

## **PLANS SUB-COMMITTEE NO. 2**

Minutes of the meeting held at 7.00 pm on 29 March 2012

### **Present:**

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

### **Also Present:**

Councillors Peter Fortune, Nick Milner, Sarah Phillips and  
Catherine Rideout

### **29 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**

An apology for absence was received from Councillor Reg Adams and there was no substitute Member present.

### **30 DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **31 CONFIRMATION OF MINUTES OF MEETING HELD ON 2 FEBRUARY 2012**

**RESOLVED** that the Minutes of the meeting held on 2 February 2012 be confirmed and signed as a correct record.

### **32 PLANNING APPLICATIONS**

#### **SECTION 1**

(Applications submitted by the London Borough of Bromley)

NO REPORTS

#### **SECTION 2**

(Applications meriting special consideration)

##### **32.1 MOTTINGHAM AND CHISLEHURST NORTH**

**(11/03476/FULL1) - Eltham College, Grove Park Road, Mottingham**

Description of application - Single and two storey temporary buildings for classroom accommodation and sixth form common room during redevelopment of

part of school.

Oral representations in objection to and in support of the application were received at the meeting. Members having considered the report 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 6 to read:-

“6. No later than three years from the grant of permission the development hereby permitted and other associated structures shall be removed from the site. Within 3 months of removal the playing field land shall be reinstated to a playing field to a quality at least equivalent to that existing or a condition fit for use as a playing field or in accordance with ‘Natural Turf for Sport’ Sport England 2000.

REASON: In the interests of the openness and visual amenities of Metropolitan Open Land and to ensure adequate provision of playing fields and to comply with Policies G2 of the Unitary Development Plan.”

**32.2  
MOTTINGHAM AND  
CHISLEHURST NORTH**

**(11/03482/FULL1) - Eltham College, Grove Park Road, Mottingham**

Description of application – Three storey block comprising classrooms and sixth form accommodation.

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 the application **BE DEFERRED** without prejudice to any future consideration to seek clarification of the location of the application site in relation to the Metropolitan Open Land boundary as enabling works appear to encroach on the Metropolitan Open Land.

**32.3  
CRAY VALLEY EAST**

**(11/03762/OUT) - North Orpington Pumping Station, East Drive, Orpington**

Description of application - 9 terraced houses with garages and access road from East Drive. **OUTLINE APPLICATION.**

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 a reduction in the number of units and an increase in parking spaces.

**32.4  
BROMLEY COMMON AND  
KESTON**

**(11/03856/FULL1) - 5 Narrow Way, Bromley**

Description of application - Conversion of dwelling into 2 one bedroom self-contained flats PART RETROSPECTIVE APPLICATION.

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

**32.5  
BICKLEY**

**(11/03858/FULL1) - Shadycombe, Chislehurst Road, Chislehurst**

Description of application - Detached two storey 5 bedroom dwelling with integral double garage on land adjacent to Shadycombe.

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 reason:-

1. The erection of a dwelling on this open garden land constitutes an unsatisfactory sub-division of the existing plot and would be harmful to the character and visual amenities of the Bickley Area of Special Residential Character, thereby contrary to Policies H7, H10 and BE1 of the Unitary Development Plan and London Plan Policy 3.5.

**32.6  
CLOCK HOUSE  
CONSERVATION AREA**

**(11/03864/FULL1) - 25-27 Beckenham Road, Beckenham**

Description of application – Demolition of existing single storey extensions/outbuildings and erection of single storey link extension between 25 and 27 Beckenham Road to provide entrance lobby, reception suite, kitchen, cafeteria and external seating area.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Sarah Phillips, in support of the application at the meeting. Comments from Ward Member, Councillor Reg Adams, in support of the application were reported.

Members having considered the report, objections and representations, **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 a further condition to read:-

“7. Prior to the commencement of the development hereby permitted, a Premises Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include measures of how noise from the site shall be minimised and shall also detail hours of operation. The Premises Management Plan shall be implemented in accordance with the agreed details.

REASON: In order to protect the amenities of nearby residential properties and to comply with Policies BE1 and C7 of the Unitary Development Plan.”

**32.7  
COPERS COPE  
CONSERVATION AREA**

**(12/00013/FULL3) - 4 Limes Road, Beckenham**

Description of application – Change of use from B1 to residential. Demolition of existing covered area to facilitate single storey front extension, provision of parking area, new boundary wall and front gates. New slate roof to existing first floor with provision of velux windows.

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 reconsider the design of the scheme.

**32.8  
BROMLEY TOWN**

**(12/00022/FULL1) - 2 Bromley Common, Bromley**

Description of application – Demolition of existing dwelling and erection of three storey building comprising of 6 three bedroom flats and 3 two bedroom flats with 9 car parking spaces, bin and bicycle store.

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

**32.9  
HAYES AND CONEY HALL**

**(12/00116/FULL1) - South Gate, Layhams Road, West Wickham**

Description of application - Demolition of Nos 1 and 2 South Gate and erection of two storey building comprising 5 two bedroom maisonettes with 5 car parking spaces to front, single storey grounds maintenance building and removal of existing car

parking area.

Members having considered the report, **RESOLVED that PERMISSION BE REFUSED** for the following reasons:-

1. The proposal would be inappropriate development within the Green Belt, harmful to its character and openness and out of character with the locality, and contrary to Policy G1 of the Unitary Development Plan, and there are no very special circumstances to make an exception to established policy.
2. The proposal would be an overdevelopment of the site, harmful to the character and appearance of the area, thereby contrary to Policy BE1 of the Unitary Development Plan.

**32.10  
PETTS WOOD AND KNOLL**

**(12/00162/FULL1) - Johnson Court, 143B  
Chislehurst Road, Orpington**

Description of application – Two storey four bedroom detached house (including basement accommodation) with 2 car parking spaces and associated landscaping.

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.

**32.11  
BICKLEY**

**(12/00276/FULL1) - Little Moor, Chislehurst Road,  
Chislehurst**

Description of application - Demolition of existing buildings and erection of a two/three storey building comprising 8 three bedroom flats and 16 basement car parking spaces.

Oral representations in objection to and in support of the application were received at the meeting. Oral representations from Ward Member, Councillor Catherine Rideout, in objection to the application at the meeting. It was reported that further objections to the application had been received from the Chislehurst Society together with comments from Highways Engineers with regard to the transport statement.

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

1. The proposal would lack suitable provision of amenity space for future occupiers and would

constitute an overdevelopment of the site, resulting in a detrimental impact upon the spatial standards of the area and an adverse impact upon the street scene, contrary to Policies BE1 and H7 of the Unitary Development Plan.

2. The proposed development would have insufficient parking provision and lack vehicle turning space, contrary to Policies BE1 and T3 of the Unitary Development Plan.

**32.12  
CLOCK HOUSE**

**(12/00330/FULL1) - 3 Beckenham Road,  
Beckenham**

Description amended to read, "Part change of use to residential including part one/two storey extension to form 4 storey building, providing 8 two bedroom apartments with balcony/roof terrace areas and parking".

Oral representations in objection to and in support of the application were received at the meeting. Oral representations from Ward Member, Councillor Nick Milner, in objection to the application at the meeting. It was reported that the application had been amended by documents received on 19 March 2012. Members having considered the report, objections and representations, **RESOLVED** that **PERMISSION BE REFUSED** for the reasons set out in the report of the Chief Planner.

**32.13  
COPERS COPE  
CONSERVATION AREA**

**(12/00449/CAC) - 4 Limes Road, Beckenham**

Description of application – This application seeks Conservation Area consent for the removal of the front entrance gates and covered roof area along with the removal of a corrugated plastic type roof to existing enclosed yard area. It accompanies planning application reference 12/00013 which seeks to replace with development suited to residential accommodation.

Members having considered the report and objections and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to reconsider the design of the scheme.

**SECTION 3**

(Applications recommended for permission, approval or consent)

**32.14  
SHORTLANDS**

**(12/00034/FULL1) - 143 Westmoreland Road, Bromley**

Description of application – Part one/two storey side/rear extension to accommodate 1 three bedroom flat.

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.

**32.15  
FARNBOROUGH AND  
CROFTON  
CONSERVATION AREA**

**(12/00165/MATAMD) - 3 Meadow Way, Orpington**

Description of application - Minor Material Amendment - Elevational alterations to include raising threshold of garage door, lowering of ground floor windows, timber front door and single storey chimney stack. Increase in internal size of loft room to provide bedroom, bathroom and store room, and additional side roof light.

Oral representations in objection to the application were received at the meeting. Comments from Ward Member, Charles Joel, were reported.

Members having considered the report, objections and representations **RESOLVED THAT THE MINOR AMENDMENT BE REFUSED**, for the following reasons:-

1. The application would represent a substantial departure from the original application and the changes therefore require full planning permission.
2. The changes represent an overdevelopment of the site harmful to the character of the area, thereby contrary to Policy BE1 of the Unitary Development Plan.

(Councillor Peter Dean wished his vote for 'Approval' to be recorded.)

**34 TREE PRESERVATION ORDERS**

**34.1**  
**BICKLEY**

**Objections to Tree Preservation Order 2444 at 43  
Logs Hill, Chislehurst.**

Members having considered the report, **RESOLVED** that **Tree Preservation Order No 2444 BE CONFIRMED**, as recommended, in the report of the Chief Planner.

The Meeting ended at 8.55 pm

Chairman