

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 3 March 2011

Present:

Councillor Peter Dean (Chairman)
Councillors Simon Fawthrop, Peter Fookes, Alexa Michael,
Harry Stranger and Michael Turner

Also Present:

Councillors Reg Adams, Nicholas Bennett J.P., Ellie Harmer,
Russell Mellor, Tom Papworth and Catherine Rideout

36 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

Apologies for absence were received from Councillors Russell Jackson and David McBride and Councillors Nicholas Bennett JP and Reg Adams attended as their alternates respectively. An apology for absence was also received from Cllr Gordon Norrie.

37 DECLARATIONS OF INTEREST

Councillor Nicholas Bennett JP declared a personal and prejudicial interest in item 4.5., minuted as item 39.5; he left the room for the duration of the item.

38 CONFIRMATION OF MINUTES OF MEETING HELD ON 6 JANUARY 2011

RESOLVED that the minutes of the meeting held on Thursday 6 January 2011 be confirmed subject to an amendment to minute 34.6, line 12, "18 Scotts Way, should be amended to read, "18 Scotts Lane."

39 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

NO REPORTS

SECTION 2

(Applications meriting special consideration)

**39.1
DARWIN**

(06/03582/FULL2) - Highams Hill Farm, Sheepbarn Lane, Warlingham.

Amended description of application – “Change of use of three former poultry houses from agriculture into uses within Classes B1 B2 B8 [of the Town and Country Planning (Use Classes) order 1987 as amended] with ancillary parking. RETROSPECTIVE APPLICATION.”

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 3 March 2011. Comments from Ward Member, Councillor Richard Scoates, were reported. It was noted that on page 14 of the Chief Planner’s report the ‘Recommendation’ had been amended to read, Permission, subject to the prior completion of a Legal Agreement.”

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT** as recommended, for the reasons and subject to the conditions set out in the report of the Chief Planner with the deletion of condition 1. The legal agreement was for the payment for a scheme of off-site highway safety works, including a ‘slow’ road marking and a ‘road narrows’ sign, to be submitted to and approved in writing by the Local Planning Authority and to be implemented within an agreed timescale.

**39.2
CHISLEHURST
CONSERVATION AREA**

(10/03016/FULL3) - 45 High Street, Chislehurst.

Description of application - Single storey extension to rear of Nos. 43 and 45 for use as dining and kitchen area ancillary to restaurant at No. 43.

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.

**39.3
KELSEY AND EDEN PARK**

(10/03161/FULL1) - Backwoods, Kelsey Lane, Beckenham.

Description of application - Proposed single storey side and front (southern elevation) extension at dental practice.

Members having considered the report, **RESOLVED that PERMISSION BE REFUSED** for the reasons set out in the report of the Chief Planner with a further reason:

3. The proposal would create additional traffic in the locality and would be likely to result in a detrimental impact on highway safety, contrary to Policy T18 of the Unitary Development Plan.

**39.4
CHELSFIELD AND PRATTS
BOTTOM**

(10/03255/OUT) - Orpington Sports Club, Goddington Lane, Orpington.

Description of application – Demolition of part of sports and social facilities and erection of two storey building comprising changing rooms, social facilities, gym and ancillary facilities.

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, for the reasons and subject to the conditions and informative set out in the report of the Chief Planner with a further condition.

“7. 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.”

**39.5
KELSEY AND EDEN PARK**

(10/03256/FULL1) - Langley Park School For Girls, Hawksbrook Lane, Beckenham.

Description of application – First floor extension to sixth form block. Two storey detached music block. Additional hardstanding to enlarge existing car park/replace parking spaces.

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 and informatives set out in the report of the Chief Planner.

**39.6
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(10/03491/FULL1) - Land at Langham Close, Bromley.

Description of application – 2 detached two storey five bedroom dwellings each with attached garage with access road at land at Langham Close.

Oral representations in objection to the application were received at the meeting. It was reported that further objections to the application had been received together with a letter from the agent in support of the application. It was also reported that the Tree Officer supported the application. It was noted that on page 52 of the Chief Planner's report line 19 should be amended to read, "gone far enough in offering an acceptable way forward to the scheme previously refused."

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

**39.7
PLAISTOW AND
SUNDRIDGE**

(10/03540/DET) - Land adj Wyndways, 45 Garden Road, Bromley.

Description of application -. Details pursuant to outline permission reference 10/00504 for a detached six bedroom house and garage.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Ellie Harmer, 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 move the building back and to reduce the bulk to match other houses in the locality.

**39.8
BIGGIN HILL**

(11/00033/FULL6) - 81 Jail Lane, Biggin Hill.

Description of application - Part one/two storey side and rear extension. Roof alterations incorporating rear dormer extension and roof light.

Members having considered the report, **RESOLVED THAT PERMISSION BE GRANTED** as

recommended, for the reasons and subject to the conditions set out in the report of the Chief Planner with an informative:

INFORMATIVE: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information.

**39.9
PETTS WOOD AND KNOLL**

(11/00182/FULL6) - 46 Red Cedars Road, Orpington.

Description of application - Part one/ two storey side extension and pitched roof to front.

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

SECTION 3

(Applications recommended for permission, approval or consent)

**39.10
SHORTLANDS**

(10/02118/FULL6) - 90 Malmains Way, Beckenham.

Description of application - First floor side extension.

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 REFUSED** for the following reason:

1. The proposed extension, by reason of its siting and design, would have a detrimental impact on the amenities of the neighbouring residential property by way of loss of light, and would be harmful to the character and appearance of the Area of Special Residential Character, contrary to Policies BE1, H9 and H10 of the Unitary Development Plan.

**39.11
BICKLEY**

(10/03350/FULL1) - The Priory, Westbury Road, Bromley.

Description of application - Demolition of existing dwelling and erection of 2 detached two storey dwellings (with accommodation in roof space) fronting Park Farm Road.

Oral representations 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 together with objection to the application from Sundridge Residents' Association

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

1. The proposed development, by reason of the excessive size and bulk of the proposed dormers and double garage, would constitute an overdevelopment of the site, contrary to Policies BE1 and H7 of the Unitary Development Plan.

**39.12
SHORTLANDS
CONSERVATION AREA**

(10/03493/FULL6) - 1 Malmaims Way, Beckenham.

Description of application - First floor front/side extension, single storey front extension, single storey rear extensions and single storey side extension with accommodation in roofspace.

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

**39.13
SHORTLANDS
CONSERVATION AREA**

(10/03661/VAR) - 15 Durham Avenue, Shortlands, Bromley.

Description of application - Variation of condition 2 and 7 of planning permission 09/00835 to provide permanent enclosure at front of units for drainage controls.

Members having considered the report, **RESOLVED THAT THE APPLICATION BE APPROVED** as recommended, for the reasons set out in the report of the Chief Planner.

**39.14
CHELSFIELD AND PRATTS
BOTTOM**

(11/00017/FULL1) - 154 Worlds End Lane, Orpington.

Description of application - Erection of a detached two storey 6 bedroom dwelling with accommodation in the roof space, a basement and integral double garage (amendment to permission reference 10/00126/FULL1 to include two rear dormer windows).

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

**39.15
CRAY VALLEY EAST**

(11/00023/FULL1) - Oak View, Crockenhill Road, Orpington.

Description of application - Single storey link extensions within internal courtyard of hospital.

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

**39.16
WEST WICKHAM**

(10/02959/TPO) - Chez Nous, 7A Acacia Gardens, West Wickham.

Description of application - Fell 1 Cedar and 1 Cypress in back garden SUBJECT TO TPO 2115.

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

Members having considered the report and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to inform Ward Members of the application and to be considered under section 2 of an agenda at a future Plans Sub-Committee.

**39.17
HAYES AND CONEY HALL**

(10/03218/TPO) - 11 Sedgewood Close, Hayes, Bromley.

Description of application - Reduce height by 30%, crown reduce 30% and crown thin by 30% 1 oak tree in back garden SUBJECT TO TPO 671.

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

Members having considered the report and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to inform Ward Members of the application and to be considered under section 2 of an agenda at a future Plans Sub-Committee.

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

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

“It is important that the matter be considered before the next meeting of a Plans Sub-Committee as the matter has been listed for mention before a Judge at Croydon Crown Court on 4th March 2011 and the Council will need to indicate at that hearing whether it wishes the matter to be listed as soon as possible for trial.”

44 **PENGE AND CATOR** **Prosecution - 39 Selby Road - LBB v Jeremy Farrow**

Members having considered the report **RESOLVED** that a course of action **BE AGREED**.

The Meeting ended at 9.50 pm

Chairman