

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 3 March 2022

Present:

Councillor Katy Boughey (Chairman)
Councillor Tony Owen (Vice-Chairman)
Councillors Simon Fawthrop, Christine Harris,
William Huntington-Thresher, Charles Joel,
Kevin Kennedy-Brooks, Alexa Michael and Kieran Terry

48 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillor Samaris Huntington-Thresher (who was replaced by Councillor Kieran Terry) and Councillor Keith Onslow (who was replaced by Councillor Simon Fawthrop.)

49 DECLARATIONS OF INTEREST

There were no declarations of interest.

50 CONFIRMATION OF MINUTES OF MEETING HELD ON 6TH JANUARY 2022

RESOLVED that the minutes of the meeting held on 6th January 2022 be confirmed.

51 PLANNING APPLICATIONS

51.1 (21/01363/FULL6) - 66 Great Thrift, Petts Wood, Orpington BR5 1NG PETTS WOOD & KNOLL

Description of application – Single storey rear extension and loft conversion with rear dormer and rear rooflights.

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

51.2 (21/01705/FULL1) - 85 Royston Road, Penge, SE20 7QW PENGE & CATOR

Description of application – Demolition of two storey annexe and single storey outbuilding and construction of a three storey building (consisting of six flats of 2 no. 2 bedroom flats and 4 no. 1 bedroom 1 person flats.) Installation of four dormer windows and four rooflights. New front garden to Flat 1, New Rear Gardens for flats 2 & 3 and new communal

garden for flats 4, 5 and 6. Six car parking spaces.

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 conditions and informatives set out in the report of the Assistant Director, Planning and additional conditions as follows –

PC Prior to commencement condition: Slab levels.

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 (2019).

OC Prior to Occupation Condition: Electric Vehicles;

Prior to the occupation of the development hereby permitted four electric vehicle charging points shall be installed, and shall be maintained in operation during the lifetime of the development.

Reason: To ensure adequate electric charging infrastructure can be provided and to comply Policy 30 of the Bromley Local Plan 2019 and Policy T6.1 of The London Plan 2021.

51.3
PETTS WOOD &
KNOLL
CONSERVATION
AREA

(21/02069/FULL1) - 12 Station Square, Petts Wood, BR5 1LT.

Description of application – Rear roof extensions together with the conversion of first floor and roof space to provide 2x2 bed flats along with elevational alteration to front 9removal of cash point.)

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 additional conditions as follows -

AG Prior to above ground works Condition: Refuse details;

(a) Details of arrangements for storage of refuse and recyclable materials (including means of enclosure for the area concerned where necessary) for both the residential and commercial units shall be submitted to and approved in writing by the Local Planning Authority prior to construction of any above ground works

(b) The arrangements as approved under part (a) shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

Reason: In order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects and to comply with Policy 37 of the Bromley Local Plan (2019).

OC Prior to Occupation Condition: Electric Vehicles;

Prior to the occupation of the development hereby permitted electric vehicle charging points (2 active with passive provision for the remaining spaces) shall be installed and shall be maintained in operation during the lifetime of the development.

Reason: To ensure adequate electric charging infrastructure can be provided and to comply Policy 30 of the Bromley Local Plan (2019) and Policy T6.1 of The London Plan (2021).

Informatives:

The Applicant is reminded of their requirements and responsibilities according to The Party Wall etc. Act 1996. Further details can be found at the following address:

<https://www.planningportal.co.uk/permission/responsibilities/other-permissions-you-may-require/party-walls>

The Applicant is advised to read the Thames Water 'Working near our Assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near Thames Water our pipes or other structures; <https://developers.thameswater.co.uk/Developing-a-large-site/Planningyourdevelopment/Working-near-or-diverting-our-pipes>.

Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern

Road, Reading, Berkshire RG1 8DB.

**51.4
BIGGIN HILL** **(21/05103/ADV) - Thinkpad House, 155A Main Road, Biggin Hill TN16 3JP**

Description of application – Non-illuminated notice board with two mounted posts.

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

**51.5
BIGGIN HILL** **(21/05105/ADV) - Land At Junction with Kings Road, Rosehill Road, Biggin Hill**

Description of application – Non-illuminated notice board with two mounted posts.

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

(Councillor Simon Fawthrop requested that his contrary vote be recorded.)

**51.6
PETTS WOOD &
KNOLL** **(21/05387/FULL6) - 53 Willett Way, Petts Wood, Orpington, BR5 1QE**

Description of application – Proposed two-storey side and rear extension, single storey rear extension with raised patio and steps, entrance door moved from side to front, and alterations to the front driveway to include front low level boundary wall.

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, and to additional conditions and informatives as follows -

ND Non-standard condition: Removal of PD rights;

5. 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, AA, B, C, D and 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.

ND Non-standard condition: Removal of PD rights relating to HMO's

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 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).

Informative:

The Applicant is reminded of their requirements and responsibilities according to The Party Wall etc. Act 1996. Further details can be found at the following address:

<https://www.planningportal.co.uk/permission/responsibilities/other-permissions-you-may-require/party-walls>

53 TREE PRESERVATION ORDERS

53.1 PETTS WOOD & KNOLL

CONFIRMATION OF TREE PRESERVATION ORDER (TPO) 2737 - 2 & 6 LYNWOOD GROVE, ORPINGTON, BR6 0BG

It was noted that there was a minor error in the report at paragraph 1, which should read "The trees make a significant contribution to the locality."

Members having considered the report **RESOLVED** that **Tree Preservation Order No 2737 BE CONFIRMED WITHOUT MODIFICATION**, as recommended in the report of the Assistant Director, Planning and Building Control.

53.2
DARWIN

**CONFIRMATION OF TREE PRESERVATION ORDER
(TPO) 2738 - LAND BETWEEN 332 AND 334 MAIN
ROAD, BIGGIN HILL**

It was noted that there was a minor error in the report at paragraph 1, which should read "The trees make a significant contribution to the locality."

Members having considered the report **RESOLVED** that **Tree Preservation Order No 2738 BE CONFIRMED WITHOUT MODIFICATION**, as recommended in the report of the Assistant Director, Planning and Building Control.

The Meeting ended at 8.27 pm.

Chairman