

# DRAFT

## PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held on 15 April 2010

### Present:

Councillor Gordon Jenkins (Chairman)  
Councillor Alexa Michael (Vice-Chairman)  
Councillors Nicholas Bennett JP, Martin Curry, Peter Dean,  
Robert Evans, Jennifer Hillier, Gordon Norrie and Karen Roberts

### Also Present:

Councillor Colin Smith and Councillor Catherine Rideout

### 33 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

An apology for absence was received from Councillor Simon Fawthrop; Councillor Nicholas Bennett JP attended as his alternate.

### 34 DECLARATIONS OF INTEREST

Councillor Nicholas Bennett JP declared an interest in Item 4.3; he remained in the room but did not take part in the discussion or vote.

Councillor Peter Dean declared a personal interest in Item 4.3.

### 35 CONFIRMATION OF MINUTES OF MEETING HELD ON 18 FEBRUARY 2010

**RESOLVED** that the Minutes of the meeting held on 18 February 2010 be confirmed and signed as a correct record.

### 36 PLANNING APPLICATIONS

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#### SECTION 1

(Applications submitted by the London Borough of Bromley)

#### 36.1 Penge and Cator

**(09/02898/DEEM3) - The Groves Day Nursery, Woodbine Grove, Penge, London SE20.**

Description of application - Door with access ramp and balustrade on north east elevation.

It was noted that the report's recommendation had been omitted; this should have read 'PERMISSION'. Members having considered the report **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

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**SECTION 2**

(Applications meriting special consideration)

**36.2  
Farnborough and Crofton**

**(09/03496/EXTEND) - 2 Pondfield Road, Orpington.**  
Description of application - Extension of time limit for implementation of permission reference DC/06/03806 granted for two bedroom chalet dwelling.

The Chief Planner clarified the position of the proposed development on the site map contained within the report.

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

Comments from Ward Member, Councillor Charles Joel in support of the application were reported at the meeting.

It was reported that further objections to the application had been received.

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 Chief Planner.

**36.3  
West Wickham**

**(10/00113/FULL6) - 28 Manor Park Road, West Wickham.**

Description of application - Single storey rear extension RESTROSPECTIVE APPLICATION.

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

Members having considered the report and representations **RESOLVED that PERMISSION BE GRANTED.**

**36.4  
Cray Valley East**

**(10/00211/FULL2) - Crouch Farm, Crockenhill Road, Swanley.**

Description of application - Change of use of agricultural buildings to Class B1/B8 commercial use including elevational alterations and ancillary car and van parking spaces.

**THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.**

**36.5  
Bickley**

**(10/00230/FULL1) - Land East Side, Blackbrook Lane, Bickley.**

Description of application - 96 dwellings (72 houses and 24 flats - 2 one bedroom/22 two bedroom/

27 three bedroom/38 four bedroom/7 five bedroom) with estate roads and pedestrian routes, 144 car parking spaces and open space.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Catherine Rideout in objection to the application were received at the meeting.

It was reported that further objections to the application had been received. It was also reported that a letter of support from Bob Neil MP had been received.

Comments from the GLA were reported at the meeting.

Members having considered the report, objections and representations **RESOLVED that PERMISSION BE REFUSED** as recommended for the reasons set out in the report of the Chief Planner with reason 2 amended to read:-

'2 The introduction of built development on this site will be injurious to the openness and visual amenity of the Green Belt Land contrary to Policy G1 of the Unitary Development Plan, Policy 3D.9 of the London Plan and Central Government advice in PPG2 'Green Belts'. This part of the Green Belt makes an important contribution to maintaining the openness of the area between Bickley and Petts Wood thereby preventing in part coalescence of urban areas.'

A further ground for refusal was also added to read:-

'4 The proposal, by reason of the type and number of residential units, would be out of character with the surrounding area, contrary to Policies H7 and BE1 of the Unitary Development Plan and policies 3A.3 and 4B.1 of the London Plan.

**36.6  
Farnborough and Crofton  
Conservation Area**

**(10/00308/FULL6) - 9 Park Avenue, Farnborough, Orpington.**

Description of application - First floor side and rear extensions, creation of second floor loft room accommodation with front and rear dormers and elevational alterations.

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** for the reasons and subject to the conditions set out in the report of the Chief Planner.

**36.7  
Farnborough and Crofton  
Conservation Area**

**(10/00316/CAC) - 9 Park Avenue, Farnborough,  
Orpington.**

Description of application - Demolition of existing roof (Conservation Area Consent).

Members having considered the report **RESOLVED that CONSERVATION AREA CONSENT BE GRANTED** for the reason and subject to the condition set out in the report of the Chief Planner.

**36.8  
Chislehurst**

**(10/00330/FULL6) - 47 Elmstead Lane, Chislehurst.**

Description of application - Roof alterations with rear dormer with juliet balcony and front dormer and 2 roof lights. Single storey canopy to front, creation of patio steps and driveway with retaining walls to front. Front railings and gates. Detached double garage.

Oral representations in objection to and 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 informative set out in the report of the Chief Planner.

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**SECTION 3**

(Applications recommended for permission, approval or consent)

**36.9  
Orpington**

**(09/02232/FULL2) - 47 Eldred Drive, Orpington.**

Description of application - Change of use of ground floor from retail (Class A1) to hot food takeaway (Class A5) with ventilation ductwork at rear.

Comments from the agent on behalf of the applicant were reported at the meeting.

Members have considered the report and objections **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with the addition of an informative to read:-

**'INFORMATIVE**

The applicant is advised that an application which seeks to extend the approved opening hours is unlikely to be favourably received because of the need to protect and respect residential amenity.'

**36.10  
Petts Wood and Knoll**

**(10/00008/FULL6) - 39 Broadcroft Road, Petts Wood, Orpington.**

Description of application - Single storey side and rear extension.

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

Comments from Ward Member, Councillor Simon Fawthrop were reported at the meeting.

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

**36.11  
Bickley**

**(10/00266/FULL6) - 17 Hawthorne Road, Bickley, Bromley.**

Description of application - Outdoor tennis court with 2.75 metres high chain link fence in rear garden.

Members having considered the report **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**36.12  
Copers Cope**

**(10/00474/OUT) - 2 Stanley Avenue, Beckenham.**

Description of application - Detached 2 storey four bedroom house with integral garage with vehicular access fronting Stanley Avenue and part 2/3 storey terrace comprising 2 five bedroom and 4 four bedroom houses, car parking spaces and vehicular access fronting Overbury Avenue, plus associated refuse and cycle provision.

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 Chief Planner.

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**SECTION 4**

(Applications recommended for refusal or disapproval of details)

**36.13  
Darwin**

**(10/00192/VAR) - Archies Stables, Cudham Lane North, Cudham, Sevenoaks.**

Description of application - Variation of condition 07 of 08/00559 and condition 12 of 08/03254 to allow stationing of caravan ancillary to the keeping of horses.

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

Members having considered the report, objections and representations **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner.

**36.14**  
**Farnborough and Crofton**

**(10/00337/FULL6) - 22 Monks Way, Orpington.**

Description of application - Single storey front extension, side and rear dormer extensions.

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

### **37 TREE PRESERVATION ORDERS**

**37.1**  
**Farnborough and Crofton**

**(ES TPO 2340) - Objections to Tree Preservation Order 2340 at Tanglewood, Sunnydale and Briarfield, Hazel Grove, Farnborough.**

**THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.**

**37.2**  
**Shortlands**

**(ES TPO 2352) - Objections to Tree Preservation Order 2352 at 42 and 44 Westmoreland Road, Bromley.**

A typographical error within Schedule 1 of the Order was noted at the meeting.

Members having considered the report, **RESOLVED that Tree Preservation Order 2352** relating to one oak tree in the back garden of 44 Westmoreland Road and an oak and a yew in the back garden of no. 42 **BE CONFIRMED WITH THE FOLLOWING MODIFICATION TO SCHEDULE 1 OF THE ORDER:** 'Within the column entitled 'Situation', the following should be amended to read: **"T.3 in the back garden of 44 close to boundary with 42"**.

Before closing the meeting, the Chairman announced that this would be the last Plans 4 Sub-Committee meeting in the current Council term. As he would be standing down at the forthcoming Borough Elections, he thanked both Members and officers for their dedication to the Sub-Committee meetings and wished everyone well for the future.

In return, the Chairman was also thanked for his service to the Sub-Committee.

The Meeting ended at 8.45 pm

Chairman