding amenity area.

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.

## **SECTION 4**

(Applications recommended for refusal or disapproval of details)

### **20.6 PETTS WOOD AND KNOLL CONSERVATION AREA**

#### **(19/03941/FULL1) - Bayheath House, 4 Fairway, Petts Wood, Orpington, BR5 1EG**

Description of application – Erection of part one storey/part two storey upper floor extension to Bayheath House and Cardinal House to provide 4 x 1-bedroom and 5 x 2-bedroom flats (9 flats in total) with associated cycle parking and elevational alterations to the existing buildings.

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

It was reported that further supporting documentation from the applicant's agent had been received and circulated to Members. Highway Officer comments had also been received and circulated.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to seek a reduction in massing and bulk on Station Square, improvements to the quality of the residential standards of accommodation and improvements to parking provision in conjunction with Highways and planning officers.

The application to then be considered on List 2 on a subsequent Plans Sub-Committee 1 or 3 meeting.

### **20.7 COPERS COPE**

#### **(19/04788/FULL1) - 51 Foxgrove Road, Beckenham, BR3 5BB**

Description of application – Demolition of the existing property and detached garage and construction of replacement part one/two/three storey 5 bedroom dwelling with roof terraces and associated development including detached garden shed, refuse enclosure, formation of parking and turning area with erection of front and side boundary walls and electric sliding gates adjacent to existing access onto Foxgrove Avenue.

Oral representations in support of the application were received. Oral representations from Ward Member

Councillor Russell Mellor in support of the application were received at the meeting.

Further supporting documentation from the applicant's agent had been received and circulated to Members.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration to be considered on List 2 on a subsequent Plans Sub-Committee 1 or 3 meeting.

## 21 CONTRAVENTIONS AND OTHER ISSUES

### 21.1 DARWIN

#### **Injunction Request - Stella Fields, Blackness Lane, Keston, BR2**

##### **Report DRR20/007**

Oral representations in support of enforcement action by way of an injunction were received at the meeting.

Members were advised that the site which was located within the Green Belt, had been sub-divided into 160 different plots. For the past two years, the coach on the land had been occupied by two adults with young children.

It was noted from the report that the Council had issued two enforcement notices to address the problem however, these had been unsuccessful and the breach was still on-going.

The Chairman advised Members that prior to the commencement of the meeting, further documentation of a confidential nature had been submitted for Member consideration. For that part of the agenda item and in accordance with the Council's Constitution, the Chairman moved that the public be excluded, to allow Members to consider the Part 2 confidential information:-

Following the Committee's consideration of the confidential information, members of the public were recalled to the room to hear Members' decision.

**Members having considered the report and representations, together with the additional information presented in Part 2 of the agenda, RESOLVED that:-**

- 1) **it was necessary or expedient for an application to be made to the Court pursuant to Section 187B of the Town and Country Planning Act 1990 (as amended), for an injunction to be authorised to secure the removal of the coach and associated paraphernalia from the land known as Stella Fields, including any sub-plots and sites accessible from Stella fields and shown on the plan attached to this report;**
- 2) **action be expedited.**

The meeting ended at 9.00 pm

Chairman