

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 21 June 2012

Present:

Councillor Simon Fawthrop (Chairman)
Councillor Alexa Michael (Vice-Chairman)
Councillors Reg Adams, Kathy Bance, Lydia Buttinger,
Peter Dean, Kate Lymer, Gordon Norrie and Richard Scoates

Also Present:

Councillors Roxhannah Fawthrop and Russell Mellor

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Russell Jackson. Councillor Lydia Buttinger attended as substitute for Councillor Jackson.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 26 APRIL 2012

RESOLVED that the Minutes of the meeting held on 26 April 2012 be confirmed and signed as a correct record.

4 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

4.1 PETTS WOOD AND KNOLL

(11/00952/AMD) - 149 Crofton Lane, Orpington

Description of application - NON MATERIAL AMENDMENT: proposed alterations to the top 1.4m of the approved cable tray on the eastern elevation under the base of the flagpole from 0.3 width to 0.9 width, 75mm depth to 150mm depth, tapering after 0.9m to the approved cable tray.

Oral representations in objection to the application were received at the meeting.

Members having considered the report and representations, **RESOLVED that THE AMENDMENT REQUIRES PLANNING PERMISSION.**

**4.2
CRAY VALLEY EAST**

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

Description of application - 8 terraced houses and access road from East Drive. OUTLINE APPLICATION.

Oral representations in support of the application were received. Oral representations from Ward Member Councillor Roxhannah Fawthrop in objection to the application were received at the meeting.

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 following reasons:-

1 The proposed development would result in the loss of an existing undeveloped open space which contributes to the character and appearance of the locality and would therefore result in a harmful impact on the amenities of the area, contrary to Policy BE1 of the Unitary Development Plan.

2 The proposed development would give rise to an unacceptable degree of overlooking and loss of privacy and amenity to the occupiers of adjacent residential properties, contrary to Policies BE1 and H7 of the Unitary Development Plan.

**4.3
DARWIN**

**(12/00399/FULL1) - Land South East of Holwood
Farm Cottage, New Road Hill, Downe**

Description of application - Single storey building to provide two stables and a tack room for recreational purposes with change of use of adjoining land to equestrian.

Members noted that paragraph 2 on page 22 of the report should be deleted.

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

1 The proposal would have a harmful impact on the openness and visual amenity of the Green Belt contrary to Policy G1 of the Unitary Development Plan.

**4.4
PENGE AND CATOR**

(12/00842/FULL2) - Cranbrook Court, 50 Thesiger Road, Penge

Description amended to read:- ' Increase in roof height to include dormer extensions and elevational alterations'.

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.

**4.5
CHELSFIELD AND PRATTS
BOTTOM**

(12/00636/FULL6) - Winrose Cottage, Norsted Lane, Orpington

Description of application - Change of use from residential institution (Class C2) to temporary accommodation for the homeless.

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

**4.6
CRAY VALLEY EAST**

(12/00955/FULL1) - Land Rear Of 28 Kent Road, Orpington

Description of application - Demolition of existing workshop office (Class B1) building and erection of part one/two storey office (Class B1) building.

Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-
1 The proposal, by reason of its size and height, would be an overdevelopment of the site out of character with the locality and harmful to the amenities currently enjoyed by nearby residents due to its visual impact, contrary to Policy BE1 of the Unitary Development Plan.

**4.7
DARWIN**

(12/00961/FULL1) - Maple Farm, Cudham Lane South, Cudham

Description of application - Demolition of existing dwelling and outbuilding and erection of detached two storey four bedroom dwelling.

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

Members having considered the report and representations, **RESOLVED that THE APPLICATION BE DEFERRED** without prejudice to any future consideration, to request that the applicant remove an additional outbuilding.

**4.8
FARNBOROUGH AND
CROFTON**

**(12/01056/FULL6) - 110 Lovibonds Avenue,
Orpington**

Description of application - Single storey front/side and rear extension and conversion of garage into an habitable room.

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** as recommended, for the following reason:-

1 The proposed extension would, by reason of its size, siting, excessive rearward projection and visual impact, have a seriously detrimental effect on the residential amenities of No. 108 and the prospect which the occupants of that dwelling might reasonably expect to be able to continue to enjoy, contrary to Policy BE1 of the Unitary Development Plan.

**4.9
SHORTLANDS**

(12/01119/FULL1) - 38 Newbury Road, Shortlands

Description of application - Construction of a 2 storey two bedroom house (attached to No. 38) and a single storey rear extension and elevational alterations to No. 38.

It was reported that further supporting documentation received from the applicant had been circulated to Members.

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

SECTION 3

(Applications recommended for permission, approval or consent)

**4.10
COPERS COPE
CONSERVATION AREA**

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

Description amended to read:- '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 from Ward Member Councillor Russell Mellor 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 with the deletion of conditions 2 and 8 and the addition a further two conditions to read:-

'9 Details of the materials to be used for the external surfaces of the building 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 amenity of the area.

10 The windows in the eastern flank elevation of the building shall be obscure glazed and designed 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.

**4.11
COPERS COPE
CONSERVATION AREA**

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

Description of application - Part demolition
CONSERVATION AREA CONSENT.

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

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

**4.12
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(12/00898/CAC) - 16 Forest Ridge, Keston

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

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

**4.13
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(12/00897/FULL1) - 16 Forest Ridge, Keston

Description of application - Demolition of existing dwelling and replacement two storey 5/6 bedroom dwelling with accommodation in roof space and integral double garage.

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

**4.14
HAYES AND CONEY HALL**

(12/01034/FULL6) - 8 Dartmouth Road, Hayes

Description of application - Roof alterations and first floor side and single storey rear extensions.

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

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

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.

4.15
BICKLEY

**(12/01068/FULL6) - Shadycombe, Chislehurst
Road, Chislehurst**

Description of application - Part one/two storey front/side extension including cat-slide roof with side dormers and raised terrace, balustrade and steps to rear and side.

Having considered the oral representations in support of the application, a reported late objection from a neighbour and the officer's report, Members were concerned that the encroachment of the extension into this open corner site would reduce spatial standards, undermine the original estate design, which paid great attention to separation distances and detrimentally affect the Area of Special Residential Character. It was also considered that the development would harm the amenities currently enjoyed by neighbours on the opposite side of Tudor Close due to its bulk and visual impact.

It was noted that the designation of the area in which the property is located as an Area of Special Residential Character within the Unitary Development Plan appeared to reinforce the covenants regarding spatial standards, which are not a planning consideration.

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

1 The proposed front/side extension represents a cramped overdevelopment of the site, detrimental to the spatial standards, character and visual amenity of the Area of Special Residential Character, contrary to Policies BE1 and H10 of the Unitary Development Plan.

2 The proposed front/side extension would be overdominant and would be detrimental to the amenities that the occupiers of nearby properties might reasonably expect to be able to continue to enjoy by reason of visual impact and loss of prospect in view of its size and bulk, contrary to Policy BE1 of the Unitary Development Plan.

4.16
CRYSTAL PALACE

**(12/01129/FULL1) - Anerley School, Versailles
Road, Penge**

Description amended to read:- 'Conversion of roof approved under application ref 09/02881 to provide eight additional flats (2 x 1 bed, 4 x 2 bed and 2 x 3 bed) together with increase in heights of access cores at west and east ends of approved building: Block D.

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 THE PRIOR COMPLETION OF A LEGAL AGREEMENT** as recommended and subject to the conditions and informatives set out in the report of the Chief Planner.

The following condition was also added:-

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning authority.

Reason: In order to comply with Policies BE1, H7, H12 and T18 of the Unitary Development Plan and in the interest of the appearance of the building, the visual and residential amenities of the area and highways safety in the local road network.

5 TREE PRESERVATION ORDERS

5.1
COPERS COPE

**(TPO2457) Objections to Tree Preservation Order
2457 at 43 Chancery Lane, Beckenham.**

Oral representations from Ward Member Councillor Russell Mellor in support of the making of an Order were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that Tree Preservation Order No 2457 relating to 1 maple tree BE CONFIRMED** as recommended in the report of the Chief Planner.

**5.2
COPERS COPE**

**(DRR12/060) Objections to Tree Preservation
Order 2446 at Lakeside, Beckenham.**

Oral representations in objection to the making of an Order were received.

Oral representations from Ward Member Councillor Russell Mellor in support of the making of an Order were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that Tree Preservation Order No 2446 relating to 2 sycamores, 1 holly, 1 ash and 1 beech tree BE CONFIRMED** as recommended in the report of the Chief Planner.

The Meeting ended at 8.35 pm

Chairman