

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 18 August 2011

Present:

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

Also Present:

Councillors Richard Scoates

7 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

An apology for absence was received from Councillor Alexa Michael and Councillor John Ince attended as her alternate. An apology for absence was also received from Councillor Reg Adams.

8 DECLARATIONS OF INTEREST

There were no declarations of interest.

9 CONFIRMATION OF MINUTES OF MEETING HELD ON 23 JUNE 2011

RESOLVED that the Minutes of the meeting held on 23 June 2011 be confirmed and signed as a correct record.

10 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

NO REPORTS

SECTION 2

(Applications meriting special consideration)

10.1 CHISLEHURST CONSERVATION AREA

(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).

Oral representations in support of the application were received at the meeting. Comments from a Ward Member, Councillor Katy Boughey, were reported together with comments from Highways Division.

Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to address Highway Division and Councillor Katy Boughey's concerns and to consult with TfL on receipt of any revised information.

**10.2
BIGGIN HILL**

(11/01057/FULL1) - West Camp, Main Road, Biggin Hill.

Description of application - Erection of replacement hangar.

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, SUBJECT TO ANY DIRECTION BY THE MAYOR OF LONDON**, as recommended, for the reasons and subject to the conditions set out in the report of the Chief Planner with a further condition to read:-

"5. The replacement hangar hereby permitted shall only be used for the storage and general maintenance of aircrafts and there shall be no testing of engines at any time.

REASON: To safeguard the amenities of nearby residents and to comply with Policies BE1 and BH4 of the Unitary Development Plan."

**10.3
BROMLEY COMMON AND
KESTON**

(11/01176/FULL1) - Bromley Service Station, 116 Hastings Road, Bromley.

Description of application - Installation of 2 underground fuel tanks, 4 petrol pump islands, resurfacing of forecourt and new forecourt canopy.

Oral representations in objection to the application were received at the meeting. It was noted that on page 29 of the Chief Planner's report the first sentence of the fourth paragraph should be deleted. 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 the deletion of condition 9 and the addition of two further conditions to read:-

“14. 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.

15. Whilst the development hereby permitted is being carried out, construction shall not take place before 08:30 hours nor after 18:00 hours Mondays to Fridays, before 09:00 hours nor after 16:00 hours on Saturdays, nor on any Sunday or Bank Holiday.

REASON: In order to comply with Policies BE1 of the Unitary Development Plan, Policies 4A.19 and 4A.20 of The London Plan, PPS24, and in the interest of the residential amenities of the area.

10.4 DARWIN

(11/01303/FULL1) - HPS Gas Station, Leaves Green Road, Keston.

Description of application amended to read, “Removal of existing security fence and hedgerow and erection of replacement repositioned security fence between 100m and 125m to the west of the existing fence line and change of use from agricultural to airport”.

Oral representations in support of the application were received. 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 GRANTED** as recommended, for the reasons and subject to the conditions set out in the report of the Chief Planner with two further conditions to read:-

“3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Part 18 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage(s) of the application site hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON: In order to safeguard the openness of the Green Belt and to comply with Policy G1 of the Unitary Development Plan.

4. Details of the external finishing and colour of the replacement fencing hereby permitted shall be submitted to and approved in writing by 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.”

(Councillor Simon Fawthrop wished his contrary vote to be recorded.)

**10.5
DARWIN**

(11/01304/FULL1) - Land East of Milking Lane Farm, Milking Lane, Keston.

Description of application amended to read, “Removal of existing security fence and hedgerow and erection of replacement repositioned security fence up to 67m west of the existing fence line and change of use from agriculture to airport”.

Oral representations in support of the application were received. 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 GRANTED** as recommended, for the reasons and subject to the conditions set out in the report of the Chief Planner with two further conditions to read:-

“3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Part 18 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage(s) of the application site hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON: In order to safeguard the openness of the Green Belt and to comply with Policy G1 of the Unitary Development Plan.

4. Details of the external finishing and colour of the replacement fencing hereby permitted shall be submitted to and approved in writing by 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.”

(Councillor Simon Fawthrop wished his contrary vote to be recorded.)

**10.6
HAYES AND CONEY HALL
CONSERVATION AREA**

(11/01483/FULL1) - Elm Farm Cottage, Nash Lane, Keston.

Description of application – Conversion of barn adjacent to Elm Farm Cottage into 1 two bedroom dwellinghouse.

It was reported that further objections to the application had been received. Comments from Ward Member, Councillor Mrs Anne Manning, were reported in support of the application.

Members having considered the report and objections, **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 with an amendment to the reason for condition 7 and an additional condition to read:-

“Condition 7 – AMENDED REASON: In order to protect the openness of the Green Belt land, the character of the Nash Conservation Area, to ensure the original agricultural character of the building is retained, in accordance with Policies BE1, BE11 and G1 of the Unitary Development Plan.

10. The residential curtilage of the development hereby permitted shall be as shown on the permitted drawing Number 1488/11–300A and shall be permanently retained as such thereafter.

REASON: In order to protect the openness of the Green Belt location and to comply with Policies BE1 and G1 of the Unitary Development Plan.”

**10.7
BICKLEY**

(11/01617/FULL1) - Blandings, Sundridge Avenue, Bromley.

Description of application - Replacement 2/3 storey five bedroom house with integral double garage.

Comments from Sundridge Residents’ Association were reported in objection to the application.
Members having considered the report and

objections, **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 the deletion of condition 10.

**10.8
BICKLEY**

(11/01643/FULL1) - Langley Park Sports & Social Club, Hawksbrook Lane, Beckenham.

Description of application - Single storey detached building to provide changing rooms, 2 all weather 5 a side football pitches with floodlights (8.3m high) and 3.1m high timber/ mesh fencing around perimeter.

Oral representations in support of 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 the removal of the changing room building from the scheme or to relocate the proposal.

**10.9
DARWIN**

(11/01713/FULL1) - Fox & Hounds, 311 Main Road, Biggin Hill.

Description of application - Demolition of existing side extension, covered yard, store and garage and erection of a replacement single storey side extension; alterations to elevations to include installation of replacement 'French' style patio doors to South Elevation; creation of new service yard to include dry store and walk-in chiller/freezer; installation of new kitchen ventilation system; external works to include paved patios to front and side and ramp to front entrance.

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.

**10.10
CHISLEHURST
CONSERVATION AREA**

(11/01721/FULL1) - Land at Former Kemnal Manor Estate, Kemnal Road, Chislehurst.

Description of application - 2 single storey buildings comprising offices, refreshments/ cafe, florist shop and toilets for cemetery

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

**10.11
PLAISTOW AND
SUNDRIDGE**

(11/01724/FULL1) - 21 Upper Park Road, Bromley.

Description of application - Demolition of existing building and erection of 3 storey / 3 and a half storey building comprising 1 three bedroom and 8 two bedroom flats including landscaping, cycle and bin storage and 9 car parking spaces.

Oral representations in support of the application were received at the meeting. It was noted that on page 85 of the Chief Planner's report, the paragraph under the heading, 'Location', line 3 should read, "St Josephs".

It was reported that further objections to the application had been received.

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

**10.12
BROMLEY TOWN
CONSERVATION AREA**

(11/01804/FULL1) - St Peter & St Paul Church, Church Road, Bromley.

Description of application - Installation of photo voltaic cells on flat roof of the church rooms.

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.

**10.13
BROMLEY TOWN**

(11/01805/LBC) - St Peter & St Paul Church, Church Road, Bromley.

Description of application - Installation of photo voltaic cells on flat roof of the church rooms LISTED BUILDING CONSENT.

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

**10.14
CRAY VALLEY EAST**

(11/01948/VAR) - Crouch Farm, Crockenhill Road, Swanley.

Description of application - Variation of condition 10 of application ref: 10/00211 allowed at appeal to enable B8 use in Building C to operate at extended hours of 07:00 - 18:00 Mon - Fri, 09:00 - 16:00 on Saturday and 10:00 - 12:00 on sundays and Bank holidays.

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.

**10.15
CHELSFIELD AND PRATTS
BOTTOM**

(11/02039/FULL1) - Silverthorn, Norsted Lane, Orpington.

Description of application - Erection of replacement 5 bedroom detached dwelling Retrospective Application.

Oral representations in support of the application were received at the meeting. It was reported that a representation had been received from a neighbour and that Environmental Health had no objection to the application. Additional correspondence from the Agent had been received and comments from Highways Division were also reported.

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. It was **FURTHER RESOLVED** that **ENFORCEMENT ACTION BE AUTHORISED** to remove the unauthorised development.

SECTION 3

(Applications recommended for permission, approval or consent)

**10.16
PLAISTOW AND
SUNDRIDGE**

(11/01022/FULL3) - 121 Widmore Road, Bromley.

Description of application - Demolition of existing rear extension, erection of part three / four storey rear extension, third storey side extension and conversion of existing building into 6 two bedroom and 1 three bedroom flats with 3 car parking spaces, refuse stores and cycle store.

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 with a further informative to read:-

INFORMATIVE 5: You should seek engineering advice from the Environmental Services Department at the Civic Centre regarding acceptable sizes for waste containers and on-site storage of refuse (020 8313 4557 email csc@bromley.gov.uk).

**10.17
HAYES AND CONEY HALL**

(11/01609/FULL6) - 167 Hayes Lane, Hayes, Bromley.

Description of application - Part one/two storey side and rear extension. Alterations to front and rear dormer extensions.

Comments from Ward Member, Mrs Anne Manning, in support of the application were reported.

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 with a further condition and informative to read:-

“5. Before any work is commenced details of parking spaces and/or garages and sufficient turning space shall be submitted to and approved in writing by the Local Planning Authority and such provision shall be completed before the commencement of the use of the land or building hereby permitted and shall thereafter be kept available for such use. No development whether permitted by the Town and Country Planning (General Permitted Development Order) 1995 (or any Order amending, revoking and re-enacting this Order) or not, shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

REASON: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

INFORMATIVE: The applicant is advised that any decking on site that is over 300mm in height from ground level requires planning permission.”

**10.18
PLAISTOW AND
SUNDRIDGE**

(11/01701/OUT) - 51 Palace Road, Bromley.

Description of application - 6 two bedroom terraced houses with associated vehicular access and car parking fronting Palace Road, 2 two bedroom semi detached houses with associated vehicular access and car parking fronting Hawes Road and 1 detached four bedroom house on land at 51 - 54 Palace Road
OUTLINE APPLICATION.

Members having considered the report and objections, **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.

**10.19
ORPINGTON**

(11/01789/OUT) - Garage Compound Adjacent 111, Eldred Drive, Orpington.

Description of application - Demolition of existing garage block and erection of terrace of 3 two storey dwellings incorporating roof space accommodation.

Comments from Thames Water and Highways Division were reported.

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 with four further conditions and three informatives to read:-

“7. No demolition, site clearance or building works shall be undertaken, and no equipment, plant, machinery or materials for the purposes of development shall be taken onto the site until an arboricultural method statement detailing the measures to be taken to construct the development and protect trees is submitted to and approved in writing by the Local Planning Authority.

The statement shall include details of:

- Type and siting of protective fencing, and maintenance of protective fencing for the duration of project;
- Type and siting of scaffolding (if required);
- Details of the method and timing of demolition, site clearance and building works
- Depth, extent and means of excavation of foundations and details of method of construction of new foundations
- Location of site facilities (if required), and location of storage areas for materials, structures, machinery, equipment or spoil, and mixing of cement or concrete;
- Location of bonfire site (if required);
- Details of the location of underground services avoiding locating them within the protected zone
- Details of the method to be used for the removal of existing hard surfacing within the

- protected zone
- Details of the nature and installation of any new surfacing within the protected zone
- Methods proposed for the watering of the trees during the course of the project

The method statement shall be implemented according to the details contained therein until completion of building works, and all plant, machinery or materials for the purposes of development have been removed from the site.

REASON: To ensure that all existing trees to be retained are adequately protected and to comply with Policy NE7 of the Unitary Development Plan.

8. The applicant shall at his own expense instruct an arboricultural consultant, approved by the Council in writing to liaise with the developer and/or his architect or engineer to approve details of construction methods, oversee the works and report to the Council throughout the period of the works in so far as the works may affect trees within the site. Works shall not commence on site until a consultant has been appointed. After commencement of the project, all persons employed or engaged on the project shall immediately comply with any reasonable instruction, advice or request given or made by the arboricultural consultant in respect of works in so far as they relate or affect trees within the site, including an instruction to cease work if the arboricultural consultant considers that works have deviated from the agreed working methods and in these circumstances works shall not recommence until or unless written authority has been given by the Council or the arboricultural consultant that such works may recommence.

REASON: To ensure that works are carried out according to good arboricultural practice and in the interests of the health and amenity of the trees to be retained around the perimeter of the site and to comply with Policy NE7 of the Unitary Development Plan.

9. Before any work is commenced details of parking spaces and/or garages and sufficient turning space shall be submitted to and approved in writing by the Local Planning Authority and such provision shall be completed before the commencement of the use of the land or building hereby permitted and shall thereafter be kept available for such use. No development whether permitted by the Town and Country Planning (General Permitted Development Order) 1995 (or any Order amending, revoking and re-

enacting this Order) or not, shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

REASON: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

10. Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.

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

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.

INFORMATIVE 2: The applicant is advised that the bathrooms to the right hand unit do not appear to be provided with natural ventilation. Adequate means of mechanical ventilation should therefore be provided.

INFORMATIVE 3: The applicant is advised that the bedroom to the second floor of the right hand unit appears to be very close to the minimum requirement for the provision of natural lighting and ventilation. All habitable rooms should be provided with a glazed area of at least 1/10th of the available floor area and a ventilation opening of at least 1/20th of the available floor area. The developers should ensure that all habitable rooms meet this standard.”

11 CONTRAVENTIONS AND OTHER ISSUES

11.1 KELSEY AND EDEN PARK

**(DRR11/075) - 12 Kemerton Road, Beckenham.
Details of Materials to comply with Condition 4 of
Planning Permission reference 09/01141.**

Oral representations in favour of disapproval of details of materials to comply with condition 4 of planning permission reference 09/01141 were received at the meeting.

Members having considered the report and representations, **RESOLVED that the details of materials BE DISAPPROVED. IT WAS FURTHER RESOLVED THAT AUTHORITY BE GRANTED FOR THE ISSUE OF A BREACH OF CONDITION NOTICE** in respect of Condition 4 of planning permission 09/0114.

12 TREE PRESERVATION ORDERS

12.1 COPERS COPE

**(TPO 2407) - Mayfield Lodge, Brackley Road,
Beckenham.**

Oral representations in favour of the Tree Preservation Order not being confirmed were received at the meeting. Members having considered the report and representations, **RESOLVED that Tree Preservation Order No 2407** relating to one oak tree **BE CONFIRMED**, as recommended, in the report of the Chief Planner.

12.2 SHORTLANDS

**(TPO 2405) - St Marys Church, St Marys Avenue,
Shortlands.**

Members having considered the report, **RESOLVED that Tree Preservation Order No 2405** relating to an area of trees to the east of the Church Hall and to the west of 1 St Marys Avenue, Shortlands, **BE CONFIRMED**, as recommended, in the report of the Chief Planner.

The Meeting ended at 9.12 pm

Chairman