

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 11 November 2021

Present:

Councillor Richard Scoates (Chairman)
Councillor Colin Hitchins (Vice-Chairman)
Councillors Gareth Allatt, Aisha Cuthbert, Ian Dunn, Kate Lymer,
Keith Onslow, Kieran Terry and Michael Turner

Also Present:

Councillors Peter Dean, Christine Harris, Alexa Michael and
Stephen Wells

26 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Cllr Neil Reddin, who was replaced by Cllr Keith Onslow.

27 DECLARATIONS OF INTEREST

There were no declarations of interest.

28 CONFIRMATION OF MINUTES OF MEETING HELD ON 16 SEPTEMBER 2021

RESOLVED that the minutes of the meeting held on 16th September 2021 be confirmed.

29 PLANNING APPLICATIONS

29.1 KELSEY & EDEN PARK

(19/01543/RECON2) - Land at Junction With South Eden Park Road and Bucknall Way Beckenham

Application under section 73 of the Town and Country Planning Act 1990 to vary conditions 2 and 32 of permission 19/01543/RECON for residential development comprising erection of 6 x four storey buildings consisting of 10 four bedroom houses and 133 x one, two and three bedroom apartments together with concierges office. Construction of basement car park with 204 spaces. Central landscaped area with 10 visitor spaces cycle parking for 286 and refuse stores. Amendments are sought to allow the removal of the remaining horse chestnut trees and for 32 fastigiate oaks at a height of 6 metres to be planted.

Oral representations in support of the application were received at the meeting. Oral representations in support of the application were received from ward members Councillors Peter Dean and Christine Harris.

Members having considered the report objections and representations **RESOLVED** that the application be **DEFERRED** without prejudice to allow the applicant to submit an ecological assessment.

**29.2
BROMLEY COMMON &
KESTON**

**(21/01585/FULL6) - 7 Forest Drive, Keston, BR2
6EE**

Description of application - Single storey rear addition with side infill link between dwelling and existing garage along with new annex over existing garage and raised terrace at rear. Loft conversion to form new bedroom along with new bathroom. Addition to frontage at roof level to form new staircase extension. (Amended documents received 20/9/21).

Oral representations in support of the application were received. Oral representations from ward member Cllr Alexa Michael, were received in objection to the application.

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, subject to the following amendments –

Condition 2 amended to read as follows:

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.

To include the following additional condition:

4. 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, 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.

**29.3
COPERS COPE**

**(21/03112/FULL1) Land at Grangewood Lane,
Beckenham**

Description of application - Construction of a detached single storey 2 bedroom dwellinghouse with associated car parking, landscaping and refuse storage.

Oral representations in support and in objection to the application were received. Oral representations in objection were received from ward member Cllr Stephen Wells.

Members having considered the report, objections and representations **RESOLVED** that the application be **REFUSED** for the following reasons:

1. The proposed development by reason of its size, design, location, the severely restricted nature of the site and close proximity to boundaries would constitute an overdevelopment of the site which would cause significant loss of residential amenity to the adjoining neighbours, contrary to Policies 4 and 37 of the Bromley Local Plan, Policies D3 and D6 of the London Plan and the National Planning Policy Framework.

**29.4
BROMLEY COMMON &
KESTON**

**(21/03135/FULL6) - 80 Albert Road, Bromley, BR2
9PY**

Description of application: The removal of existing box dormer to main roof and the creation of larger box dormer and return dormer to the lower roof.

Oral representations in objection to the application were received. Oral representations in objection to the application were received from ward member Cllr Alexa Michael.

Members having considered the report, objections and representations **RESOLVED** that the application be **REFUSED** as recommended.

**29.5
PETTS WOOD & KNOLL**

**(21/03849/FULL1) - Knoll Lawn Tennis Club,
Mayfield Avenue, Orpington, BR6 0AQ**

Description of application - Installation of 9x 6m high lighting columns with 12x 530W 4000K LED flood lights to existing outdoor tennis courts 4 and 5.

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

Members having considered the report, objections and representations **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report.

**29.6
PETTS WOOD & KNOLL**

**(21/03959/PLUD) - 10 West Way, Petts Wood,
Orpington BR5 1LW**

Description of application - Loft conversion with set back gable and rear dormer (Proposed Lawful Development Certificate)

Members having considered the report, **RESOLVED** that the application be **DEFERRED** without prejudice to seek half hip roof design.

**29.7
SHORTLANDS**

**(21/04052/TREE) - 40A Hayes Way, Beckenham,
BR3 6RS**

Description of application: T6 Cherry – Fell to ground level and treat stump with eco plugs to combat subsidence.

Members having considered the report **RESOLVED** that a Tree Preservation Order be authorised.

**29.8
DARWIN**

**(21/03703/TPO) - Downe Hall Stables, High Elms
Road, Downe, Orpington, BR6 7JL**

Felling of all Sycamores of seed bearing maturity.

Oral representations in support of the application were received.

Members having considered the report, objections and representations, **RESOLVED that CONSENT IN PART** be given to allow thinning of sycamore up to a maximum stem diameter of 10cm (measured at 1.5m

above ground) and consent be **REFUSED** for felling of all sycamores of seed bearing maturity.

**29.9
BICKLEY**

**(21/01958/TPO) - 13 Tylney Road, Bromley, BR1
2RJ**

T2Oak on land to rear of 13-35 Tylney Road - remove. (Subject to TPO 907 (21/12/1993).

Members having considered the report **RESOLVED** that consent be **REFUSED** as recommended.

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TREE PRESERVATION ORDERS

**30.1
FARNBOROUGH &
CROFTON**

**Confirmation of TPO 2717 - 5 and 7 Thorpe Close,
Orpington**

Members having considered the report **RESOLVED** that **Tree Preservation Order No 2717 BE CONFIRMED WITHOUT MODIFICATION**, as recommended in the report of the Assistant Director, Planning and Building Control.

The Meeting ended at 8.44 pm

Chairman