

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 15 September 2011

Present:

Councillor Alexa Michael (Chairman)

Councillors Douglas Auld, John Canvin, Peter Dean,
Peter Fookes, Kate Lymer, Richard Scoates and Harry Stranger

Also Present:

Councillors Russell Mellor

9 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

An apology for absence was received from Councillor Simon Fawthrop and Councillor Douglas Auld attended as his alternate. An apology for absence was also received from Councillor Russell Jackson.

10 DECLARATIONS OF INTEREST

There were no declarations of interest.

11 CONFIRMATION OF MINUTES OF MEETING HELD ON 21 JULY 2011

RESOLVED that the Minutes of the meeting held on 21 July 2011 be confirmed and signed as a correct record.

12 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

12.1 ORPINGTON

(11/02361/FULL1) - Priory School, Tintagel Road, Orpington.

Description of application - Solar Panels on roof.

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.

SECTION 2

(Applications meriting special consideration)

**12.2
COPERS COPE**

**(10/02964/FULL1) - 57 Albemarle Road,
Beckenham.**

Description of application amended to read,
“Demolition of Nos 57 and 57b and erection of three/
four storey block with accommodation in roof space
comprising 1 one bedroom, 18 two bedroom and 2
three bedroom flats with 21 car parking spaces.”

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Russell Mellor, were received at the meeting. It was noted that on page 17 of the Chief Planner’s report under the heading, ‘Proposal’, paragraph 6 was amended to read, “The building will provide a mix of open market and affordable housing and a mix of unit sizes. Two 3 bed units, 2x2 bed wheelchair unit, 2x2 bed units and 1x1 bed unit will be affordable housing units and the remaining 14x2 bed flats will be market units.” It was reported that the application had been amended by documents received on 6 September 2011.

Members having considered the report, objections, and representations, **RESOLVED** that **PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT** relating to the provision of affordable housing as recommended, for the reasons and subject to the conditions and informatives set out in the report of the Chief Planner with a further condition to read:-
“27. 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.”

**12.3
FARNBOROUGH AND
CROFTON
CONSERVATION AREA**

(11/00315/FULL6) - Lulworth, Elm Walk, Orpington.

Description of application - Single storey building at side for swimming pool plant room **RETROSPECTIVE APPLICATION.**

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.

**12.4
CHISLEHURST**

(11/00537/FULL1) - Land at Former Kemnal Manor Estate, Kemnal Road, Chislehurst.

Description of application – Chapel with vestry and toilet (revised design to scheme permitted under ref. 05/03871 for use of land for human burials including chapel and other buildings, car parking and vehicular access).

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**12.5
CHISLEHURST
CONSERVATION AREA**

(11/00904/FULL1) - Beaverwood Lodge Sports & Leisure Club, Beaverwood Road, Chislehurst.

Description of application – Two storey replacement sports/ leisure and functions/ pavilion building including bar/ kitchen/ function room, indoor leisure, changing rooms, basement storage, ancillary offices and caretakers flat.

It was reported that the application had been amended by documents received on 28 April and 28 June 2011. It was reported that Ward Member, Councillor Katy Boughey, had no objection to the application.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED, SUBJECT TO ANY DIRECTION BY THE GREATER LONDON AUTHORITY** as recommended, for the reasons and subject to the conditions set out in the report of the Chief Planner with the deletion of condition 2.

**12.6
CHISLEHURST**

(11/00910/CAC) - Beaverwood Lodge Sports and Leisure Club, Beaverwood Road, Chislehurst.

Description of application – Demolition of two storey sports/ leisure and functions/ pavilion building
CONSERVATION AREA CONSENT.

It was reported that the application had been amended by documents received on 28 April and 28 June 2011. It was reported that Ward Member,

Councillor Katy Boughey, had no objection to the application.

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

**12.7
BROMLEY TOWN**

**(11/01317/FULL1) - Prospect House,
19-21 Homesdale Road, Bromley.**

Description of application - Five storey building comprising 23 one bedroom, 10 two bedroom and 4 three bedroom flats with 21 car parking spaces, bicycle parking and refuse/ recycling storage at basement level.

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 reasons:-

1. The proposal is lacking in adequate on-site car parking and will be likely to lead to increased demand for on-street car parking in the surrounding area detrimental to the amenities of nearby residents and prejudicial to the free flow of traffic and conditions of general safety along the highway.
2. The proposal would be an overdevelopment of the site at an excessive residential density providing inadequate separation to Cobden Court and insufficient opportunities for soft landscaping to enhance the setting of the development thereby contrary to Policies H7 and BE1 of the Unitary Development Plan.

**12.8
BROMLEY COMMON AND
KESTON**

(11/01623/OUT) - 5 The Drift, Bromley.

Description of application - Change of Use from light industry (Class B1) to residential (Class C3). Conversion of existing buildings to 5 self contained dwellings. Landscaping works **OUTLINE APPLICATION**.

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

It was noted that on page 62 of the Chief Planner's report under the heading, 'Comments from Consultees', the second sentence was amended to read, "The proposal is to change the existing (Class

B1) buildings into 5 residential units (4x2 bed and 1x1 bed flats).”

Members having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, for the reasons and subject to the conditions and informatives set out in the report of the Chief Planner with an amendment to Condition 10, the addition of a further condition and the deletion of Informative 1:-
“10. Details of a foul water drainage system including details of the cess pit shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

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

21. Prior to commencement of the development hereby permitted, a survey of the condition of the road shall be submitted and agreed by the Local Planning Authority and any damage caused to the surface of the road during the construction phase of the development will be reinstated to a standard at least commensurate with its condition prior to the commencement of the development.

REASON: In the interests of pedestrian and vehicular safety and the amenities of the area and to accord with Policy T18 of the Unitary Development Plan.”

**12.9
KELSEY AND EDEN PARK**

**(11/01937/FULL6) - 4 Stanhope Grove,
Beckenham.**

Description of application - Part one/two storey front/side and rear extension. Front porch. Roof alterations to incorporate rear dormer 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** for the reasons and subject to the conditions set out in the report of the Chief Planner.

12.10
PLAISTOW AND
SUNDRIDGE

(11/01989/FULL1) - Sundridge Park Manor,
Willoughby Lane, Bromley.

Description of application - Partial demolition/external alterations and two storey rear extension with basement and surface car parking and change of use of Mansion and The Cottage from hotel to 13 two bedroom and 1 three bedroom flats.

It was noted that the recommendation contained in the Chief Planner's report was amended to, "Permission, subject to the prior completion of a legal agreement relating to the payment of funds for maintenance of the woodland in accordance with approved management plan and to the consideration of existing Section 106 obligations. It was also noted that the Golf Club had no objection to the application.

Members having considered the report, **RESOLVED** that **PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT RELATING TO THE PAYMENT OF FUNDS FOR MAINTENANCE OF THE WOODLAND IN ACCORDANCE WITH APPROVED MANAGEMENT PLAN AND TO THE CONSIDERATION OF EXISTING SECTION 106 OBLIGATIONS**, as recommended, for the reasons and subject to the conditions and informative set out in the report of the Chief Planner with the deletion of conditions 7 and 10 and amendments to conditions 27, 30, 31 and 32 to read:-

"27. Details of the proposed slab levels of the extension 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.

30. Before any works on site are commenced, an updated site-wide energy strategy assessment shall be submitted to and approved by the Local Planning Authority, following consultation with English Heritage to further investigate opportunities to provide renewable energy on the site.

The results of this strategy shall be incorporated into the final design of the buildings prior to first occupation. The strategy shall include measures to allow the development to achieve an agreed reduction

in carbon dioxide emissions from on-site renewable energy generation. The feasibility of the provision of combined heat and power (CHP) to supply thermal and electrical energy to the site or the most appropriate buildings within the permitted development should be included within the assessment. The final designs, including the energy generation shall be retained thereafter in operational working order, and shall include details of schemes to provide noise insulation and silencing for and filtration and purification to control odour, fumes and soot emissions of any equipment as appropriate.

REASON: In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 5.2 and 5.7 of the London Plan 2011.

31. There shall be no car parking within the application site beyond the south and east elevations of the building at any time. Details of measures to ensure this shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.

REASON: In order to comply with Policies G2 and BE1 of the Unitary Development Plan and to protect MOL and improve appearance.

32. Prior to any work commencing on site details of the design and appearance of the 'juliette' balconies shall be submitted to and approved in writing by the Local Planning Authority and the 'juliette' balconies shall subsequently be carried out in accordance with the approved plans.

REASON: To ensure the design and appearance of the balconies is sympathetic to the appearance and setting of the listed building in accordance with Policy BE8 of the Unitary Development Plan."

**12.11
PLAISTOW AND
SUNDRIDGE**

**(11/01994/LBC) - Sundridge Park Manor,
Willoughby Lane, Bromley.**

Description of application - Partial demolition, internal and external alterations and rear extension to Mansion LISTED BUILDING CONSENT.

It was noted that the recommendation contained in the Chief Planner's report was amended to, "Permission, subject to the prior completion of a legal agreement relating to the payment of funds for maintenance of the woodland in accordance with approved management plan and to the consideration of existing Section106 obligations. It was also noted that the

Golf Club had no objection to the application. Members having considered the report, **RESOLVED** that **LISTED BUILDING CONSENT BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT** relating to the payment of funds for maintenance of the woodland in accordance with approved management plan and to the consideration of existing Section 106 obligations, as recommended, for the reasons and subject to the conditions and informative set out in the report of the Chief Planner.

**12.12
BIGGIN HILL**

(11/02137/TPO) - 35 Valley View, Biggin Hill.

Description of application - Fell 1 Oak tree in back garden Subject to TPO 301.

Oral representations in favour of the tree being felled were received at the meeting.

Members having considered the report and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration for the Applicant to seek a specialist tree report.

**12.13
CHELSFIELD & PRATTS
BOTTOM**

(11/02332/TPO) - 47 Helegan Close, Orpington.

Description of application - Fell 1 sycamore tree in the back garden subject to TPO 1433.

Members having considered the report, **RESOLVED that A SPLIT DECISION BE ISSUED PROVIDING PERMISSION BE REFUSED TO FELL ONE SYCAMORE TREE IN THE BACK GARDEN UNDER TREE PRESERVATION ORDER NO 1433 BUT THAT CONSENT BE GIVEN FOR TREE WORKS**, as recommended in the report of the Chief Planner.

SECTION 3

(Applications recommended for permission, approval or consent)

**12.14
BROMLEY COMMON AND
KESTON**

(11/00399/FULL2) - 20 Chantry Lane, Bromley.

Description of application - Change of use of part of ground and first floor from offices to non residential institution (Class D1) and elevational alterations including conversion of ancillary garage into office space.

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 with amendments to conditions 3 and 5 and a further condition to read:-

“3. The D1 use shall not take place other than between the hours of 09:00 - 21:00 on Mondays to Fridays and 0930am - 19:30 on Saturdays.

REASON: In order to comply with Policies BE1 and H7 of the Unitary Development Plan and in the interests of the amenities of the adjacent properties.

5. No more than 20 customers/visitors shall at any time be accommodated within the D1 part of the premises hereby permitted in accordance with the details submitted on the 16th June 2011.

REASON: In the interests of the residential amenities of the area.

6. Details of measures to soundproof the premises so as to achieve a reasonable resistance to airborne sound transference as far as is practical having regard to existing construction shall be submitted to and approved in writing by the Local Planning Authority.

These measures shall be implemented before the use hereby permitted commences and shall be permanently retained thereafter.

REASON: In order to comply with Policy S9 of the Unitary Development Plan and to ensure a satisfactory standard of amenity for adjacent properties.”

**12.15
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 support of the application were received at the meeting.

It was reported that a letter had been received to withdraw previous objections.

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

**12.16
CHISLEHURST
CONSERVATION AREA**

(11/01535/FULL6) - 3 Islehurst Close, Chislehurst.

Description of application - Two storey side extension. Detached double garage to front and alterations to existing vehicular access.

It was reported that further objections to the application had been received. Comments from Councillor Katy Boughey in objection to the application were reported.

Members having considered the report and objections, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to revise the location of the proposed detached double garage.

**12.17
ORPINGTON**

(11/01826/FULL3) - 51 Sevenoaks Road, Orpington.

Description of application - Change of use of existing garage to computer learning centre (D1) and single storey rear extension.

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.

**12.18
SHORTLANDS**

(11/02004/FULL1) - 47 Malmaison Way, Beckenham.

Description of application - Demolition of existing dwelling and erection of detached two storey five bedroom dwelling with accommodation in roof space.

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 informatives set out in the report of the Chief Planner.

**12.19
BICKLEY**

(11/02258/FULL6) - 51 Pembroke Road, Bromley.

Description of application – Two storey side extension.

It was noted that on page 135 of the Chief Planner's report under the heading, 'Proposal', the fourth line was amended to read, "The roof will be gabled to be

subservient to the main roof of the” etc. It was reported that the application had been amended by documents received on 30 August 2011. 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.

SECTION 4

(Applications recommended for refusal or disapproval of details)

12.20 PETTS WOOD AND KNOLL CONSERVATION AREA

(11/02201/ELUD) - 5 The Chenies, Petts Wood.

Description of application – Rooflights CERTIFICATE OF LAWFULNESS FOR AN EXISTING DEVELOPMENT.

Oral representations in objection to and in support of the application were received at the meeting. Comments from Ward Member, Councillor Simon Fawthrop, in objection to the application were reported.

Members having considered the report, objections and representations, **RESOLVED THAT A CERTIFICATE OF LAWFULNESS FOR AN EXISTING DEVELOPMENT BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner.

13 CONTRAVENTIONS AND OTHER ISSUES

13.1 COPERS COPE

(DRR/11/090) - Three Chestnuts, Scotts Avenue, Bromley - Front Boundary Fencing

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

THE CHAIRMAN MOVED THAT THE ATTACHED REPORT, NOT INCLUDED IN THE PUBLISHED AGENDA, BE CONSIDERED A MATTER OF URGENCY ON THE FOLLOWING GROUNDS:

“The report is required to be considered as a matter of urgency as a complaint has been received that works are continuing on site without planning permission and further unauthorised works may be completed before the next meeting of a Plans Sub-Committee.”

**13.2
COPERS COPE**

**Land r/o 80 High Street, Beckenham, BR3 1DT-
Reinstatement of Fire Damaged Building
(11/00454)**

Oral representations in favour of action being taken were received. Oral representations from Ward Member, Councillor Russell Mellor, in favour of action being taken were received at the meeting.

Members were advised regarding the balancing exercise to be undertaken between the foreseeable costs and benefits likely to result from a Stop Notice, prior to consideration of the issue of a Stop Notice. Members having considered the report and representations **RESOLVED that a STOP NOTICE BE AUTHORISED**, the Notice to be served if the works do not cease.

The Meeting ended at 8.50 pm

Chairman