

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 16 August 2012

Present:

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

Also Present:

Councillors John Ince, Catherine Rideout, Charles Rideout and
Colin Smith

6 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

No apologies for absence were received.

7 DECLARATIONS OF INTEREST

There were no declarations of interest.

8 CONFIRMATION OF MINUTES OF MEETING HELD ON 21 JUNE 2012

RESOLVED that the Minutes of the meeting held on 21 June 2012 be confirmed and signed as a correct record.

9 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

9.1 BICKLEY

**(12/00608/LBC) - The Widmore, 3 Bickley Road,
Bickley**

Description of application - Demolition of 19th and 20th rear section, internal alterations and new single storey rear extension. LISTED BUILDING CONSENT.

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

It was reported that further representation in support of the application had been received.

Members having considered the report and

representations, **RESOLVED that LISTED BUILDING CONSENT BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**9.2
BICKLEY**

(12/00609/FULL1) - The Widmore, 3 Bickley Road, Bickley

Description of application - Conversion and refurbishment of former public house into a single five bedroom family dwelling including partial demolition of single storey rear elements and addition of single storey extension and elevational alterations. 2 four bedroom detached dwellings and 1 five bedroom detached dwelling on land at 'The Widmore' with associated accesses, parking areas and landscaping.

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

It was reported that further representation in support of the application had been received.

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 houses to two.

**9.3
BIGGIN HILL
CONSERVATION AREA**

(12/01533/FULL1) - 18 Main Road, Biggin Hill

Description of application - Single storey side and rear extension to enlarge ballroom, demolition of detached garage block to allow creation of 9 parking spaces and formation of 14 parking spaces on existing tennis court.

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.

SECTION 3

(Applications recommended for permission, approval or consent)

**9.4
CRAY VALLEY EAST**

(12/00304/FULL1) - 76 High Street, Orpington

Description of application - Three/four storey block comprising 50 sheltered flats for the elderly including communal facilities, refuse/recycling storage and

bicycle/electric buggy parking, with 16 car parking spaces.

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 an increase in the provision of off-street parking.

**9.5
BROMLEY COMMON AND
KESTON**

**(12/00642/FULL1) - Bishop Justus CE School,
Magpie Hall Lane, Bromley**

Description of application - Resurfacing of existing grass pitch with new synthetic surface to include underground heat recovery system, new perimeter fencing maximum height 5 metres with associated netting area, and 8 floodlight columns, maximum height 15 metres, to be used 08:00 to 22:00 Mondays to Saturdays and 08:00 to 18:00 Sundays and bank holidays.

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

1 The proposal, involving as it does the provision of a synthetic surface, fencing and floodlighting, would harm the openness and visual amenities of the Green Belt, thereby contrary to Policy G1 of the Unitary Development Plan.

2 The proposal would harm the residential amenities enjoyed by neighbouring properties, by reason of noise disturbance and light pollution, thereby contrary to Policy BE1 of the Unitary Development Plan.

**9.6
KELSEY AND EDEN PARK**

(12/01381/FULL6) - 11 Kelsey Way, Beckenham

Description of application - Demolition of existing garage and erection of two storey side and single storey rear extensions.

Oral representations 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, subject to the conditions set out in the report of the Chief Planner with the addition of a further condition to read:-

'4 Before the development hereby permitted is first occupied, the proposed first floor eastern window located nearest to No 9 and serving Bedroom 2 (as listed in Plan No. 1210/P/102 RevB) shall be obscure glazed 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.'

**9.7
PENGE AND CATOR**

(12/01521/FULL1) - 150 Maple Road, Penge

Description of application - Single storey front and rear extensions, loft conversion with rear dormer and rooflights to front and change of use of premises from drop in counselling service (class A2) to 1 one bedroom flat to rear and shop unit (class A1) to front.

Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** for the reason set out in the report of the Chief Planner with the addition of a further reason to read:-

2 The proposal would result in an overdevelopment of the site, detrimental to the visual amenities of the area and contrary to policy BE1 of the Unitary Development Plan.

**9.8
WEST WICKHAM**

(12/01776/FULL1) - 131-133 High Street, West Wickham

Description of application - Roof alterations to include velux windows, elevation alterations, part one/part two storey rear extensions, conversion of first floor, second floor and roof space to provide 1 one bedroom and 5 two bedroom self-contained units with amenity space, 6 car parking spaces and cycle and refuse 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, subject to the conditions and informatives set out in the report of the Chief Planner.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**9.9
PLAISTOW AND
SUNDRIDGE**

(12/00905/FULL6) - 43 Palace Road, Bromley

AMENDMENT - This application was mistakenly submitted under Section 4 of the agenda. The Chairman reported that the application had been deferred from a previous meeting to be considered under Section 2. Members therefore considered this as a Section 2 item.

Description of application - Single storey rear extension.

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.

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** subject to the following conditions:-

1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.

Reason: Section 91, Town and Country Planning Act 1990.

2 Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.

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.

**9.10
MOTTINGHAM AND
CHISLEHURST NORTH**

(12/01526/FULL1) - 52 Grove Park Road, Mottingham

Description of application - Erection of two 2 storey 3 bedroom detached dwellings and associated landscaping and boundary enclosures on land to rear of No. 52 Grove Park Road.

It was reported that the applicants had recently submitted an appeal against non-determination to the Planning Inspectorate. Members could not, therefore,

determine the application before them but were requested to agree that the appeal be contested on the grounds set out on page 94 of the report.

Oral representations from Ward Member Councillor Charles Rideout in objection to the application were received at the meeting.

Members **RESOLVED** that **THE APPEAL RELATING TO NON-DETERMINATION BE CHALLENGED ON THE GROUNDS OF REFUSAL SET OUT IN THE REPORT.**

**9.11
MOTTINGHAM AND
CHISLEHURST NORTH**

(12/01528/OUT) - 52 Grove Park Road, Mottingham

Description of application - Erection of 2 dwellings on land to rear of No. 52 Grove Park Road. (OUTLINE APPLICATION.)

It was reported that the applicants had recently submitted an appeal against non-determination to the Planning Inspectorate. Members could not, therefore, determine the application before them but were requested to agree that the appeal be contested on the grounds set out on page 94 of the report.

Oral representations from Ward Member Councillor Charles Rideout in objection to the application were received at the meeting.

Members **RESOLVED** that **THE APPEAL RELATING TO NON-DETERMINATION BE CHALLENGED ON THE GROUNDS OF REFUSAL SET OUT IN THE REPORT.**

**9.12
BROMLEY TOWN**

**(12/01705/RECON) - Land Adjacent to
27 Gwydyr Road, Bromley**

Description of application - Removal of condition 5 of permission 11/00407, for detached house, which requires that no resident of the development shall obtain a residents parking permit within any controlled parking zone which may be in force in the vicinity of the site at any time.

Members having considered the report and objections, **RESOLVED** that **the application BE DEFERRED** without prejudice to future consideration to be reconsidered under Section 2 when the Committee reconvenes.

It was suggested and Members agreed, that in light of the concerns raised by applications of this type, that a report be submitted to a future meeting of the Development Control Committee for Members to discuss the wider issues relating to the non-allocation of parking permits.

10 CONTRAVENTIONS AND OTHER ISSUES

10.1 CRAY VALLEY WEST

138 Lockesley Drive, Orpington

Oral representations from Ward Member Councillor John Ince in favour of the recommendation were received at the meeting.

Members having considered the report and representations, **RESOLVED that NO FURTHER ACTION BE TAKEN FOR 3 MONTHS to allow further time for the boundary scheme, of a height, position and materials to be approved by the LPA, to be implemented.**

11 MATTERS FOR INFORMATION - ENFORCEMENT ACTION AUTHORISED BY CHIEF PLANNER UNDER DELEGATED AUTHORITY

RESOLVED that the report be noted.

12 PENGE AND CATOR

14 Morland Road, Penge

PART 2 (EXEMPT) REPORT

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER TO BE CONSIDERED AS A PART 1 (PUBLIC ITEM) AT THE MEETING OF PLANS SUB-COMMITTEE 1 ON 30 AUGUST 2012.

The meeting ended at 8.20 pm

Chairman