

## **PLANS SUB-COMMITTEE NO. 1**

Minutes of the meeting held at 7.00 pm on 25 November 2021

### **Present:**

Councillor Alexa Michael (Chairman)  
Councillor Christine Harris (Vice-Chairman)  
Councillors Kathy Bance MBE, Katy Boughey, Simon Fawthrop,  
Kira Gabbert, Charles Joel, Tony Owen and Gary Stevens

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

Apologies were received from Councillor Suraj Sharma and Councillor Gary Stevens attended as substitute. Apologies were also received from Councillor Samaris Huntington Thresher and Councillor Simon Fawthrop attended as substitute.

### **70 DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **71 CONFIRMATION OF MINUTES OF MEETING HELD ON 30th September 2021**

The minutes of the meeting held on 30<sup>th</sup> September 2021 were agreed and signed as a correct record.

### **72 PLANNING APPLICATIONS**

**72.1 (20/04001/FULL1) - 182 Petts Wood Road, Petts  
PETTS WOOD AND KNOLL; Wood, Orpington, BR5 1LG.  
CONSERVATION AREA-  
STATION SQUARE, PETTS  
WOOD**

Description of application: Retrospective application for a single storey rear extension to restaurant.

This application sits in the Station Square Petts Wood Conservation Area. The recommendation of the planning report was for refusal.

Ward Councillor Tony Owen supported the

recommendation for refusal and stated that immediate enforcement action should be initiated. This motion was formerly seconded by Ward Councillor Simon Fawthrop. A Member wondered if there was any method by which a fine could be imposed if a tree had been damaged.

The Tree Officer said that this matter had been on the enforcement radar for some time and that harm had been caused to the tree many years ago. A summary offence had been committed but the 6 month period that the Council had to take any action that could have resulted in fines being levied had expired. The Tree Team were working with the Enforcement Team to encourage enforcement action to remove the structure and it was hoped to get the hard landscaping to a permeable surface as part of this action.

**Recommendation was that the application be refused and that immediate enforcement action be undertaken and Environmental Health be consulted.**

**72.2  
PETTS WOOD AND KNOLL**

**(21/01272/FULL6) - 68 Broxbourne Road,  
Orpington, BR6 0BA.**

Description of application--Single storey side and rear extension.

The officer recommendation was for permission.

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

The Development Manager Area Team Leader stated that additional comments and photographs received had been disseminated to Members. He informed Members that the application was located in the Knoll Area of Special Residential Character. He said that it was acknowledged that there was a land ownership issue associated with the application, but clarified that this was not within the remit of the Planning Committee to deal with.

He reminded Members that at the end of the day this application was just for a single storey side extension. This extension was three meters wide and this was a key issue that Members needed to consider.

The Development Manager Area Team Leader informed Members that if they were minded to recommend the removal of the side windows, then they would need to defer and seek permission from the applicant. Retaining the windows with obscure glazing could be dealt with on the night by adding conditions to the recommendation for permission.

Members having considered the report, objections and recommendations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Assistant Director for Planning and Building Control. The additional conditions were as follows:

**4) Before the development hereby permitted is first occupied the two proposed High level window(s) in the ground floor southern elevation shall be obscure glazed to a minimum of Pilkington privacy Level 4 and the window (s) shall subsequently be permanently retained as such.**

**Reason: In the interests of protecting residential amenity in accordance with Policy 37 of the Bromley Local Plan**

**5) Before the development hereby permitted is first occupied the remaining window( s) in the ground floor southern elevation shall be obscure glazed to a minimum of Pilkington privacy Level 4 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained as such.**

**Reason: In the interests of protecting residential amenity in accordance with Policy 37 of the Bromley Local Plan**

**6. 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 building, structure, extension, enlargement or alteration permitted by Class A, B, C, D or 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.**

**7. 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 9 and 37 of the Council's Local Plan (2019).**

**72.3  
PETTS WOOD AND KNOLL**

**(21/01363/FULL6) - 66 Great Thrift, Petts Wood,  
Orpington BR5 1NG**

Description of application: Single storey rear extension and loft conversion with side and rear rooflights and elevational alterations

Objections had been received.

This application sat in an Area of Special Residential Character and the officer recommendation was that the application be permitted.

The Principal Planning Officer informed Members that revised plans had been received on 23<sup>rd</sup> November 2021. These showed the existing solar panels and the proposed elevation setting out which solar panels would be retained. These plans were available on line and had been circulated prior to the meeting. It was clarified that the removal of the chimney did not require planning permission. Members were also asked to note that no corresponding chimney existed on number 64. The central chimney that was shared by both properties would be retained.

Ward Councillor Tony Owen pointed out that this application now stood in the Thrift Conservation Area and so would need to be judged by different standards. He also informed Members that the house was put on the market the day before the planning meeting. He motioned that the application be deferred, one of the reasons being that he was opposed to roof lights in a conservation area. A more pressing reason for deferral was that there was no indication on the plans concerning the location of the side vent pipe.

Members having considered the report, objections and representations, **RESOLVED that the application be DEFERRED without prejudice as the site now fell within the newly adopted Thrift Conservation Area and the report needed to be updated to show this. It was also deferred as clarification was required concerning the location of the side vent pipe.**

**72.4  
CHISLEHURST-  
CONSERVATION AREA  
CHISLEHURST**

**(21/02788/TPO) - J Sainsbury's, 73 High St,  
Chislehurst, BR7 5AG**

Description of application: Felling of 2 London Plan trees at a wall backing on to 73 Empress Drive.

This application sat in the Chislehurst Conservation Area and the officer recommendation was for refusal.

Members having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE REFUSED** for the reasons set out in the report of the Assistant Director of Planning and Building Control.

**72.5  
FARNBOROUGH AND  
CROFTON;  
CONSERVATION AREA-  
FARNBOROUGH PARK**

**(21/03075/FULL1) - Pucks Cottage, Hazel Grove,  
Orpington, BR6 8LU**

Description of application: Demolition of existing dwelling and erection of replacement 5 bedroom detached dwelling with integral garage.

This application was part of the Farnborough Park Conservation Area and the officer recommendation was for the application to be refused.

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

The Development Manager Area Team Leader reminded the Committee that this application had come to the Committee previously and was deferred while waiting for revised plans to be received. There was an issue concerning the last cottage in the road and whether or not that would be protected. Members had asked to see a copy of the Inspector's report which had been provided as part of the meeting papers. The Development Manager Area Team Leader reminded Members that if they were minded to grant permission against the officer's recommendation, then they would need to provide clear reasons for doing so.

Ward Member Cllr Charles Joel referred Members to the minute annex on page 9 of the agenda pack which was the statement in support of the application that he had submitted at the previous meeting of the Plans 1 Committee. With the Chairman's permission, Cllr Joel disseminated papers to the Committee which outlined how the applicant (in his view) had amended the design of the application as requested. He moved that in view of these amendments, the application should be permitted.

The Development Manager Area Team Leader suggested to the Committee that they may need to consider additional conditions if they were minded to grant permission.

#### **RECOMMENDATION:-PERMISSION**

**Members having considered the report, and representations received, resolved that PERMISSION be GRANTED AGAINST OFFICERS' RECOMMENDATION.**

Accordingly, Members felt that the demolition and replacement of the existing dwelling was acceptable, having a neutral impact on the Conservation Area and in the context of the nearby buildings in the Conservation Area; also that the proposed five

bedroom replacement was an acceptable design in terms of its style and size and was not an overdevelopment.

**The following conditions were agreed:**

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 (a) Prior to commencement of the development hereby approved (excluding any ground clearance or demolition) a scheme for the provision of surface water drainage shall be submitted and approved in writing by the local planning authority.

(b) Before the details required to satisfy Part (a) are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system (SuDS) to ground, watercourse or sewer in accordance with drainage hierarchy contained within the London Plan Policy 5.13 and the advice contained within the National SuDS Standards.

(c) Where a sustainable drainage scheme is to be provided, the submitted details shall:

i. provide information about the design storm period and intensity, the method employed to delay (attenuate) and control the rate of surface water discharged from the site as close to greenfield runoff rates (8l/s/ha) as reasonably practicable and the measures taken to prevent pollution of the receiving groundwater and/or surface water

(d) The drainage scheme approved under Parts a, b

and c shall be implemented in full prior to first occupation of the development hereby approved

Reason: Details are required prior to the commencement of any new operational development in order to ensure that a satisfactory means of surface water drainage, to reduce the risk of flooding can be achieved before development intensifies on site and to comply with the Policy 5.13 of the London Plan and Policies 115, 116 and 117 of the Bromley Local Plan

4 No development shall commence on site (including demolition) until such time as a Construction and Environmental Management Plan has been submitted to and approved in writing by the local planning authority. As a minimum the plan shall cover:

- (a) Dust mitigation and management measures.
- (b) The location and operation of plant and wheel washing facilities
- (c) Measure to reduce demolition and construction noise
- (d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-
  - (i) Rationalised travel and traffic routes to and from the site as well as within the site.
  - (ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.
  - (iii) Measures to deal with safe pedestrian movement.
  - (iv) Full contact details of the site and project manager responsible for day-to-day management of the works
  - (v) Parking for operatives during construction period
  - (vi) A swept path drawings for any tight manoeuvres on vehicle routes to and from the site including proposed access and egress arrangements at the site boundary.
- (e) Hours of operation

(f) Other site specific Highways and Environmental Protection issues as requested on a case by case basis

(g) The development shall be undertaken in full accordance with the details approved under Parts a-f

Reason: Required prior to commencement of development to ensure sufficient measures can be secured throughout the whole build programme in the interests of pedestrian and vehicular safety and the amenities of the area. In order to comply with Policies 30, 31, 32 and 119 of the Bromley Local Plan of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

5 Prior to commencement of development (excluding demolition) details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed strictly in accordance with the approved levels.

Reason: Required prior to commencement in order to ensure that a satisfactory form of development can be undertaken on the site in the interest of visual amenity and to comply with Policy 37 of the Bromley Local Plan.

6 (a) Prior to commencement of above ground works, details (including samples) of the materials to be used for the external surfaces of the building which shall include roof cladding, wall facing materials and cladding, window glass, door and window frames, decorative features, rainwater goods and paving where appropriate shall be submitted to and approved in writing by the Local Planning Authority.

(b) The development shall be carried out in accordance with the approved details.

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

7 A replacement tree or trees of sizes and species to be agreed in writing by the Local Planning Authority

shall be planted in such positions as shall be agreed by the Authority within 12 months of the removal of the tree(s). Any replacement tree which dies, is removed or becomes seriously damaged or diseased within 5 years of the date of this consent shall be replaced in the next planting season with another of similar size and species to that originally planted.

Reason: In order to comply with Policies 37, 73 and 74 of the Bromley Local Plan and in the interest of the visual amenities of the area.

8 Before the development hereby permitted is first occupied the proposed windows/rooflights in the first floor flank elevations shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window/rooflight which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the windows/rooflights shall subsequently be permanently retained in accordance as such.

Reason: In the interests of the amenities of nearby residential properties and to accord with Policies 6 and 37 of the Bromley Local Plan.

9 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 building, structure, extension, enlargement or alteration permitted by Class A 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.

**72.6  
SHORTLANDS.  
CONSERVATION AREA-  
BROADOAKS**

**(21/04240/TREE) - 19 Broadoaks Way, Bromley,  
BR2 0UA**

Description of application: T1 Bay Tree-Fell

The application sat in the Broadlands Way Estate Conservation Area.

This application sat in the Shortlands Ward and had been called in by Ward Councillor Mary Cooke.

Written representations from Councillor Cooke in favour of issuing TPOs to protect the trees were received and read out at the meeting.

It had been mentioned that one of the options that could be considered was a deferral while a light assessment was undertaken. The Tree Officer pointed out that a deferral would put the tree at risk of being removed automatically. He recommended that a new TPO be authorised immediately if the Committee wanted to protect the tree.

Members having considered the report, objections and recommendations **RESOLVED THAT A NEW TPO BE AUTHORISED.**

**72.7  
SHORTLANDS.  
CONSERVATION AREA-  
BROADOAKS**

**(21/04285/TREE) - 30 Broadoaks Way, Bromley,  
BR2 0UB**

The proposal was for the twisted willow tree in a rear garden to be removed.

This tree was located in the Broadoaks Way Estate Conservation Area.

Ward Councillor Mary Cooke had called in this application and her written representations in support of a TPO were read out at the meeting by the Chairman.

In response to a question the Tree Officer said that it was impossible to calculate how old the tree was without obtaining a core increment sample. The Tree Officer said that the tree was probably about 20 years old and should therefore still have a useful life expectancy.

Members, having considered the report, objections and submissions **RECOMMENDED that a NEW TPO BE AUTHORISED.**

**73 CONTRAVENTIONS AND OTHER ISSUES**

No reports

**74 TREE PRESERVATION ORDERS**

**74.1  
FARNBOROUGH AND  
CROFTON;**

**CONFIRMATION OF Tree Preservation Order 2742.  
21 Dalton Close, Orpington**

Description of application: Confirmation of Tree Preservation Order 2742

Written objections had been received from an agent.

Ward Councillor Charles Joel spoke in favour of confirming the TPO.

Members, having considered the report, objections and representations, **RECOMMENDED that the TPO be CONFIRMED WITHOUT MODIFICATION.**

**74.2  
COPERS COPE;**

**Confirmation of Tree Preservation Order (TPO)  
2736 - Oakhill House, 39 The Knoll, Beckenham,  
BR3 5JH**

The officer proposal was that the TPO 2736 be confirmed.

This application sat in the Chancery Lane Conservation Area

Written representations in support and in objection to the TPO had been received.

Oral representations in support and in objection to the TPO were heard at the meeting.

**Members, having considered the report, objections and representations, RECOMMENDED that the TPO be confirmed.**

**75**

**LOCAL GOVERNMENT ACT 1972 AS AMENDED  
BY THE LOCAL GOVERNMENT (ACCESS TO  
INFORMATION) (VARIATION) ORDER 2006 AND  
THE FREEDOM OF INFORMATION ACT 2000**

Exempt Minute of the meeting held on 25 November 2021.

**76**

**Part 2 Minutes--30th September 2021**

The Part 2 minutes of the meeting held on 30<sup>th</sup> September 2021 were agreed and signed as a correct record.

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