

## PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 19 January 2012

### Present:

Councillor Mrs Anne Manning (Chairman)  
Councillors Reg Adams, Douglas Auld, Kathy Bance,  
Katy Boughey, Lydia Buttinger, Peter Dean, Samaris Huntington-  
Thresher and Gordon Norrie

### Also Present:

Councillors Russell Mellor, Richard Scoates and  
Michael Tickner

## 16 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

Apologies for absence were received from Councillors John Ince, Tom Papworth and Charles Joel; Councillors Peter Dean, Reg Adams and Gordon Norrie attended as their alternates respectively.

## 17 DECLARATIONS OF INTEREST

Cllr Gordon Norrie declared a prejudicial interest in Item 4.7; he left the room for the debate and vote.

## 18 CONFIRMATION OF MINUTES OF MEETING HELD ON 24 NOVEMBER 2011

**RESOLVED** that the Minutes of the meeting held on 24 November 2011 be confirmed and signed as a correct record.

## 19 PLANNING APPLICATIONS

### SECTION 1

(Applications submitted by the London Borough of Bromley)

#### 19.1 CRAY VALLEY WEST

**(11/03795/FULL1) - Link Youth Centre, Midfield Way, Orpington.**

Description of application - Elevational alterations to replace garage door with metal single door and replacement of glazed roof with felted roof.

Members having considered the report, **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.

**19.2  
MOTTINGHAM AND  
CHISLEHURST NORTH**

**(11/03837/FULL1) - Castlecombe Youth Centre, Castlecombe Road, Mottingham, London, SE9.**  
Description of application - Elevational alterations to replace garage door with metal single door.

Members having considered the report, **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.

**SECTION 2**

(Applications meriting special consideration)

**19.3  
COPERS COPE**

**(11/02100/FULL1) - Land rear of 86 to 94 High Street, Beckenham.**

Description of application - 3 four storey blocks comprising 9 one bedroom, 32 two bedroom and 3 three bedroom flats, with 37 car parking spaces, bicycle parking, landscaping and access.

On page 32 of the Chief Planner's report the recommendation was amended to read, "Grounds to contest or not to contest the appeal". Oral representations in favour to contest the appeal and not to contest the appeal were received. Oral representations from Ward Members, Councillor Michael Ticker and Councillor Russell Mellor, in favour to contest the appeal were received at the meeting.

The Director of Resources Legal Representative confirmed that an application to register the land as town green had been received in 2011 and a Deed of Trust had been received recently. The application had been accepted by the Council. An advertisement would be placed in the Newshopper and, following a six week period, replies would be taken into consideration and a report would be prepared for consideration by Development Control Committee as to whether the land should or should not be registered as a Town Green.

Members having considered the report, objections and representations, **RESOLVED TO CONTEST THE APPEAL FOR NON-DETERMINATION** as recommended, for the following reasons:

1. The proposal would result in an overdevelopment of the site, and be of excessive bulk, mass, height and unsympathetic design, thereby out of character with

the locality, and contrary to Policy BE1 of the Unitary Development Plan.

2. The proposal, by reason of its excessive size, bulk and height, would harm the living conditions at adjacent properties, causing an unacceptable visual impact, and a loss of privacy and outlook, thereby contrary to Policy BE1 of the Unitary Development Plan.

3. The proposal would give rise to a requirement for affordable housing and a financial contribution towards education provision. As at the date of the submission of the appeal an undertaking has not been offered to secure these matters and the proposal accordingly would be contrary to Policy IMP1 of the Unitary Development Plan.

**19.4  
PENGE AND CATOR**

**(11/03026/FULL1) - 149 Maple Road, Penge, London, SE20.**

Description of application - Conversion of existing two bedroom ground floor flat and basement into 1 two bedroom and 1 one bedroom maisonette, formation of lightwell to front and rear with 2 cycle spaces.

**THIS REPORT WAS WITHDRAWN BY THE APPLICANT.**

**19.5  
DARWIN**

**(11/03077/OUT) - Arundel, Berrys Hill, Berrys Green, Westerham.**

Description of application - Replacement two storey dwelling OUTLINE.

Members having considered the report, **RESOLVED** that **PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT**, to secure the demolition of all the existing buildings on the site prior to the occupation of the new dwelling, as recommended, for the reasons and subject to the conditions and informatives set out in the report of the Chief Planner.

**19.6  
MOTTINGHAM AND  
CHISLEHURST NORTH**

**(11/03322/FULL6) - 52 Grove Park Road, Mottingham, London, SE9.**

Description of application - Part one/two storey rear and first floor side extensions, new vehicular access to provide in/out drive.

A statement from the Applicant's Agent was read at the meeting.

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.

**19.7  
DARWIN**

**(11/03592/FULL6) - 17 Belvedere Road, Biggin Hill.**

Description of application - First/second floor side extension.

Oral representations from Ward Member, Councillor Richard Scoates, 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 proposed extension, by reason of its design and excessive bulk, would result in an overdevelopment of the site and an overbearing visual impact, contrary to Policies BE1 and H8 of the Unitary Development Plan.

**19.8  
BIGGIN HILL**

**(11/03688/FULL1) - 31 Church Road, Biggin Hill.**

Description of application - Demolition of No. 31 Church Road and the erection of 4 detached bungalows served by a new access road.

Oral representations in support of the application were received at the meeting. Members were advised to take into consideration the changes the Government had made to Planning Policy Statement 3 Housing (June 2011) when making their decision.

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

1. The proposal involves the unacceptable sub-division of existing rear gardens resulting in an unsatisfactory form of backland development with the introduction of a mass of built form into mature garden setting which is not previously developed and therefore fails to integrate into and respect the setting of its surroundings thereby contrary to Policies H7 and BE1 of the Unitary Development Plan and PPS3.

**SECTION 3**

(Applications recommended for permission, approval or consent)

**19.9  
CHISLEHURST  
CONSERVATION AREA**

**(11/03317/FULL6) - Silver Birches, Manor Park, Chislehurst.**

Description of application - Addition of first floor to form 2 storey dwellinghouse, two storey front and side extensions, steps to front and detached, single storey sunken garage and elevational alterations. Alterations to front drive and access.

Oral representations in support of the application were received at the meeting. On page 73 of the Chief Planner's report, under the heading, 'Conclusions', paragraph 3, line 7, should be amended to read, "required, it is considered that the proposal would not result in any additional impact on" etc.

Members having considered the report, objections and representations, **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 amendment to condition 8 and an additional condition:-

"8. Before the development hereby permitted is first occupied, the proposed windows in the first floor flank elevations 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.

11. 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."

**19.10  
BICKLEY**

**(11/03395/EXTEND) - 138 Blackbrook Lane,  
Bickley, Bromley.**

Description of application - Extension of time limit for implementation of permission reference 08/04021 granted for demolition of existing house and erection of 2 four bedroom and 1 three bedroom detached houses with accommodation in roof space/integral garages/car parking spaces and refuse store with associated vehicular access road (Revisions to permission ref. 07/03960 allowed on appeal to provide turning bay, amendments to footprint of Plot 3 and elevational alterations).

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.

**19.11  
COPERS COPE**

**(11/03431/FULL1) - Site of 84-86 Overbury Avenue  
and 2 Stanley Avenue, Beckenham.**

Description of application - Demolition of 2 Stanley Avenue and 84-86 Overbury Avenue and erection of 2/3 storey block comprising of 9 two and three bedroom flats with 13 car parking spaces, vehicular access onto Stanley Avenue and Overbury Avenue, 2 detached carports, cycle and refuse store (alterations to 07/04526 to incorporate alternative design to porch, windows and balconies, relocation of gable features, and internalisation of chimney).

Oral representations from Ward Member, Councillor Russell Mellor, were received at the meeting. It was reported that comments from the Applicant had been received.

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.

**20 TREE PRESERVATION ORDERS**

**20.1  
CHELSFIELD AND PRATTS  
BOTTOM**

**Request for a Tree Preservation Order at 23  
Oxenden Wood Road, Chelsfield.**

Members having considered the report, **RESOLVED** that a **TREE PRESERVATION ORDER** relating to

one oak tree **BE AUTHORISED**, as recommended, in the report of the Chief Planner.

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

The Chairman moved that the Press and public be excluded during consideration of the items of business listed below as it is likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the Press and public were present there would be disclosure to them of exempt information.

Exempt Minute of the meeting held on 19 January 2012.

**22  
CRYSTAL PALACE**

**(RES12015) - Prosecution - 39 Selby Road,  
London SE20.**

Members having considered the report, **RESOLVED** a course of action.

The Meeting ended at 8.30 pm

Chairman