

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held on 12 August 2010

Present:

Councillor Alexa Michael (Chairman)
Councillor Simon Fawthrop (Vice-Chairman)
Councillors John Canvin, Peter Dean, John Getgood,
Samaris Huntington-Thresher, William Huntington-Thresher,
Kate Lymer and Richard Scoates

Also Present:

Councillors Will Harmer, John Ince and Sarah Phillips

7 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

Apologies for absence were received from Councillors Lydia Buttiger, Peter Fookes and Russell Jackson. Councillors William Huntington-Thresher, John Getgood and Samaris Huntington-Thresher attended as their alternates respectively.

8 DECLARATIONS OF INTEREST

Councillors Peter Dean and John Getgood declared a prejudicial interest in Items 4.2 and 4.3; they left the room and did not vote.

9 CONFIRMATION OF MINUTES OF MEETING HELD ON 17 JUNE 2010

RESOLVED that the Minutes of the meeting held on 17 June 2010 be confirmed and signed as a correct record.

10 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

10.1 Cray Valley East

(09/03041/FULL1) - Lower Hockenden Farm, Hockenden Lane, Swanley.

Description of application - Retention of car parking/manoeuvring space to serve existing business and agricultural uses RETROSPECTIVE APPLICATION.

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 the addition of a further condition to read:-

"6 The car parking/manoeuvring space hereby permitted shall be made either of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site. Details of these measures shall be submitted within 3 months of the date of the decision notice and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details and permanently retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.

**10.2
Clock House Conservation
Area**

**(09/03280/FULL1) - 28 Beckenham Road,
Beckenham.**

Description of application - Two storey extension for disabled access lift and glazed entrance canopy to northern elevation together with refurbishment of building.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Sarah Phillips in support of the application were received at the meeting.

Councillors Peter Dean and John Getgood made representations; they then left the room during the discussion and vote.

The following errors within the report were brought to Members' attention:

1. Page 29, under the heading 'Key designations', the words 'Locally Listed Building' should read 'Grade II Listed Building'; and
2. Objections had been received although the report stated that no objections had been received.

Members having considered the report, objections and representations, **RESOLVED that THE APPLICATION BE DEFERRED** without prejudice to any future consideration, to seek:-

1. amended plans to show a more glass-based design for the lift enclosure; and
2. an artists impression of the development proposed.

**10.3
Clock House Conservation
Area**

**(09/03281/LBC) - 28 Beckenham Road,
Beckenham.**

Description of application - Internal and external alterations including construction of two storey extension for disabled access lift, removal of brick structure in basement, repairs to windows, replacement gas boilers and heating, insertion of steel beams for floor re-enforcement, replacement ceilings and external pigeon spikes. LISTED BUILDING CONSENT.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Sarah Phillips in support of the application were received at the meeting.

The following error was reported:-

On page 37, under the heading 'Key designations', the words 'Locally Listed Building' should read 'Grade II Listed Building'

Members having considered the report, objections and representations, **RESOLVED that THE APPLICATION BE DEFERRED** without prejudice to any future consideration, to seek:-

1. amended plans to show a more glass-based design for the lift enclosure;
2. an artists impression of the development proposed; and
3. further details of the structural alterations, including details of the steel beams.

**10.4
Bromley Town**

**(10/00210/FULL2) - Unit 4, 21 Waldo Road,
Bromley.**

Description of application - Change of use from food preparation (sui generis) to music rehearsal training centre (Class D1).

Oral representations from Ward Member, Councillor Will Harmer were received at the meeting.

It was reported that no objections to the application had been received from the Environmental Health Officer.

Members having considered the report, objections and representations, **RESOLVED that THE APPLICATION BE DEFERRED** without prejudice to any future consideration for the applicant to take advice from Environmental Health and then submit proposals for additional noise and vibration attenuation.

**10.5
Darwin**

**(10/00925/FULL1) - Cottage Farm, Cackets Lane,
Cudham, Sevenoaks.**

Description of application - Erection of glasshouse for agricultural purposes RESTROSPECTIVE APPLICATION.

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

It was **FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO SECURE THE DEMOLITION OF THE GLASSHOUSE.**

**10.6
Petts Wood and Knoll**

**(10/00982/FULL6) - 197 Chislehurst Road,
Orpington.**

Description of application - Part one/two storey side/rear and single storey side extensions, front porch, formation of vehicular access.

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

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** subject to the following condition(s):-

1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.

REASON: Section 91, Town and Country Planning Act 1990.

2 Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.

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

3 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 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.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A, B, C, or E of Part 1 of Schedule 2 of the 1995 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 order to comply with Policies BE1 and H8 of the Unitary Development Plan and to prevent overdevelopment of the site.

10.7
Petts Wood and Knoll
Conservation Area

(10/01128/FULL6) - 253 Chislehurst Road,
Orpington.

Description of application - Part one/two storey side and rear extension. Single storey detached garage to front/side.

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 set out in the report of the Chief Planner.

10.8
Shortlands Conservation
Area

(10/01276/VAR) - 50-52 Shortlands Road,
Shortlands, Bromley.

Description of application - Variation of condition 5 of permission ref 04/00477, granted for single storey rear extension to no. 52 and change of use of No's 50 and 52 from residential (Class C3) to children's day nursery (Class D1) with 3 car parking spaces at front, to allow up to 60 children to be accommodated at any one time (RETROSPECTIVE APPLICATION).

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

Members having considered the report, objections and representations and after failing to reach a decision on motions for refusal and deferral to a subsequent Plans Sub-Committee, **RESOLVED that the application BE DEFERRED** without prejudice, to be considered at a future meeting of the Development Control Committee.

**10.9
Bromley Common and
Keston**

(10/013334/FULL1) - 20 Gravel Road, Bromley.

Description of application - Revisions to detached house at plot 8 of permission reference 09/02222 to include 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.

**10.10
Darwin**

(10/01434/FULL4) - Speedwell, Jail Lane, Biggin Hill.

Description of application - Application to modify legal agreement attached to planning permission 98/00210 to retain the original bungalow.

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.

It was **FURTHER RESOLVED that LEGAL ACTION BE AUTHORISED BUT DELAYED FOR ONE MONTH INITIALLY FOR THE LODGING OF A TIMETABLE OF DEMOLITION WORKS AND DEMOLITION TO TAKE PLACE NO LATER THAN 3 MONTHS.**

SECTION 3

(Applications recommended for permission, approval or consent)

**10.11
Plaistow and Sundridge**

(10/01332/FULL6) - 32A Park Avenue, Bromley.

Description of application - Ground and first floor front extensions. Bow window to front and conversion of garage to a habitable room.

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.

**10.12
Cray Valley West**

(10/01559/FULL2) - 76 Grovelands Road, Orpington.

Description of application - Change of use from dry cleaners (A1) to hot food takeaways (A5) with ventilation ductwork at rear.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor John Ince 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 conditions set out in the report of the Chief Planner with condition 3 amended to read:-

'3 The use hereby permitted shall not operate before 11:00 am or after 10:30 pm between Monday and Thursday, nor before 11:00 am or after 11:00 pm Friday and Saturday, nor before 5:00 pm or after 10:30 pm on Sunday. Accordingly, customers shall not be admitted to the premises before these times and shall have left the premises by these times on said days.

REASON: In order to comply with Policy S9 of the Unitary Development Plan and in the interests of the amenities of nearby residential properties.'

The following informative was also added:

'INFORMATIVE

The applicant is advised that noise levels resulting from the movement of delivery vehicles should be kept to a minimum and, further, that a sign be clearly displayed within the shop to inform customers to keep noise levels to a minimum.'

The Meeting ended at 9.12 pm

Chairman