

## **PLANS SUB-COMMITTEE NO. 2**

Minutes of the meeting held at 6.00 pm on 18 February 2021

### **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

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

There were no apologies for absence.

### **2 DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **3 CONFIRMATION OF MINUTES OF MEETING HELD ON 10 DECEMBER 2020**

**RESOLVED** that the Minutes of the meeting held on 10 December 2020 be confirmed and signed as a correct record.

### **4 PLANNING APPLICATIONS**

#### **4.1 WEST WICKHAM**

#### **(20/02367/FULL1) - 9 Copse Avenue, West Wickham, BR4 9NL**

Description of application – Demolition of existing bungalow and construction of 2 x 3 bedroom semi-detached properties with cycle and bin storage, paved driveways, steps leading down to each rear garden. Covered pathway with roof to side of Plot 9 with new brick wall (adjacent to No. 33 Boleyn Gardens). Existing vehicular crossover widened to Plot 9a and erection of carport with mansard roof to the side of new property, new brick wall (adjacent to No. 11 Copse Avenue).

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

The Development Management Team Leader – Major Developments, reported that following objections from Street Trees and Highways Officers, revised plans had been received confirming that the proposal for a

new dropped kerb had been abandoned. There would, therefore, be no loss of trees and the existing crossover would be retained.

It was also reported that updated drainage plans had been received and circulated to Members.

Committee Member and Ward Member, Councillor Brock stated that the building line of the proposed development protruded further than neighbouring properties and was therefore out of keeping with the surrounding area. The establishment of a communal car park would also be out of keeping with the area. The majority of properties in the locality benefitted from large gardens however, this proposal would result in the existing garden being divided into two small areas. For the reasons outlined above, Councillor Brock moved that the application be refused. Councillor Fawthrop seconded the motion.

The Development Management Team Leader – Major Developments, reported that all matters relating to amenity space were policy compliant.

Members having considered the report, objections and representations, **RESOLVED that the application be REFUSED** on the following ground:-

1. The proposal by reason of the building line, communal parking area and garden space would constitute an overdevelopment of the site and would detract from the character and appearance of the area, contrary to Policies 6 and 37 of the Bromley Local Plan.

#### 4.2 PETTS WOOD AND KNOLL

#### **(20/04906/FULL6) - 77 Lynwood Grove, Orpington, BR6 0BQ**

Description of application – Addition of a barn hip and 2 Velux windows to existing roof. RESTROSPECTIVE APPLICATION.

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

It was reported that further photographs, a letter of support and one further objection had been received and circulated to Members.

Councillor Fawthrop outlined the further objections received from the original objector but could find no planning grounds on which to refuse the application. He moved that the application be permitted and requested the addition of a condition in regard to the removal of HMO (House in Multiple Occupation) Permitted Development Rights. The Chairman seconded the motion.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the following condition which was omitted from the report of the Assistant Director, Planning and Building Control:-

1. The Development shall be retained strictly in accordance with the application plans, drawings and documents hereby approved.

Reason: To ensure that the development is retained in accordance with the approved documents, plans and drawings submitted with the application in the interest of the appearance of the building and the visual amenities of the area and in order to comply with Policy 37 of the Bromley Local Plan.

The following condition was also added:-

2. Notwithstanding the provisions of Class L of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and re-enacting this Order shall the dwellinghouse be converted from a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, to a use falling within Class C4 (houses in multiple occupation) of that Schedule without the prior approval in writing of the Local Planning Authority.

Reason: In order to comply with Policies 6 and 37 of the Bromley Local Plan and in the interest of the visual and residential amenities of the area.

The meeting ended at 6.18 pm

Chairman

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