

## PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 6.00 pm on 10 December 2020

### Present:

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

### Also Present:

Councillors Kira Gabbert

## 10 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

All Members were present.

## 11 DECLARATIONS OF INTEREST

Councillor Neil Reddin declared a non-prejudicial interest in Item 4.3 and Councillor Simon Fawthrop declared a non-prejudicial interest in Items 4.5 and 4.16.

## 12 CONFIRMATION OF MINUTES OF MEETING HELD ON 15 OCTOBER 2020

**RESOLVED** that the Minutes of the meeting held on 15 October 202 be confirmed and signed as a correct record.

## 13 PLANNING APPLICATIONS

### 13.1 HAYES AND CONEY HALL (18/03074/RECON) - 8 Speldhurst Close, Bromley BR2 9DT

Description of application – Minor material amendment to planning permission 18/03074/FULL6 granted for 'ground floor rear and side and first floor rear extension with elevational alterations' to allow an increase in height.

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 DEFERRED**, without prejudice to any future consideration, **TO RESOLVE THE OVERHANGING ROOF ISSUE.**

**13.2  
CHELSFIELD AND PRATTS  
BOTTOM**

**(20/00513/FULL1) - 46 Worlds End Lane, Orpington  
BR6 6AG**

Description of application – A part single and part two storey Vicarage to the rear of the existing vicarage (with a new access/ entrance at Moat Close).

**THIS REPORT WAS WITHDRAWN BY THE APPLICANT.**

**13.3  
ORPINGTON**

**(20/00589/FULL1) - St Olave's Grammar School ,  
Goddington Lane, Orpington BR6 9SH**

Partial demolition, extension and refurbishment of existing building "Thirdsden Halls" including; demolition of existing rear section and attached garages, erection of single storey rear extension (replacing existing rear section), internal layout alterations, elevational alterations, erection of fencing and gates and formation of accessible ramp, installation of air source heat pump (NW elevation). Change of use from Class D2 Leisure (community Scout Hut) to mixed use Class D1 Education and D2 Leisure (community). (Amended plans - Site Location Plan).

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 informatives set out in the report of the Assistant Director, (Planning and Building Control).

**13.4  
DARWIN  
CONSERVATION AREA**

**(20/01046/FULL1) - Parkside, Luxted Road, Downe  
BR6 7JS**

Description of application - Subdivision of residential plot and erection of a detached dwellinghouse with curtilage and parking area. (Amended plans - red edging).

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

Ward Member, Councillor Richard Scoates, acknowledged that the design of the proposed development was sympathetic to the houses in the

village. However, he referred to the Bromley Local Plan whereby openness of the green belt was described as an 'absence of development', and his view was that this land was open and undeveloped and any form of development would be detrimental and would cause harm to the openness of this stretch of green belt. He also referred to page 75 of the report that showed the nucleus of the village ending at 'Snow Cottage' and described the neighbourhood up to Luxted Road and his view was that the proposed development was not limited infilling but would expand the nucleus of the village and that infilling did not justify the application and housing targets should not overrule the deterioration of the green belt and he objected to the application.

Councillor Simon Fawthrop said if the proposed development were to go ahead there would be a degradation of the openness of the green belt and would therefore be a breach of green belt and garden policy of the Bromley Local Plan and he also objected to the application.

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

1. The subdivision of a residential garden to introduce a new dwelling in Downe Village Conservation Area would constitute inappropriate development in the Green Belt, resulting in a greater impact and further deterioration on openness at this prominent and open village location, contrary to NPPF paragraph 11(d), 143, 144, 145, London Plan Policies 7.4 and 7.16 and Bromley Local Plan Policies 4, 37 and 49.

**13.5  
BICKLEY**

**(20/01398/FULL1) - St Michaels, Bickley Park Road, Bickley, Bromley BR1 2BE**

Description of application – Demolition of existing dwelling and construction of a part one/two storey building with accommodation in roofspace to provide 8 residential flats (5 no. two bedroom, 2 no. one bedroom and 1 no. three bedroom). Retained vehicular access with front boundary wall; Formation of car parking area at front comprising 6 no. car parking spaces; Refuse and recycling and cycle storage with hard and soft landscaping across the site, including boundary enclosures to side and rear.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Kira Gabbert in objection to the application were received at the meeting and she spoke on behalf of her fellow Ward Members.

Whilst Councillor Gabbert appreciated the need for housing she described the neighbourhood of single residential dwellings that benefitted from the finest Church in the Borough, St George's Church. She considered the proposed development to be an inappropriate, cramped and overbearing development in the Area of Special Character, out of character with the surrounding area and eight dwellings would set a precedent and her preference was for a reduced number of flats that offered affordable ownership and she objected to the application.

The Vice Chairman agreed with Councillor Gabbert and said that six parking spaces would be insufficient on Bickley Park Road.

Councillor Fawthrop's view was that the proposed development was not in keeping with the surrounding area and family houses would be more appropriate.

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

1. The proposal, by reason of its design and scale would constitute overdevelopment and loss of family housing in Bickley Park Area of Special Residential Character, out of character and out of keeping with its surrounding area, contrary to Policies 4, 37 and 44 and Section 3 guidelines for ASRC in the Bromley Local Plan.

**13.6  
DARWIN**

**(20/01510/FULL1) - Eden Fields, Farthing Street,  
Downe, Orpington BR6 7JB**

Description of application – Demolition of existing stables buildings and erection of detached single storey three bedroom dwelling.

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

Members having considered the report, objection and representations, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions and informative set out in the report of the Assistant Director, (Planning and Building Control).

**13.7  
COPERS COPE**

**(20/01651/FULL1) - 5-8a St Clare Court, Foxgrove Avenue, Beckenham BR3 5BG**

Description of application - Conversion of existing roof space into 2 bedroom self-contained flat. Alterations to existing roof to include raising of ridge height, small front dormer window with two rooflights to front elevation. Two pitched rear dormer windows with one rear rooflight in the rear elevation and one rooflight in the flank elevation.

Revised plans had been received on 3 December 2020.

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 and Building Control).

**13.8  
COPERS COPE**

**(20/02385/FULL1) - 1-4 St Clare Court, Foxgrove Avenue, Beckenham BR3 5BG**

Description of application – Conversion of existing roof space into 2 bedroom self-contained flat. Alterations to existing roof to include small front dormer window with two rooflights to front elevation. Part removal of existing two rear chimneys and construction of two pitched rear dormer windows with one rear rooflight. Flat roof with rooflight and one rooflight to left flank elevation.

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 and Building Control).

**13.9  
CHELSFIELD AND PRATTS  
BOTTOM**

**(20/02412/FULL6) - Mountview, Orchard Road, Pratts Bottom, Orpington BR6 7NS**

Description of application – Demolition of existing conservatory, garage and side chimney stack. Single storey front extension, part one/two storey side/rear

extensions, alterations to front porch, front roof slope and elevational alterations

Oral representations in support of the application were received at the meeting. Further objections to the application had been received and 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 Assistant Director, (Planning and Building Control) with two further condition to read:-

“7. Prior to the above ground works of the building, details of landscaping and parking spaces shall be submitted and approved the Local Planning Authority in writing. The approved development shall be implemented prior to the occupation and maintained during the lifetime of the development.

REASON: In the interest of biodiversity and to ensure that a satisfactory standard of visual amenity and parking provision are provided and maintained.”

**13.10  
BROMLEY TOWN**

**(20/02786/FULL6) - 52 Farnaby Road, Bromley  
BR1 4BJ**

Description of application – Hip to gable loft conversion with two rear dormers and front rooflights (part retrospective).

An objection had been received from a neighbour and circulated to Members.

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 Assistant Director, (Planning and Building Control).

**13.11  
PETTS WOOD AND KNOLL**

**(20/03038/PLUD) - 25 Silverdale Road, Petts Wood,  
Orpington BR5 1NH**

Description of application – Loft conversion with set back gable, barn hip & rear dormer and elevational alterations (Proposed Lawful Development Certificate).

Oral representations in support of the application were received at the meeting. A replacement report had been published on the Council's website on 3 December 2020.

Members having considered the report and representations, **RESOLVED that the PROPOSED DEVELOPMENT is LAWFUL** as recommended, for the reason and subject to informative set out in the report of the Assistant Director, (Planning and Building Control).

**13.12  
PETTS WOOD AND KNOLL**

**(20/03136/PLUD) - 13 Silverdale Road, Petts Wood, Orpington BR5 1NH**

Description of application – Loft conversion and roof alterations comprising of partial gable extension and rear dormer and elevational alterations - materials to match existing.

Members having considered the report, **RESOLVED that the PROPOSED DEVELOPMENT is LAWFUL** as recommended, for the reason set out in the report of the Assistant Director, (Planning and Building Control).

**13.13  
PETTS WOOD AND KNOLL**

**(20/03262/PLUD) - 14 Silverdale Road, Petts Wood, Orpington BR5 1NJ**

Description of application – Part hip to gable loft conversion and rear dormer **LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)**.

Members having considered the report, **RESOLVED that the PROPOSED DEVELOPMENT is LAWFUL** as recommended, for the reason set out in the report of the Assistant Director, (Planning and Building Control).

**13.14  
KELSEY AND EDEN PARK**

**(20/03288/FULL1) - 21 Langley Road, Beckenham BR3 4AE**

Description of application – The creation of an 8 room HMO at 21 Langley Road and elevational alterations.

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

**13.15  
PENGE AND CATOR**

**(20/03523/TELCOM) - Land Adjacent To  
Community Vision Children And Family Centre,  
Woodbine Grove/Oakfield Road, Penge, London**

Description of application – Proposed 15m high telecommunications monopole with 6 antennas, wraparound equipment cabinet at base and associated ancillary works - all to be sited on verge fronting Oakfield Road (56 DAY CONSULTATION BY H3G LIMITED REGARDING THE NEED FOR APPROVAL OF SITING AND APPEARANCE OF TELECOMMUNICATIONS DEVELOPMENT) (APPLICATION AMENDED ON 11/11/2020 TO REDUCE HEIGHT OF MAST FROM 18M TO 15M).

Comments from the three Ward Members of Penge and Cator Ward and further objections to the application had been received and circulated to Members.

Members having considered the report and objections, **RESOLVED that PRIOR APPROVAL REQUIRED be GRANTED** as recommended, subject to conditions set out in the report of the Assistant Director, (Planning and Building Control).

**13.16  
PETTS WOOD AND KNOLL**

**(20/03613/PLUD) - 45 Priory Avenue, Petts Wood,  
Orpington BR5 1JE**

Description of application – Roof alterations to include a partial hip to half gable roof extension and rear dormer extension. (Proposed lawful development certificate).

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

Members having considered the report and representations, **RESOLVED that the PROPOSED DEVELOPMENT is LAWFUL** as recommended, for the reason set out in the report of the Assistant Director, (Planning and Building Control).

The meeting ended at 7.20 pm

Chairman