

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 23 June 2011

Present:

Councillor Russell Jackson (Chairman)
Councillor Simon Fawthrop (Vice-Chairman)
Councillors Reg Adams, Peter Dean, Peter Fookes,
Russell Mellor, Alexa Michael, Gordon Norrie and Michael Turner

Also Present:

Councillors Douglas Auld, Jane Beckley, Charles Joel and
Peter Morgan

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

No apologies for absence were received.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 28 APRIL 2011

RESOLVED that the Minutes of the meeting held on Thursday 28 April 2011 be confirmed and signed as a correct record.

4 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

4.1 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. Oral representations from Ward Member Councillor Jane Beckley 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 set out in the report of the Chief Planner.

**4.2
PENGE AND CATOR**

**(10/03407/FULL1) - 89 Kings Hall Road,
Beckenham.**

Description of application - 10 semi-detached three storey four/five bedroom houses with 20 car parking spaces. Reinstatement of 4 tennis courts and formation of vehicular access and car park for 8 cars to serve the courts.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**4.3
PLAISTOW AND
SUNDRIDGE**

**(10/03540/DET) - Land Adjacent to Wyndways,
45 Garden Road, Bromley.**

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

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

Comments from Ward Member Councillor Ellie Harmer were reported at the meeting.

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.

**4.4
DARWIN**

**(11/00388/FULL6) - 23 Hazelwood Road, Cudham,
Sevenoaks.**

Description of application - single storey side extension. First floor rear extension. Front and rear dormer extensions, alterations to roof and elevational alterations.

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, subject to the conditions set out in the report of the Chief Planner.

**4.5
DARWIN**

**(11/00445/FULL1) - 131 Cudham Lane North,
Orpington.**

Description of application - Demolition of existing commercial buildings and erection of 2 detached two storey 4 bedroom dwellings, each with detached double garage, with associated car parking and access road and creation of residential curtilages.

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

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

SECTION 3

(Applications recommended for permission, approval or consent)

**4.6
BICKLEY**

**(11/00595/PLUD) - 8 Heath Park Drive, Bickley,
Bromley.**

Description of application - Rear dormer extension.
CERTIFICATE OF LAWFULNESS FOR A
PROPOSED DEVELOPMENT.

Members having considered the report and objections, **RESOLVED that A CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT BE GRANTED** as recommended, for the reason and subject to the informative set out in the report of the Chief Planner.

**4.7
PETTS WOOD AND KNOLL**

**(11/00624/FULL6) - 2 Priory Avenue, Petts Wood,
Orpington.**

Description of application - Two storey side extension.

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, subject to the conditions set out in the report of the Chief Planner.

**4.8
WEST WICKHAM**

**(11/00802/FULL1) - 65 Grosvenor Road, West
Wickham.**

Description amended to read; 'Demolition of existing dwelling and erection of detached two storey block

with accommodation in roof space comprising 4 two bedroom flats with a new vehicular access and 5 car parking spaces and bin store to 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 GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with the addition of a further condition to read:-

"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."

**4.9
CHISLEHURST
CONSERVATION AREA**

**(11/01004/FULL1) - Church of the Annunciation,
High Street, Chislehurst.**

Description of application - Installation of a 7 metre high replica flagpole incorporating a shrouded antenna with internally located equipment cabinet.

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.

**4.10
FARNBOROUGH AND
CROFTON**

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

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

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**4.11
FARNBOROUGH AND
CROFTON**

(11/01140/FULL6) - 1 Larch Dene, Orpington.

Description of application - Part one/two storey front, side and rear extension. bay window to front. elevational alterations.

Oral representations from Ward Member Councillor Charles Joel 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 reasons:-

1. The proposed extensions constitute an overdevelopment of the site by reason of their size and bulk, which would be out of character with the area, contrary to Policies H8, BE1 and BE13 of the Unitary Development Plan.
2. The proposed two storey side extension constitutes a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policies H9, BE1 and BE13 of the Unitary Development Plan.
3. The proposed side extension, by reason of its size and prominent location, would harm the character, appearance and visual amenities of the adjacent Farnborough Park Conservation Area, and would therefore be contrary to Policy BE13 of the Unitary Development Plan.

**4.12
ORPINGTON**

(11/01198/TELCOM) - Land Adjacent to Orpington Bus Station, Station Approach, Orpington.

Description of application - 15m high shared Vodafone/02 telecommunications column with 6 no. antennas (total height 17.8m) together with equipment cabinet at ground level and development ancillary thereto (upgrade and relocation of existing 17.6m high Vodafone telecommunications installation).

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

**4.13
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. Oral representations from Ward Member Councillor Douglas Auld in favour of deferring 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 reduction in depth of extension.

**4.14
BICKLEY**

(11/01217/FULL6) - 9 Woodside Road, Bickley, Bromley.

Description of application - Insertion of roof lights in eastern side and rear elevations, alterations to existing chimney and insertion of window to first floor western side elevation (PART RETROSPECTIVE).

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

**4.15
CRAY VALLEY EAST**

**(11/01406/TELCOM) - Land Opposite
58 to 62 Wootton Green, Orpington.**

Description of application - 12.5m high shared telecommunications column with equipment cabinet, meter cabinet and ancillary development thereto. CONSULTATION BY VODAFONE AND TELEFONICA 02 UK LTD REGARDING THE NEED FOR APPROVAL OF SITING AND APPEARANCE.

Members having considered the report, **RESOLVED that APPROVAL OF SITING AND APPEARANCE WAS NOT REQUIRED** as recommended, subject to the condition set out in the report of the Chief Planner.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**4.16
FARNBOROUGH AND
CROFTON
CONSERVATION AREA**

(11/01337/FULL1) - 3 Meadow Way, Orpington.

Description of application - Replacement detached four bedroom dwelling with integral garage of left room.

Oral representations in objection to the application were received. Oral representations from Ward Member Councillor Charles Joel 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 reason set out in the report of the Chief Planner.

**4.17
FARNBOROUGH AND
CROFTON
CONSERVATION AREA**

(11/01461/CAC) - 3 Meadow Way, Orpington.

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

Oral representations in objection to the application were received. Oral representations from Ward Member Councillor Charles Joel in objection to 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.

5 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 item of business listed below as it was 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.

6 CONFIRMATION OF EXEMPT MINUTES OF MEETING HELD ON 28 APRIL 2011

RESOLVED that the exempt Minutes of the meeting held on Thursday 28 April 2011 be confirmed and signed as a correct record.

The Meeting ended at 8.10 pm

Chairman