

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held on 9 December 2010

Present:

Councillor Alexa Michael (Chairman)
Councillor Simon Fawthrop (Vice-Chairman)
Councillors Lydia Buttinger, John Canvin, Peter Dean,
Peter Fookes, Russell Jackson, Kate Lymer and
Richard Scoates

Also Present:

Councillors Graham Arthur, Stephen Carr and Colin Smith

15 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

No apologies for absence were received.

16 DECLARATIONS OF INTEREST

Councillor Kate Lymer declared an interest in Item 4.4 as a Governor of Bickley Primary School. Councillor Lymer spoke to the item then left the Chamber for the remainder of the discussion and vote. Visiting Ward Member, Councillor Colin Smith also declared an interest in item 4.4.

Councillor Michael declared a personal interest in Item 4.10. Councillor Michael left the Chamber and did not take part in the discussion or vote.

Councillors Lydia Buttinger and Russell Jackson declared a prejudicial interest in Item 4.13. Councillors Buttinger and Jackson left the Chamber and did not take part in the discussion or vote.

17 CONFIRMATION OF MINUTES OF MEETING HELD ON 7 OCTOBER 2010

RESOLVED that the Minutes of the meeting held on 7 October 2010 be confirmed and signed as a correct record.

18 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

18.1 Farnborough and Crofton

**(10/02864/FULL2) - Tugmutton Allotment Gardens,
Lovibonds Avenue, Orpington.**

Description of application - Change of use from grazing land to public open space and allotments.

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

It was reported that no objections to the application had been received from Highways Division.

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 with the addition of a further condition to read:-

"4 Details of the portakabin shall be submitted to and approved in writing by the Local Planning Authority before the use hereby permitted commences. The portakabin shall be sited in accordance with the approved details and maintained as such for a period of not more than 5 years following the approval of those details, after which the portakabin shall be removed from the site and the land reinstated to its former condition.

Reason: In order to comply with Policy G8 of the Unitary Development Plan and in the interest of the open nature of the Urban Open Space."

SECTION 2

(Applications meriting special consideration)

18.2 Cray Valley East

(10/01675/FULL1) - Kelsey House, 2 Perry Hall Road, Orpington.

Description of application - Three storey rear extension and rooftop stairwell extension and conversion of Kelsey House to provide 4 one bedroom, 11 two bedroom and 6 three bedroom flats and erection of three storey block comprising 3 one bedroom, 3 two bedroom and 3 three bedroom flats with 32 car parking spaces and associated bicycle parking and refuse storage.

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

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

It was reported that Ward Members were in support of the application.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 LEGAL AGREEMENT TO SECURE AFFORDABLE**

HOUSING as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

**18.3
Clock House**

**(10/01722/FULL1) - Stewart Fleming School,
Witham Road, Penge, London SE20.**

Description of application - Bicycle store, 2 timber storage sheds, 2 play area enclosures with artificial grass surface, new pedestrian ramp with handrail and balustrade and gate access and free standing canopy to pre-school classroom.

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

It was reported that a petition in support of the application had been received.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended in the report of the Chief Planner subject to the following two conditions:-

"1 The play area enclosures hereby permitted shall not be used on Saturdays and Sundays nor before 8.00 am and after 4.00 pm on Mondays to Fridays.

Reason: In the interests of the amenities of neighbouring residents and in order to comply with Policy BE1 of the Unitary Development Plan.

2 Details of a scheme of planting to screen the play area enclosures shall be submitted to and approved in writing by the Local Planning Authority within three months of the date of this decision. The planting scheme shall be implemented in accordance with the approved details in the first planting season following their approval. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to safeguard the amenities of adjacent residents."

**18.4
Bickley**

(10/01830/VAR) - 26 Pembroke Road, Bromley.

Description of application - Variation of condition 4 of permission ref. 08/01696 granted for change of use to childcare nursery (which restricts the number and ages of children attending) to allow increased capacity

from 60 to 120 children and increased age limit from 5 years to 11 years.

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

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

**18.5
Penge and Cator**

(10/02385/FULL2) - 4 Green Lane, Penge, London SE20.

Description of application - Change of use from Café (Class A1) to Pasta Bar (Class A3), installation of ventilation duct together with seating area to the front of the property.

It was reported that further letters in support of the application had been received.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** for the reasons and subject to the conditions set out in the report of the Chief Planner with the addition of a further condition to read:-
"9 Details of a means of screening to the outdoor seating area at the front of the premises shall be submitted to and approved in writing by the Local Planning Authority within three months of the date of this decision. The screening shall be implemented in accordance with the approved details within one month of their approval and shall be permanently retained thereafter.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to safeguard the amenities of adjacent residents."

**18.6
Bromley Common and
Keston**

(10/02618/FULL1) - 361 Southborough Lane, Bromley.

Description of application - 2 two storey four bedroom semi-detached houses with accommodation in roof space and 4 car parking spaces.

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

It was reported that the application had been

amended by documents received on 26 November 2010.

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 with the addition of a further condition to read:-

"9 No trees on the site shall be felled, lopped, topped or pruned before or during building operations except with the prior agreement in writing by the Local Planning Authority. Any trees removed or which die through lopping, topping or pruning shall be replaced in the next planting season with trees of such size and species as may be agreed with the Authority.

Reason: In order to comply with Policy NE7 of the Unitary Development Plan and to ensure that as many trees as possible are preserved at this stage, in the interest of amenity."

**18.7
Bromley Common and
Keston**

**(10/02641/FULL6) - Kent House, Keston Avenue,
Keston.**

Description of application - First floor front extension and roof alterations to incorporate front dormer.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Stephen Carr in support of the application were received at the meeting.

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with the addition of a further condition to read:-

"4 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 BE1 of the Unitary Development Plan and to preserve the character of the area."

**18.8
Bromley Common and
Keston**

(10/02784/FULL6) - 8 Langham Close, Bromley.

Description of application - Single storey side extension for garage.

Members having considered the report and

objections, **RESOLVED that PERMISSION BE REFUSED** for the reason set out in the report of the Chief Planner.

**18.9
Darwin**

(10/03000/FULL6) - Stoneridge, Silverstead Lane, Westerham.

Description of application - Part demolition of existing dwelling house, two storey side and front extensions. Roof and design alterations to form remodelled two storey dwelling house.

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

Members having considered the report and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-

1 The proposed extensions and remodelling would constitute inappropriate development and by reason of the design, bulk and scale of the proposals, would result in a dwelling significantly bulkier than that existing, harmful to the openness, visual amenities and rural character of the Green Belt and Area of Outstanding Natural Beauty, contrary to Policies G1, G4 and NE11 of the Unitary Development Plan.

**18.10
Bromley Common and Keston**

(10/03021/FULL6) - 358 Southborough Lane, Bromley.

Description of application - Single storey detached building at rear. RETROSPECTIVE APPLICATION.

Oral representations in objection to 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 condition set out in the report of the Chief Planner with the addition of a further condition to read:-

"2 Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are

removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development."

SECTION 3

(Applications recommended for permission, approval or consent)

18.11 Darwin

(10/01728/FULL1) - Land known as Blue Field, Berrys Green Road, Berrys Green, Westerham.

Description of application - Use of land for keeping and grazing horses and stable block. Comprising 3 stables and feed room together with the provision of a hardstanding for the stable block (RETROSPECTIVE APPLICATION).

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** for the following reason:-

1 The use of the land for the keeping and grazing of horses and the operational development which has taken place on the site to support that use has resulted in an overdevelopment of the site and an unacceptable overintensive use of this sensitive Green Belt site, contrary to Policies G1 and BE1 of the Unitary Development Plan.

IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO SECURE THE CESSATION OF THE USE OF THE LAND FOR KEEPING AND GRAZING OF HORSES FOR NON-AGRICULTURAL PURPOSES AND THE REMOVAL OF THE STABLE BLOCK.

18.12 Petts Wood and Knoll Conservation Area

(10/02398/FULL1) - 12 Station Square, Petts Wood, Orpington.

Description of application - New shopfront.

Members having considered the report, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to seek a more appropriate design for the shopfront in view of the Conservation Area designation.

**18.13
Shortlands
Conservation Area**

(10/02528/VAR) - 50 Shortlands Road, Shortlands, Bromley.

Description of application - Variation of condition 5 of permission reference 04/00477, granted for single storey rear extension to No. 52 and change of use of No. 50 and No. 52 from residential (Class C3) to children's day nursery (Class D1) with 3 car parking spaces at front to allow up to 46 children to be accommodated at any one time (RETROSPECTIVE APPLICATION).

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 2 and 3 set out in the report of the Chief Planner (condition 1 to be deleted), with the addition of an informative to read:-

"INFORMATIVE

Please be advised that further applications to increase the number of children to be accommodated at the nursery are unlikely to be favourably received."

**18.14
Petts Wood and Knoll**

(10/02620/FULL6) - 26 Derwent Drive, Petts Wood.

Description of application - Single storey rear extension.

It was reported that the application had been amended by documents received on 5 November 2010.

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.

**18.15
Bickley
Conservation Area**

(10/02673/FULL1) - Dunoran Home, 4 Park Farm Road, Bromley.

Description of application - Demolition of extensions and outbuildings and erection of part one/two/three storey extension to nursing home and conversion into 6 three bedroom and 1 two bedroom maisonettes and 2 detached part two/three storey 6 bedroom dwellings with associated garaging, car parking and access road.

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

It was reported that Tree Officers had no objections to the application.

Members having considered the report, objections and representations, **RESOLVED that the application be DEFERRED**, without prejudice to any future consideration, to seek the re-siting of the parking from the front of the site to the rear, to investigate root protection for trees and to review the separation between the detached buildings and whether this could be increased.

**18.16
Bickley
Conservation Area**

(10/02674/CAC) - Dunoran Home, 4 Park Farm Road, Bromley.

Description amended to read, 'Demolition of outbuildings. CONSERVATION AREA CONSENT'.

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

It was reported that Tree Officers had no objections to the application.

Members having considered the report, objections and representations, **RESOLVED that the application be DEFERRED**, without prejudice to any future consideration, to seek the re-siting of the parking from the front of the site to the rear, to investigate root protection for trees and to review the separation between the detached buildings and whether this could be increased.

**18.17
Kelsey and Eden Park**

(10/02699/FULL6) - 7 Elderslie Close, Beckenham.

Description of application -Two single storey rear extensions. Front/side extension to be used as a granny annexe. Roof alterations to incorporate front dormer and rear dormer with Juliet balcony, 12 velux windows and elevational alterations.

Members having 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.

**18.18
Bromley Common and
Keston**

(10/02840/FULL6) - 97 Gravel Road, Bromley.

Description of application - Single storey rear extension.

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

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

**18.19
West Wickham**

(10/03025/FULL3) - Cheyne Centre, Woodland Way, West Wickham.

Description of application - Demolition of Garden Cottage. Change of use of The Glade, The Coppice and The Spinney from residential care facility (Class C2) to dwellinghouses (Class C3). Alterations and extension of front façade of The Glade to include extension of left side elevation and new roof structure to provide 2 two bedroom residential units with communal lounge areas. Alterations to The Coppice and The Spinney to include front and rear extensions and covered walkway to form 1 three bedroom dwelling and 1 four bedroom dwelling with communal lounge areas.

Members having 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.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**18.20
Hayes and Coney Hall**

(10/02506/FULL6) - 64 Cherry Tree Walk, West Wickham.

Description of application - Detached summerhouse in rear garden. RETROSPECTIVE APPLICATION.

Oral representations from Ward Member, Councillor Graham Arthur in objection to the application were received 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 REFUSED** as recommended for the reason set out in the report of the Chief Planner. **IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO SECURE THE REMOVAL OF THE OUTBUILDING.**

**18.21
Penge and Cator
Conservation Area**

(10/02993/FULL6) - 6 Watermen's Square, Penge, London SE20.

Description of application - Single storey rear extension.

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 reason set out in the report of the Chief Planner.

**18.22
Penge and Cator
Conservation Area**

(10/02994/LBC) - 6 Watermen's Square, Penge, London SE20.

Description of application - Single storey rear extension (LISTED BUILDING CONSENT).

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 reason set out in the report of the Chief Planner.

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

The Chairman moved that the attached report, not included in the published agenda, be considered as a matter of urgency on the following grounds:

**20
Cray Valley West**

(LDCS10208) - Land to the East of Grays Farm Cottages and Donnybrook, Sevenoaks Way, Orpington.

Members having considered the report, **RESOLVED THAT ACTION BE AUTHORISED** as recommended in the report with the addition of a further resolution.

21. OTHER BUSINESS

In bringing the meeting to a close, the Chairman referred to a report which had been considered Members of the Executive Committee at its meeting held on 8 November 2010. At that meeting, Members had agreed to proposals by the Government, which would permit local planning authorities to set their own fee scales for planning applications. The Council would therefore have the option to charge higher fees in respect of retrospective planning applications. A report on this matter would be submitted to a future meeting of the Development Control Committee for noting purposes.

The meeting ended at 9.20 pm.

Chairman