

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 29 September 2011

Present:

Councillor Mrs Anne Manning (Chairman)
Councillor John Ince (Vice-Chairman)
Councillors Douglas Auld, Kathy Bance, Katy Boughey,
Lydia Buttinger, Samaris Huntington-Thresher and Tom Papworth

Also Present:

Councillors Reg Adams, William Huntington-Thresher and
Sarah Phillips

6 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

All Members were present.

7 DECLARATIONS OF INTEREST

There were no declarations of interest.

8 CONFIRMATION OF MINUTES OF MEETING HELD ON 4 AUGUST 2011

RESOLVED that the Minutes of the meeting held on 4 August 2011 be confirmed and signed as a correct record.

9 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

9.1 CLOCK HOUSE

(11/00980/FULL2) 1A Balgowan Road, Beckenham.

Description of application - change of use of detached garage to ceramics studio/workshop with office.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Members Councillors Reg Adams and Sarah Phillips 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 following conditions and informative:-

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 Before the development hereby permitted is first occupied, the proposed window on the northern elevation shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.

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

3 The use hereby permitted shall only operate during school term times between 9 am and 6 pm Mondays to Fridays and 9 am and 1 pm Saturdays and shall not operate at all during school 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 The equipment comprising the existing ventilation system shall be retained in an efficient working manner and there shall be no changes to the system without the prior written approval of the Local Planning Authority.

REASON: In order to comply with Policy ER6 of the Unitary Development Plan and in the interest of the visual amenities of nearby residential properties.

5 The use hereby permitted shall be used as a ceramics studio/workshop with associated classroom and office space and for no other purpose.

REASON: In the interests of the amenities of local residents and in order to prevent overdevelopment of the site.

6 The existing flank windows shall remain fixed and obscure glazed and there shall be no changes to these windows without the prior approval in writing of the Local Planning Authority.

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

7 The use hereby permitted shall be restricted to a maximum of 10 users and 2 members of staff at any one time.

REASON: In order to comply with Policy BE1 and in the interests of protecting the amenity of neighbouring residents.

8 No machinery other than that referred to in the letter received on 5 march 2008 shall be installed on the premises without prior written approval of the Local Planning Authority.

REASON: In the interests of the amenities of nearby properties and to accord with Policy BE1 of the Unitary Development Plan.

9 AJ02B Justification UNIQUE reason OTHER apps Policies (UDP)

BE1 Design of New Development

C1 Community Facilities

ER6 Potentially Polluting Development

ER8 Noise Pollution

T18 Road Safety

INFORMATIVE

1 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.

**9.2
CHISLEHURST
CONSERVATION AREA**

(11/01782/FULL1) - Maxwell House, Prince Imperial Road, Chislehurst.

Description of application - Two storey block with accommodation in roofspace comprising 5 two bedroom flats with 8 car parking spaces and refuse/recycling storage on land at rear of Maxwell House.

Members were informed that the applicant had submitted an appeal against non-determination to the Planning Inspectorate and that the matter currently before Members was to determine whether or not the appeal should be contested and if so, on what grounds.

Members having considered the report and objections **RESOLVED that THE APPEAL BE CONTESTED** for the reasons set out in the report of the Chief Planner.

**9.3
PENGE AND CATOR**

(11/01811/FULL2) - 46 Green Lane, Penge, London, SE20.

Description of application - change of use of ground floor from retail shop (Class A1) to gym health club.

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

Comments from Highways Division together with the

applicant's response were circulated at the meeting. It was reported that the Ordnance Survey map relating to the application site was inaccurate; a correct version was circulated.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration to seek comments on the Transport Survey and for the application to be reconsidered on its own merits at the next available Committee.

9.4 BICKLEY

(11/01880/OUT) - 26 Barfield Road, Bickley, Bromley.

Description of application - Detached two storey 5 bedroom dwelling, including basement with 4 car parking spaces and access from Barfield Road on land to the rear of Nos. 26 and 28 Barfield Road
OUTLINE APPLICATION.

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

The Planning Officer reported that the Ordnance Survey map relating to the application site was inaccurate and outlined the correct boundary lines to Members.

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

1 The proposals constitute an undesirable form of tandem development, out of character with adjoining development and seriously detrimental to the amenities which the occupiers of adjoining properties might reasonably expect to be able to continue to enjoy in the form of secluded rear garden areas, thereby contrary to policies H7 and BE1 of the Unitary Development Plan.

2 In the absence of evidence to demonstrate otherwise, the proposals are likely to have a seriously harmful impact on protected trees on and adjacent to the site, detrimental to the appearance of the surrounding area and thereby contrary to Policy NE7 of the Unitary Development Plan.

3 Part of the proposed development site lies within the Green Belt where there is a presumption against inappropriate residential development and the Council

sees no special circumstances which might justify the granting of planning permission as an exception to policy G1 of the Unitary Development Plan.

**9.5
HAYES AND CONEY HALL**

(11/01987/FULL1) - 36 Station Approach, Hayes, Bromley.

Description of application - Single storey rear extension with extension to existing ventilation ducting. Rear rooftop walkway and external stairs.

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 conditions and informative:-

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 Details of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

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 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by or on behalf of the Local Planning Authority.

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

4 Detailed plans of the appearance of and the equipment comprising a ventilation system which shall include measures to alleviate fumes and odours (and incorporating activated carbon filters where necessary) shall be submitted to the Local Planning Authority for approval; after the system has been approved in writing by or on behalf of the Authority, it shall be implemented in accordance with the approved details before the use hereby permitted first commences and shall thereafter be permanently maintained in an efficient working manner.

REASON: In order to comply with Policies S9 and ER9 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

5 Details of arrangements for storage of refuse and recyclable materials (including means of enclosure for the area concerned where necessary) shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any part of the development hereby permitted is commenced and the approved arrangements shall be completed before any part of the development hereby permitted is first occupied and permanently maintained 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.

INFORMATIVE

Regarding the condition concerning provision of a ventilation system, the Planning division have prepared a technical guidance note. This covers specification of:-

- the canopy or slot hood over fume generated equipment, which should be fitted with a readily cleanable grease filter
- coarse and fine pre-filters
- an insulated carbon filter unit
- installation of the system (including fan(s)) to prevent transmission of noise and vibration onto adjacent premises.

It is suggested that you may wish to seek advice from the Council's Environmental Services Division, though when you have finalised the details of the system they should be sent to the Planning Division, if possible for the attention of the planner dealing with the planning application. The Council will be concerned that the ventilation system does not have a detrimental impact on the appearance of the building and the area generally. You are advised not to install it prior to Council approval and you should ensure that you have the agreement of any other landowners or tenants onto whose property the system will be attached.

A copy of the technical guidance note can be obtained from the Development Control Section at the Civic Centre.

**9.6
PETTS WOOD AND KNOLL**

**(11/02067/CAC) 8 Wood Ride, Petts Wood,
Orpington.**

Description of application - Demolition of existing garage, single storey rear extension of single storey conservatory to rear. CONSERVATION AREA CONSENT.

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

**9.7
PETTS WOOD AND KNOLL**

**(11/02070/FULL6) 8 Wood Ride, Petts Wood,
Orpington.**

Description of application - Part one/two storey side and rear extension with elevational alterations and roof alterations to incorporate raising the ridge height, and side and rear dormer extensions.

It was reported that as boundary line issues had been resolved, an objection received from a neighbour had been withdrawn.

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.

**9.8
ORPINGTON**

(11/02072/FULL2) - 254 High Street, Orpington.

Description of application - Change of use of ground floor premises from Class A1 (Shop) to Class A3 (Restaurant) with delicatessen area to the front of the premises.

Oral representations in support of the application were received. Oral representations from Ward Member Councillor William Huntington-Thresher 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, subject to the conditions set out in the report of the Chief Planner with the addition of a further condition to read:-

7 The proposed retail delicatessen counter shown on the approved plan shall be retained and operated at all times during the opening hours of the approved Class A3 use and shall not be removed or taken out of

operation without the prior approval in writing of the Local Planning Authority.

REASON: In the interests of the vitality and viability of Orpington High Street Primary Shopping Frontage and to accord with Policy S1 of the Unitary Development Plan.

**9.9
CRYSTAL PALACE**

(11/02239/FULL1) - Thicket Tavern, 75 Anerley Road, Penge, London, SE20.

Description of application - Three storey rear extension, addition of mansard roof and enlargement of basement area. Change of use of existing public house to Class C3 (residential) and class A2 to provide 6 two bedroom units at ground, first, second and third floor levels and commercial use at ground and lower levels, incorporating associated car parking, cycle storage and residential and commercial bin storage areas, retention of existing roof terrace to front at first floor level and additional roof terrace at rear at third floor level, along with elevational alterations.

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.

**9.10
PENGE AND CATOR**

(11/02247/FULL6) - 34 Rowden Road, Beckenham.

Description of application - Single storey rear extension.

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.

**9.11
HAYES AND CONEY HALL**

(11/02255/FULL6) - 4 Knowlton Green, Bromley.

Description of application - Part one/two storey front/side and rear 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 reason set out in the report of the Chief Planner with the addition of a further reason to read:-

'2 The proposed extension by reason of its size, siting and orientation would be harmful to the amenities currently enjoyed by the occupants of No. 3 Knowlton Green by reason of loss of light, contrary to Policies BE1 and H8 of the Unitary Development Plan.

SECTION 3

(Applications recommended for permission, approval or consent)

9.12 CLOCK HOUSE

(11/01761/FULL2) - 2 Beckenham Road, Beckenham.

Description amended to read - Change of use of front 2 storey building (with accommodation in roof space) from job centre (Class B1) to education facility (Class D1); landscaping works; provision of recycling and cycle store; removal of walkway (linking function hall at rear); insertion of roof lights on rear elevation and door in ground floor flank elevation.

Oral representations in support of the application were received. Oral representations from Ward Members Councillors Sarah Phillips and Reg Adams in support of the application were received at the meeting. Contrary to what was indicated in the Chief Planner's report, it was noted that no objections had been received

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 with the addition of a further 2 conditions to read:-

10 The use shall not operate before 08:00 and after 21:00 Monday to Friday.

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

11 Details of the proposed replacement access ramp shall be submitted to and approved in writing by or on behalf of the Local Planning Authority and the ramp shall subsequently be installed in accordance with the approved details before the use is first commenced and maintained as such thereafter.

REASON: To provide adequate access to the building and accord with Policy 7.2 of the London Plan.

**9.13
PENGE AND CATOR**

**(11/01986/OUT) - 44-45 Green Lane, Penge,
London, SE20.**

Description of application - Demolition of existing buildings and erection of a 3 storey building for mixed use development comprising 2 commercial units (Classes A1, A2, A3, B1 and D1) with 9 residential units above, including associated cycle and refuse storage and 9 parking spaces OUTLINE APPLICATION.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that the Ordnance Survey map relating to the application site was inaccurate. An amended version was circulated which indicated the correct boundary lines.

Highways Division 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 constitutes an intensification of uses and an overdevelopment of the site harmful to the character and appearance of the area and contrary to policies BE1 and H7 of the Unitary Development Plan.
- 2 The proposal, due to its size, height, siting and design would be harmful to the amenities currently enjoyed by neighbouring residents, particularly No. 7 Cottingham Road, by reason of overlooking and loss of privacy and prospect, contrary to policies BE1 and H7 of the Unitary Development Plan.

**9.14
PLAISTOW AND
SUNDRIDGE**

(11/02014/FULL6) - 10 Park Grove, Bromley.

Description of application - Part one/two storey rear extension.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration to seek a reduction at first floor level.

**9.15
PENGE AND CATOR**

**(11/02082/FULL6) - 16 Byne Road, Sydenham,
London, SE26.**

Description of application - Roof alterations to incorporate rear dormer extension and second storey rear extension.

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.

**9.16
CRAY VALLEY WEST**

(11/02113/FULL1) - 11 Barnesdale Crescent, Orpington.

Description of application - First floor side extension.

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.

**9.17
FARNBOROUGH AND
CROFTON**

(11/02254/EXTEND) - 39 Oregon Square, Orpington.

Description of application - Extension of time limit for the implementation of permission reference 07/02206 granted for the Demolition of Nos. 39 and 41 Oregon Square and retention of No 43 and erection of four 2 bedroom and four 3 bedroom dwellings with associated access road and car parking on Land at 39-43 Oregon Square.

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.

**9.18
PETTS WOOD AND KNOLL**

(11/02260/FULL6) - 2 Towncourt Crescent, Petts Wood, Orpington.

Description of application - Single storey detached garage to side.

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 with condition 2 amended to read:-
'2 Details of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

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.

10 CONTRAVENTIONS AND OTHER ISSUES

10.1 BROMLEY TOWN

**New Shop Front and Shutters - E W Payne,
159 High Street, Bromley.**

Members having considered the report, **RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO REMOVE THE EXTERNAL CLADDING AND SOLID SHUTTERS.**

10.2 PETTS WOOD AND KNOLL

**Side Space Provision and Ridge Height to
Extensions at 62 Broxbourne Road, Orpington.**

**THIS REPORT WAS WITHDRAWN BY THE CHIEF
PLANNER.**

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 report is considered before the next meeting of a Plans Sub-Committee because the Council needs to reply promptly to inquiries as to how it will deal with a number of alleged breaches of planning control.”

10.3 CRAY VALLEY WEST

(DRR/11/102) - 138 Lockesley Drive, Orpington.

Members having considered the report, **RESOLVED that:-**

- 1. ENFORCEMENT ACTION BE AUTHORISED TO REMOVE THE TIMBER HOARDING AND GATES;**
- 2. AN INFORMATIVE BE SENT TO HIGHWAYS DIVISION REGARDING THE CROSSOVER; AND**
- 3. THE APPLICANT BE REQUESTED TO SUBMIT AN APPLICATION FOR RAISED GARDEN LEVELS.**

The Meeting ended at 9.55 pm

Chairman