

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 21 July 2011

Present:

Councillor Alexa Michael (Chairman)
Councillor Simon Fawthrop (Vice-Chairman)
Councillors John Canvin, Peter Fookes, Russell Jackson,
Charles Joel, Kate Lymer, Richard Scoates and Harry Stranger

Also Present:

Councillors Douglas Auld, Jane Beckley, Paul Lynch,
Russell Mellor and Catherine Rideout

5 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

An apology for absence was received from Councillor Peter Dean; Councillor Charles Joel attended as alternate for Councillor Dean.

6 DECLARATIONS OF INTEREST

Councillor Kate Lymer declared a personal interest in Item 4.9. Councillor Lymer spoke on the item then left the room for the remainder of the discussion and vote.

Councillor Charles Joel declared a prejudicial interest in Item 4.12. Councillor Joel left the room for the duration of the discussion and vote.

7 CONFIRMATION OF MINUTES OF MEETING HELD ON 26 MAY 2011

RESOLVED that the Minutes of the meeting held on 26 May 2011 be confirmed and signed as a correct record.

8 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

8.1 PENGE AND CATOR

(11/01730/FULL1) - Royston Primary School, High Street, Penge, London SE20.

Description of application - Single storey classroom building including canopy and ramp.

The wording of the fourth bullet point at the top of page 12 had been inserted in error and was deleted from the report.

It was reported that the application had been amended by documents received on 18 July 2011. Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with the deletion of condition 1 and condition 6 amended to read:-
'6 The development hereby permitted shall be carried out strictly in accordance with the slab levels shown on the approved drawing(s).

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.'

An additional two informatives were also added to read:-

'3 If during works on site suspected contamination is encountered, environmental Health should be contacted immediately. The additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf.

4 Before the use commences, the applicant is advised to contact the Pollution team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the environmental Protection Act 1990.'

8.2 PLAISTOW AND SUNDRIDGE

(11/01731/FULL1) - Parish School, 79 London Lane, Bromley.

Description of application - Single storey detached building comprising 2 classrooms with decking, ramp and canopy.

It was reported that the application had been amended by documents received on 18 July 2011. Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner with the deletion of condition 7 and condition 9 amended to read:-
'9 The development hereby permitted shall be carried out strictly in accordance with the slab levels shown on the approved drawing(s).

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.'

An additional two informatives were also added to read:-

'2 If during works on site suspected contamination is encountered, Environmental Health should be contacted immediately. The additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf.

3 Before the use commences, the applicant is advised to contact the Pollution team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990.'

Councillor Simon Fawthrop's vote against permission was noted.

8.3 BROMLEY TOWN

(11/01732/FULL1) - Valley Primary School, Beckenham Lane, Bromley.

Description of application - Demolition of wall and toilet block and construction of single storey building comprising 2 classrooms including canopy, decking and covered walkway link to main school building.

It was reported that the application had been amended by documents received on 18 July 2011. Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner with the deletion of condition 4 and condition 6 amended to read:-
'6 The development hereby permitted shall be carried out strictly in accordance with the slab levels shown on the approved drawing(s).

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.'

Councillor Simon Fawthrop's vote against permission was noted.

SECTION 2

(Applications meriting special consideration)

8.4 FARNBOROUGH AND CROFTON

(10/03474/FULL1) - 132 Crofton Road, Orpington.

Description of application - Demolition of existing house and erection of three 4 bedroom detached houses with integral garages and access on to Crofton Lane.

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

It was reported that no objections to the application

had been received from Highways Division.
Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reasons:-

1 The proposal would, by reason of the number of dwellings proposed, significantly intensify the use of the site resulting in a cramped overdevelopment and the loss of garden land, out of character with the locality thereby detrimental to its visual amenities and character, contrary to Policies BE1 and H7 of the Unitary Development Plan, Policy 3.5 of the Draft London Plan (2011) and PPS 3 'Housing'.

2 The proposed development would result in an increase in vehicular movements to and from the site close to the junction of Crofton Lane and Crofton Road, resulting in harm to conditions of highway safety, contrary to Policy T18 of the Unitary Development Plan.

**8.5
FARNBOROUGH AND
CROFTON
CONSERVATION AREA**

(11/00148/CAC) - Fiddlers Furze, Sunnydale, Orpington.

Description of application - Demolition of the existing dwelling CONSERVATION AREA CONSENT.

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

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

**8.6
FARNBOROUGH AND
CROFTON
CONSERVATION AREA**

(11/00149/FULL1) - Fiddlers Furze, Sunnydale, Orpington.

Description of application - Demolition of existing bungalow and erection of two storey five bedroom dwelling with accommodation in roof space and double garage to side/rear.

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.

**8.7
ORPINGTON**

(11/01123/DET) - Ramsden Estate (Residential Development), Tintagel Road, Orpington.

Description of application - 53 semi-detached and terraced houses with car parking and estate road (Land at Rye Crescent and Cuckmere Way) (part details of residential development of 111 dwellings permitted under ref 09/02931).

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 15 July 2011. Comments from Highways Division were reported at the meeting.

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

**8.8
COPERS COPE**

(11/01372/FULL6) - 84 Copers Cope Road, Beckenham.

Description of application - Single storey side, rear and front extensions including conversion of garage to habitable accommodation.

Oral representations from Ward Member Councillor Russell Mellor in objection to 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 in the depth of the rearward projection.

**8.9
BICKLEY**

(11/01484/FULL1) - 15 Ringmer Way, Bickley, Bromley.

Description of application - Single storey 3 bedroom dwelling with associated landscaping and access.

Oral representations from Ward Member Councillor Catherine Rideout in objection to 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 with the addition of a further reason to read:-

'3 The proposal would be an overdevelopment of the site on land which is not previously developed resulting in a loss of garden land, out of character with the locality thereby detrimental to its visual amenities and character and harmful to the visual amenities of residential properties in Sibley Close contrary to policies BE1 and H7 of the Unitary Development Plan, Policy 3.5 of the Draft London Plan (2011) and PPS 3 'Housing'.'

SECTION 3

(Applications recommended for permission, approval or consent)

8.10 KELSEY AND EDEN PARK

(11/00167/FULL1) - Elmer Lodge, 11 Dunbar Avenue, Beckenham.

Description of application - Construction of shed with canopy for storage purposes RETROSPECTIVE APPLICATION.

Oral representations from Ward Member Councillor Peter Lynch in support of the application were received at the meeting.

Comments from Ward Member Councillor Peter Dean in support of the application were reported 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 the deletion of conditions 1 and 2.

8.11 WEST WICKHAM

(11/00441/FULL1) - 138 Hayes Chase, West Wickham.

Description amended to read:- Six bedroom two storey detached house including accommodation within the roof space and integral garage.

Oral representations in support of the application were received. Oral representations from Ward Member Councillor Jane Beckley 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 with the addition of a further informative to read:-

'3 You are advised to contact the following address regarding alignment of, connection to or diversion of a public sewer, or adoption of a sewer –

Thames Water
1 Kew Bridge
Brentford, Middlesex
TW8 0EF
Tel: 0845 850 2777
Email: developer.services@thameswater.co.uk.'

**8.12
PENGE AND CATOR**

(11/00614/FULL1) - 17 Wordsworth Road, Penge, London SE20.

Description of application - single storey and first floor rear extensions, conversion into 2 one bedroom self-contained flats and one studio flat, plus elevation alterations, vehicular and pedestrian timber gates fronting Southey Street to a maximum height of 2.1 metres and front/side boundary railings, maximum height 0.7 metres.

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

'8 The arrangements for storage of refuse (which shall include provision for the storage and collection of recyclable materials) and the means of enclosure shown on the approved drawings shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects.

9 Before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) shall be provided at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the bicycle parking/storage facilities shall be permanently retained thereafter.

REASON: In order to comply with Policy T7 and Appendix II.7 of the Unitary Development Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.'

**8.13
FARNBOROUGH AND
CROFTON
CONSERVATION AREA**

(11/01107/FULL6) - 3 Park Avenue, Farnborough, Orpington.

Description of application - Detached single storey pool house to rear.

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

1 The proposed development would result in the overdevelopment of the site and would therefore fail to preserve or enhance the character and appearance of the Conservation Area, contrary to policies BE1 and BE11 of the Unitary Development Plan.

**8.14
PETTS WOOD AND KNOLL**

(11/01209/FULL6) - 240 Crescent Drive, Petts Wood, Orpington.

Description of application - Single storey rear extension and alterations to rear elevation.

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

It was reported that the application had been amended by documents received on 5 July 2011.

Members having considered the report, objections and representations, voted on a motion to refuse the application which failed at 2-6.

Following a second vote on a motion to approve the application, Members **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**8.15
CHELSFIELD AND PRATTS
BOTTOM**

(11/01266/FULL6) - 9 Ashbourne Rise, Orpington.

Description of application - Part one/two storey side extension, rear dormer window extension, insertion of roof lights in front and side elevation and conversion of garage to habitable accommodation.

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.

8.16
CHISLEHURST

(11/01408/FULL1) - 2 Berens Way, Chislehurst.

Description of application - Demolition of bungalow and erection of five bedroom detached dwelling with integral double garage.

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

The following words were deleted from the fourth paragraph on page 107 of the Chief Planner's report:- 'and conditions can be imposed to protect this tree and details of access can be conditioned.'

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 informative set out in the report of the Chief Planner with the deletion of condition 14 and the addition of a further two conditions to read:-

14 Details of the means of privacy screening for the balcony(ies) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details and permanently retained as such.

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.

15 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.'

The informative in the report of the Chief Planner was amended to read:-

INFORMATIVE

The widening of the crossover is unlikely to be acceptable as it would adversely affect the roots of the street tree.'

**8.17
BIGGIN HILL**

(11/01412/FULL1) - 49 Sunningvale Avenue, Biggin Hill.

Description of application - Erection of terrace of three 2 bedroom houses and six semi-detached 3 bedroom houses, ancillary car parking, bin storage and new access from Sunningvale Close.

The Chairman reported on the positive comments received from Ward Members.
Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

**8.18
BROMLEY COMMON AND
KESTON**

(11/01440/FULL6) - 7 Poulters Wood, Keston.

Description of application - Part one/two storey side extension, including rear balcony; single storey front 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 extensions would, by reason of their size and siting, result in the overdevelopment of the site, out of character with the area and harmful to the visual amenities of the street scene, resulting in a retrograde lowering in the spatial standards to which the area is at present developed, contrary to Policies BE1 and H8 of the Unitary Development Plan.

**8.19
KELSEY AND EDEN PARK**

(11/01531/FULL6) - 7 Whitstone Lane, Beckenham.

Description of application - Single storey rear extension.

Oral representations from Ward Member Councillor Peter Lynch 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 addition of the rear conservatory would result in an unacceptable loss of privacy and visual amenity

to the existing properties to the rear of the proposed development contrary to Policies BE1 and H8 of the Unitary Development Plan.

The Meeting ended at 8.50 pm

Chairman