

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 9 June 2011

Present:

Councillor Mrs Anne Manning (Chairman)
Councillor John Ince (Vice-Chairman)
Councillors Kathy Bance, Katy Boughey, Peter Dean,
Simon Fawthrop and Tom Papworth

Also Present:

Councillors Graham Arthur, Brian Humphrys and
Richard Scoates

41 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

Apologies for absence were received from Councillors Douglas Auld and George Taylor; Councillors Simon Fawthrop and Peter Dean acted as their alternates respectively. Apologies for absence were also received from Councillors Lydia Buttinger and Samaris Huntington-Thresher.

42 DECLARATIONS OF INTEREST

Visiting Ward Member Councillor Richard Scoates, declared a personal interest in item 4.1 as a Governor of Cudham Primary School.

Andy Lambert, Planning Officer declared a personal interest in item 4.5. Mr Lambert left the room during the discussion and vote.

43 CONFIRMATION OF MINUTES OF MEETING HELD ON 14 APRIL 2011

RESOLVED that the Minutes of the meeting held on 14 April 2011 be confirmed and signed as a correct record.

44 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

44.1 DARWIN

(11/01173/FULL1) - Cudham Primary School, Jail Lane, Biggin Hill.

Description of application - Single storey detached building comprising replacement classroom and staff room.

Oral representations in support of the application were

received. Oral representations from Ward Member, Councillor Richard Scoates in support of the application were received at the meeting; he left the room before the debate.

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.

SECTION 2

(Applications meriting special consideration)

44.2 PETTS WOOD AND KNOLL

(10/01287/FULL6) - 8 Wood Ride, Petts Wood, Orpington.

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

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

It was reported that a further letter of support from the applicant 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.

44.3 CLOCK HOUSE

(10/02225/FULL1) - 86 Ravenscroft Road, Beckenham.

Description of application - three storey block comprising 2 one bedroom and 4 two bedroom flats with access road, car parking, refuse and cycle storage on land to the rear of 84, 86 and 88 Ravenscroft Road.

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** for the reasons and subject to the conditions and informatives set out in the report of the Chief Planner.

44.4 WEST WICKHAM

(10/03631/FULL6) - 98 Copse Avenue, West Wickham.

Description of application - Raised patio and associated works. RETROSPECTIVE APPLICATION.

Oral representations in support of the application were

received. Oral representations from Ward Member Councillor Brian Humphrys were received at the meeting.

It was reported that further objections to the application had been received; photographs in support of the objections were circulated to Members.

Members having considered the report, objections and representations, **RESOLVED that the application be DEFERRED** without prejudice to any future consideration, to enable Members to visit the site and to be considered at a future Plans Sub-Committee.

**44.5
HAYES AND CONEY HALL**

(11/00208/FULL1) - 214 Pickhurst Lane, West Wickham.

Description of application - change of use from residential (Class C3) to residential and cattery (sui generis), retention of cat pens and store and lean-to extension. RETROSPECTIVE APPLICATION.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member Councillor Graham Arthur 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 the following conditions:-

1 The use hereby permitted shall be carried out only by Mr and Mrs Daikhi while they are the residential occupiers of 214 Pickhurst Lane.

REASON: To enable the council to reconsider the situation in the event of a change of user in the interest of the amenities of the area.

2 No more than 24 cats shall be boarded at the property at any one time.

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

3 Customers shall not be admitted to the property before 09.30 hours and after 14.30 hours, nor before 16.00 hours and after and 19.00 hours between Monday to Saturday inclusively, and no customers shall be admitted to the property on any Sunday or Public holiday.

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

**44.6
WEST WICKHAM**

(11/00543/FULL1) - 105 Station Road, West Wickham.

Description of application - Part one/two and three storey part new build part extension to provide ancillary space for shop premises on ground and part of first floor and new two bedroom flat at first and second floor with rear roof terrace.

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.

**44.7
BROMLEY COMMON AND
KESTON**

(11/00563/FULL1) - Denton Court, 60 Birch Row, Bromley.

Description amended to read, 'Demolition of existing sheltered housing accommodation and erection of 4 semi-detached and 23 terraced two storey houses (4 including accommodation in roof) (13 two bedroom, 12 three bedroom and 2 four bedroom), with 40 car parking spaces.

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

Comments from Ward Member Councillor Alexa Michael, were reported at the meeting.

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

The second paragraph on page 64 of the report should be amended to read: 'As amended by documents received on 14.04.2011.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 LEGAL AGREEMENT** as recommended, subject to the conditions set out in the report of the Chief Planner.

**44.8
WEST WICKHAM**

(11/00922/FULL6) - 23 Woodland Way, West Wickham.

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

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** for the reasons and subject to the conditions set out in the report of the Chief Planner.

SECTION 3

(Applications recommended for permission, approval or consent)

**44.9
CRYSTAL PALACE**

**(10/02985/FULL6) - 24 Versailles Road, Penge,
London SE20.**

Description of application - Detached children's play frame, wendy house and swing. RETROSPECTIVE APPLICATION.

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 following conditions:-

1 Details of a scheme of boundary screening which should include fencing and the size, species and location of the proposed trees/planting shall be submitted within 28 days of the date of the Decision Notice. Any trees or plants which within a five year period become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species to those originally planted.

The approved scheme shall be implemented in the first planting season following the grant of permission.

2 Details of a screen to the southern side of the play frame/wendy house shall be submitted to, within 28 days of the date of the Decision Notice and approved in writing by the Local Planning Authority. The scheme shall be implemented and retained permanently thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the protection of residential amenities at adjoining properties and to comply with policy BE1 of the Unitary Development Plan.

The decision to grant planning permission has been taken in accordance with the adopted London Borough of Bromley Unitary Development Plan including the policies set out below, and taking into account all other relevant material planning considerations:

Policy (UDP)

BE1 Design of New Development.

**44.10
WEST WICKHAM**

**(11/00079/FULL6) - 235 Pickhurst Rise, West
Wickham.**

Description amended to read, 'Detached summerhouse/outbuilding at rear (RETROSPECTIVE APPLICATION).

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.

**44.11
COPERS COPE**

(11/00994/FULL1) - Land rear of 91-117 Copers Cope Road, Beckenham.

Description of application - Demolition of Nos 103-105 Copers Cope Road and erection of 39 dwellings with estate road at land rear of 91-117 Copers Cope Road (revision to permission granted under ref 05/04534 to amend house design for plots 2, 3, 36, 38, 39).

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

Comments from Ward Member Councillor Russell Mellor were reported at the meeting.

Members having considered the report, objections and representations, **RESOLVED that the MINOR AMENDMENT BE APPROVED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**44.12
CHISLEHURST
CONSERVATION AREA**

(11/00851/FULL6) - 28 Woodclyffe Drive, Chislehurst.

Description of application - Mansard roof extension incorporating front side and rear dormer extensions.

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

1 The proposed roof alterations would result in a bulky and unacceptable addition to this prominent end of terrace dwelling which would appear discordant and out of character with adjoining development, harmful to the visual amenities of the street scene and the character of the area, thereby failing to preserve or enhance the character and appearance of the Conservation Area, contrary to Policies BE1 and BE11 of the Unitary Development Plan.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**44.13
CHISLEHURST**

(11/00621/FULL1) - Lyridon, The Drive, Chislehurst.

Description amended to read, 'Five bedroom detached house with integral garage and three bedroom detached house with integral garage at land adjacent to Lyridon'.

Oral representations in objection to and in support of

the application were received at the meeting. It was reported that further objections to the application had been received. Comments from Highways Engineers were reported 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.

**44.14
HAYES AND CONEY HALL**

(11/00795/FULL6) - Old Hurst Cottage, Pickhurst Green, Hayes, Bromley.

Description of application - formation of pedestrian access.

Oral representations in objection to the application were received. Oral representations from Ward Member Councillor Graham Arthur in support of 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.

45 CONTRAVENTIONS AND OTHER ISSUES

**45.1
PETTS WOOD AND KNOLL**

5 THE CHENIES, PETTS WOOD, BR6 0ED

Oral representations in support of and in objection to enforcement action being taken were received at the meeting.

The Chief Planner's representative explained that the works that had been granted planning permission included 1 rooflight on the front roof slope, and the view was taken that this did require planning permission as it was an integral part of the overall scheme for extensions and alterations to the property. The permission was subject to a condition requiring submission of details of all windows (including rooflights and dormers). It was noted that the agent speaking for the owner of the property admitted that he had not submitted these details for the rooflight – he was responsible for the roof alterations, and the other builder constructing the single storey rear extension submitted details of the windows for that part of the development. The 2 rooflights constructed are in different positions from the approved elevations. The agent claimed that the rooflights are "permitted development". The Chief Planner's representative explained that, if carried out in isolation from works requiring planning permission, rooflights fall within

Part 1, Class C of the Town & Country Planning (General Permitted Development) Order 1995 (as amended in 2008), and there is no limitation in the Order that removes this permitted development in Conservation Areas. The agent's contention is incorrect, and permission is required for the rooflights as they are an integral component of the permitted extensions. The Chief Planner's representative also explained that a Breach of Condition Notice or an Enforcement Notice could be served, and officers could decide on the best course of action. The Committee agreed the recommendation, subject to it referring to rooflights, not "the rooflight".

Members having considered the report and representations, **RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO REMOVE THE ROOFLIGHTS.**

46 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.

Exempt Minute of the meeting held on 9 June 2011.

47 CONFIRMATION OF EXEMPT MINUTES OF MEETING HELD ON 14 APRIL 2011

RESOLVED that the Exempt Minutes of the meeting held on 14 April 2011 be confirmed and signed as a correct record.

The Meeting ended at 9.50 pm

Chairman