

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held on 20 May 2010

Present:

Councillor Peter Dean (Chairman)
Councillors Simon Fawthrop, Peter Fookes,
Russell Jackson, David McBride, Alexa Michael,
Gordon Norrie, Harry Stranger and Michael Turner

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

No apologies for absence were received, all members were present.

2 DECLARATIONS OF INTEREST

Cllr Russell Jackson declared a prejudicial interest in Item 4.1; he left the room for the debate and vote. Cllr Peter Dean declared a personal interest in Item 4.9. Cllr Michael declared a personal interest in Item 20; she left the room for the debate and vote.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 18 MARCH 2010

RESOLVED that the Minutes of the meeting held on 18 March 2010 be confirmed.

4 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

NO REPORTS

SECTION 2

(Applications meriting special consideration)

**4.1
KELSEY AND EDEN PARK**

(09/02760/FULL1) - Langley Park Sports and Social Club, Hawksbrook Lane, Beckenham.

Description of application - Single storey detached building to provide changing rooms 2 all weather 5 a side football pitches with 6 floodlights (8.3m high) and 3.1m high timber/ mesh fencing around perimeter.

Oral representations in support of the application were received at the meeting. It was reported that Environmental Health had no objection to the application.

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

1. The proposal is inappropriate development detrimental to the openness and visual amenities of Metropolitan Open Land and the Council sees no very special circumstances which might justify the grant of planning permission as an exception to Policy G2 of the Unitary Development Plan.
2. The proposal will result in harm to the amenities of occupants of nearby residential dwellings by reason of light pollution and increased noise and disturbance contrary to Policies BE1 and ER10 of the Unitary Development Plan.

**4.2
CHISLEHURST
Conservation Area**

(09/03560/FULL1) - Brookside, Kemnal Road, Chislehurst.

Description of application - Demolition of existing dwelling and outbuildings and erection of detached two storey 5 bedroom dwelling including accommodation in roof and detached triple garage with accommodation over and new vehicular access, driveway and bridge and landscaping.

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 informatives set out in the report of the Chief Planner.

4.3
CHISLEHURST
Conservation Area

(09/03616/CAC) - Brookside, Kemnal Road, Chislehurst.

Description of application - Demolition of existing dwelling and outbuildings
CONSERVATION AREA CONSENT.

Oral representations in support of the application were received at the meeting.
Members having considered the report and representations, **RESOLVED THAT CONSERVATION AREA CONSENT BE GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner.

4.4
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 CHIEF PLANNER.

4.5
CHISLEHURST
Conservation Area

(10/00214/FULL6) - 28 Camden Park Road, Chislehurst

Description of application - Single storey rear extension with swimming pool and cinema room in basement and roof alterations incorporating two rear dormers.

Members having considered the report and objections **RESOLVED THAT PERMISSION BE GRANTED** for the reasons and subject to the conditions and informative set out in the report of the Chief Planner.

4.6
BROMLEY COMMON AND KESTON

(10/00454/FULL1) - Rangers, Jackass Lane, Keston.

Description of application - Deposit of materials/ increase in ground levels to form horse riding arena.

Oral representations in support of the application were received at the meeting.
Members having considered the report and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner.

4.7
HAYES AND CONEY HALL

(10/00507/FULL6) - 2 Hayesford Park Drive, Bromley.

Description of application - Alterations to roof including front dormer to provide additional accommodation at first floor level and pitched roof to existing single storey rear extension.

Comments from Ward Member, Councillor Mrs Anne Manning, were reported.

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.

**4.8
MOTTINGHAM AND
CHISLEHURST NORTH**

(10/00530/FULL6) - Casa Bello, 13A Court Farm Road, Mottingham.

Description of application - Single storey front extension and conversion of garage into a habitable room.

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.

**4.9
PLAISTOW AND
SUNDRIDGE**

(10/00574/TPO) - Sundridge Park Golf Club, Garden Road, Bromley.

Description of application - Fell 4 oak trees at Sundridge Park golf course, opposite 107 New Street Hill, Bromley. SUBJECT TO TPO 690.

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

**4.10
PETTS WOOD AND KNOLL**

(10/00680/FULL6) - 144 Petts Wood Road, Petts Wood.

Description of application - Roof alterations incorporating rear dormer extension.

Oral representations 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 following reason:-

1. The proposal, by reason of its excessive bulk, would harm the residential amenities of the occupants of the adjacent dwellings and the visual amenities of the Petts Wood Area of Special Residential Character contrary to Policies H8, H10 and BE1 of the Unitary Development Plan.

4.11
CHISLEHURST

(10/00776/FULL2) - 76 Green Lane, Chislehurst.

Description of application - Change of use from former Royal British Legion Club to convenience food retailer.

Members having considered the report and objections, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration to invite the applicant and/or objector to speak at the Sub-committee when the application is determined.

4.12
CHISLEHURST

(10/00943/FULL1) - Babington House School, Grange Drive, Chislehurst.

Description of application - Temporary classroom.

Members having considered the report, **RESOLVED THAT PERMISSION BE GRANTED UNTIL 31 JULY 2011** as recommended, subject to the conditions set out in the report of the Chief Planner with the deletion of condition 1.

4.13
PETTS WOOD AND KNOLL
Conservation Area

(10/00972/FULL2) - 5 Station Square, Petts Wood,

Description of application - Change of use from vacant retail unit (Class A1) to shopfront.

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 with an amendment to condition 3:

“3. Customers shall not be admitted to the premises before 11am on any day and all customers shall have left the premises by 11pm on Mondays to Saturdays and by 10.30pm on Sundays and Bank Holidays.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the area.”

4.14
CHISLEHURST

(10/01038/FULL1) - Babington House School, Grange

Description of application - Proposed temporary car park for 20 cars with access off Clifford Avenue.

Members having considered the report, **RESOLVED THAT PERMISSION BE GRANTED UNTIL 31 JULY 2011** as recommended, subject to the conditions set out in the report of the Chief Planner with the deletion

of condition 1.

SECTION 3

(Applications recommended for permission, approval or consent)

**4.15
MOTTINGHAM AND
CHISLEHURST NORTH**

(09/03017/FULL1) - 41 Mottingham Road, Mottingham.

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

Oral representations in support of the application were received at the meeting. Comments from the London Borough of Greenwich in objection to the application were reported.

Members having 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 with a further condition:

“3. The use shall not operate on any Good Friday, Christmas Day or New Year’s Day or before 1pm on Remembrance Sunday and customers shall not be admitted to the premises before 11am on any other day and all customers shall have left the premises by 11pm on Mondays to Saturdays and by 10.30pm on Sundays.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the area.”

**4.16
PLAISTOW AND
SUNDRIDGE**

(10/00155/FULL1) - Land adjacent to 23 to 27, Thornton Road, Bromley.

Description of application - One pair of semi detached two storey three bedroom dwellings with accommodation in roof space and provision of new vehicular access from Thornton Road with new turning area and 4 car parking spaces.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT** that the new areas of highway and footpath would be dedicated as a highway, as recommended, and subject to the conditions and informatives set out in the report of the Chief Planner with an additional condition and informative:

“12. Details of the proposed slab levels of the buildings and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

INFORMATIVE 5. A landscape management plan shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development hereby permitted. The plan shall include arrangements and timetable for implementation and shall be carried out in accordance with the approved details.”

4.17
PETTS WOOD AND KNOLL
Conservation Area

(10/00162/FULL1) - 11 Station Square, Petts Wood,

Description of application - Alterations to shopfront including installation of ATM machine, air conditioning units and plant on rear elevation and bin store to rear.

Oral representations in support of the application were received at the meeting. It was reported that Environmental Health had no objection to the application.

Members having 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.

4.18
PETTS WOOD AND KNOLL
Conservation Area

(10/00163/ADV) - 11 Station Square, Petts Wood.

Description of application - Externally illuminated fascia sign.

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

Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to seek a reduction of approximately 1 metre in the size of the externally illuminated fascia sign. If agreed, the Sub-committee authorised that this application would then be considered under delegated authority.

4.19

(10/00564/FULL1) - 9A Crystal Palace Park Road,

CRYSTAL PALACE
Conservation Area

Sydenham, London, SE26.

Description of application - New door and timber decking at rear.

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 the application **BE DEFERRED** without prejudice to any future consideration to remove the decking from the application and to add a condition regarding the details of the appearance of the door.

4.20
BROMLEY COMMON AND
KESTON

(10/00663/FULL6) - Keryl, Barnet Wood Road, Hayes.

Description of application - Part one/two storey front, side and rear extension. Front porch canopy and bay window. Elevational alterations.

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

4.21
PETTS WOOD AND KNOLL

(10/00758/FULL1) - Parish Hall, Greencourt Road, Petts Wood.

Description of application - Hard surfacing of area to the east of Church Hall.

Oral representations 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 following reason:
1. The proposal will result in an unacceptable increase in noise and disturbance harmful to the residential amenities of the occupants of nearby dwellings thereby contrary to Policy BE1 of the Unitary Development Plan.

4.22
FARNBOROUGH AND
CROFTON

(10/00807/FULL6) - 312 Tubbenden Lane South, Orpington.

Description of application - Detached single storey building at rear for use as garden room/store.

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.

**4.23
BICKLEY**

(10/00836/CONDIT) - 73 Homestead Road, Bickley.

Description of application - Insertion of obscure glazed rooflights in eastern and western roof slopes and ground floor windows on western elevation pursuant to the requirements of condition 3 of planning permission ref. 08/01537 granted for part two storey/first floor extension and single storey side and rear extensions.

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

**4.24
COPERS COPE**

(10/00880/FULL1) - St Clare Court, Foxgrove Avenue, Beckenham.

Description of application - Conversion of existing basement storage area into 2 two bedroom flats and installation of new windows and doors to rear and side elevation. Formation of new storage cellar/communal store room/bicycle and bin store (at No.1- 8 St. Clare Court).

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

Members having considered the report and objections, **RESOLVED** that **PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner with a further informative:
"INFORMATIVE 2. This planning permission does not include approval of the shed/garden building indicated on the site plan."

SECTION 4

(Applications recommended for refusal or disapproval of details)

NO REPORTS

5 CONTRAVENTIONS AND OTHER ISSUES

**5.1
WEST WICKHAM**

Land rear of 35 Beckenham Road, West Wickham

Members having considered the report, **RESOLVED** that **NO FURTHER ACTION BE TAKEN.**

5.2 HAYES AND CONEY HALL 244 Pickhurst Lane, West Wickham - Detached building erected in rear garden.

Members having considered the report, **RESOLVED** that **NO FURTHER ACTION BE TAKEN.**

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

5.3 MOTTINGHAM AND CHISLEHURST NORTH (R&R/10/00055) - 319 Dunkery Road, Mottingham SE9

Oral representations in favour of no further action being taken were received at the meeting.

Members having considered the report and representations **RESOLVED** that **NO FURTHER ACTION BE TAKEN.**

6 MATTERS FOR INFORMATION:- ENFORCEMENT ACTION AUTHORISED BY CHIEF PLANNER UNDER DELEGATED AUTHORITY (REPORT DRR10/00045)

THE REPORT WAS NOTED.

The Meeting ended at 9.18 pm

Chairman