

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 2 August 2012

Present:

Councillor Katy Boughey (Chairman)
Councillors Simon Fawthrop, Peter Fookes, William Huntington-Thresher, John Ince, Charles Joel, Paul Lynch, David McBride and Michael Tickner

Also Present:

Councillor Richard Scoates

6 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Roxy Fawthrop, Alexa Michael and Douglas Auld and their substitutes were Councillors William Huntington-Thresher, Michael Tickner and Simon Fawthrop respectively.

7 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

8 CONFIRMATION OF MINUTES OF MEETING HELD ON 7 JUNE 2012

RESOLVED that the Minutes of the meeting held on 7 June 2012 be confirmed and signed as a correct record.

9 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

NO REPORTS

SECTION 2

(Applications meriting special consideration)

9.1 PENGE AND CATOR

(1200294/FULL1) - Homelands, 101 Lennard Road, Beckenham.

Description of application - Part one/two storey side and single storey rear extensions and pitched roof to existing flat roofed rear extension and conversion of building into 4 one bedroom and 1 two bedroom self-

contained units with associated bin store at front.

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.

**9.2
FARNBOROUGH AND
CROFTON
CONSERVATION AREA**

(12/00464/FULL6) - 36 Meadow Way, Orpington.

Description of application - First floor rear extension.

It was reported that the application had been amended by documents received on 2 August 2012. A representation from the applicant was 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.

**9.3
ORPINGTON**

(12/01109/FULL6) - 5 Magdalen Grove, Orpington.

Description of application – Two storey rear and single storey side extensions, roof alterations incorporating rear and front dormer window extensions and elevational alterations.

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 the removal of the rear dormer at the third level of accommodation and to increase the separation to the boundary with No.13.

**9.4
DARWIN**

(12/01250/FULL6) - 115 Leaves Green Road, Keston.

Description of application – Increase in roof height to form accommodation in roof space, single storey rear extension and bay windows to front.

Oral representations in objection to 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 REFUSED** for the following reason:-

1. The site is located within the Green Belt and the

proposal represents a disproportionate addition to the host dwelling resulting in a detrimental impact upon the amenities of neighbouring residents and character of the area and the Council sees no very special circumstances which might justify the grant of planning permission for such inappropriate development as an exception to Policies G1 and G4 of the Unitary Development Plan.

**9.5
PETTS WOOD AND KNOLL**

(12/01261/FULL6) - 41 Crossway, Petts Wood.

Description of application - Two storey side extension, front dormer and elevational alterations.

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

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

1. The proposal does not comply with the Council's side space requirements in respect of two storey development, contrary to Policies H9 and H10 of the Unitary Development Plan.
2. The proposal would, by reason of its scale and design, lead to a detrimental unbalancing of this pair of semi-detached dwellings which would be out of character with the established character of the Area of Special Residential Character, being detrimental to the prevailing appearance of the area and to the street scene generally contrary to Policies H8 and H10 of the Unitary Development Plan.

**9.6
ORPINGTON**

(12/01545/FULL6) - 87 Spur Road, Orpington.

Description of application – First floor rear extension and extension to room in roof space.

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.

**9.7
CHELSFIELD AND PRATTS
BOTTOM**

(12/01598/FULL6) - 72 Cloonmore Avenue, Orpington.

Description of application - Two storey side and rear extension.

Oral representations in support of the application were

received at the meeting. It was noted that on page 40 of the Chief Planner's report, the first sentence of the last paragraph was amended to read, "The proposed two storey rear extension will be separated from No. 70 by 2.5 m and although this has been reduced from 3.6m as previously proposed, this is considered suitable to reduce the visual impact from this neighbouring property."

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 depth of the proposed two storey rear extension.

SECTION 3

(Applications recommended for permission, approval or consent)

9.8 HAYES AND CONEY HALL CONSERVATION AREA

(12/01075/FULL6) - 9 Redgate Drive, Hayes.

Description of application - Part one/two storey side/rear extension with juliet balcony, single storey rear extension and roof and elevational alterations.

Oral representations in objection to and in support of the application were received at the meeting. Comments from Ward Member, Councillor Mrs Anne Manning, 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 set out in the report of the Chief Planner.

9.9 KELSEY AND EDEN PARK

(12/01235/FULL6) - 21 Monks Orchard Road, Beckenham.

Description of application - Single storey rear and first floor side extensions, conversion of garage to habitable room and roof alterations to incorporate rear dormer extension.

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.

9.10 SHORTLANDS

(12/01298/FULL6) - 40 South Hill Road, Shortlands.

Description of application amended to read, " Single storey side/rear extension, first floor rear extension, bay windows to front, replacement roof to incorporate

rear dormer extension and elevational alterations.”

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 set out in the report of the Chief Planner.

**9.11
PENGE AND CATOR**

(12/01425/FULL6) - 5 Wiverton Road, Sydenham.

Description of application – Roof alterations to incorporate rear dormer extension with Juliet balcony and velux windows to front and single storey side extension.

Members having considered the report and objections, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to seek a reduction in size and scale of the proposed development.

**9.12
HAYES AND CONEY HALL**

(12/01607/FULL6) - 10 Pickhurst Lane, Hayes.

Description of application – Two storey side extension.

Comments from Ward Member, Councillor Mrs Anne Manning, were reported.

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

1. The proposal, due to its design, scale and lack of an adequate separation to the boundary, would constitute a cramped form of development leading to a detrimental impact upon the character of this row of semi-detached dwellings and of the adjacent property No.8 'The Coach House', contrary to Policies H8, H9 and BE1 of the Unitary Development Plan.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**9.13
PENGE AND CATOR**

(11/00482/FULL1) - Site formerly Burnham Signs Ltd, Burnham Way, Lower Sydenham.

Description of application – Detached building to house Vehicle Depollution Unit and new 5m walls within the site, adjacent to revised iron storage area. Variation of conditions 10 and 20 of permission ref.

10/00289 granted for reception, sorting and transfer of scrap metal, for alterations to the Working Operational Statement to permit the provision of a scrap metal compaction press/baler and amend operational site layout. Details pursuant to Condition 11 relating to permission 10/00289 for the vehicle depollution unit.

Oral representations in objection to and in support of the application were received at the meeting. Comments from Environmental Health and the Environment Agency were reported. The Chief Planner read an email from the Applicant's Agent dated 27 July 2012.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED**, as recommended, for the reasons set out in the report of the Chief Planner. **IT WAS FURTHER RESOLVED** that a further report relating to relevant enforcement action be prepared and submitted for consideration by the Planning Sub-Committee.

**9.14
PENGE AND CATOR**

(12/00259/VAR) - Site formerly Burnham Signs Ltd, Burnham Way, Lower Sydenham.

Description of application – Variation of Condition 23 of permission ref. 10/00289 granted for reception, sorting and transfer of scrap metal to increase noise limit for activities at the site from 60 to 65 db Laeq (60 min).

Oral representations in objection to and in support of the application were received at the meeting. Comments from Environmental Health and the Environment Agency were reported. The Chief Planner read an email from the Applicant's Agent dated 27 July 2012.

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.

**9.15
PENGE AND CATOR**

(12/01422/FULL2) - 1 The Parade, Croydon Road, Penge.

Description of application – Change of use of part of ground floor from internet cafe to mini cab office.

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

1. The proposal, in the absence of information to the contrary, would be likely to attract undesirable parking within the area and would be harmful to the amenities of the occupiers of the surrounding residential property by reason of increased noise and disturbance associated with its use thereby contrary to Policies BE1, T3 and T18 of the Unitary Development Plan.

**9.16
CHELSFIELD AND PRATTS
BOTTOM**

(12/01921/FULL1) - 62 Windsor Drive, Orpington.

Description of application – 2 single storey modular buildings with attached walkway.

Oral representations in objection to and in support of the application were received at the meeting. Comments from Ward Members, Councillors Julian Grainger, Samaris Huntington-Thresher and Russell Jackson, in objection to the application were reported. Members having considered the report and representations, **RESOLVED that PERMISSION BE REFUSED**, as recommended, for the reasons set out in the report of the Chief Planner.

THE CHAIRMAN MOVED THAT THE ATTACHED REPORT, NOT INCLUDED IN THE PUBLISHED AGENDA, BE CONSIDERED A MATTER OF URGENCY ON THE FOLLOWING GROUNDS:-

“This application was initially considered by Planning Sub-Committee No. 3 which convened on 7 June. The Committee deferred this application in order to seek further clarification in relation to the Environmental Impact Assessment screening process. This is now included in the report and it is necessary for the same Committee to reconsider this application.”

**9.17
CRAY VALLEY EAST**

(11/03862/PLUD) - Crouch Farm, Crockenhill Road, Swanley

Description of application – Temporary use of part of the land as a landing strip for a Gyrocopter for no more than 28 days per calendar year (Certificate of Lawfulness for a Proposed Development).

Oral representations in objection to and in support of the application were received at the meeting. The

Applicant confirmed that the temporary use of part of the land as a landing strip for a Gyrocopter would be for his sole use.

Members having considered the report, objections and representations, **RESOLVED** that **A CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT BE GRANTED** as recommended, for the reason set out in the report of the Chief Planner.

(Councillors Simon Fawthrop and David McBride wished their vote for refusal to be recorded.)

10 CONTRAVENTIONS AND OTHER ISSUES

10.1 BROMLEY COMMON AND KESTON

(DRR12/094) - 16 Oakley Drive, Bromley - Details of Condition 3 of Application 12/00587 relating to Obscure Glazing.

Oral representations in favour of action being taken were received at the meeting. Comments from Ward Member, Councillor Alexa Michael, in favour of a breach of condition notice being authorised were reported.

Members having considered the report and representations, **RESOLVED THAT AUTHORITY BE GRANTED FOR THE ISSUE OF A BREACH OF CONDITION NOTICE**, in respect of Condition 3 of planning permission 12/00587, to secure obscure glazing of the window and door to the flank of the garage with a period of six weeks to comply.

10.2 BROMLEY COMMON AND KESTON

(DRR12/090) - 358 Southborough Lane, Bromley.

Oral representations in favour of action being taken were received at the meeting.

Members having considered the report and representations, **RESOLVED that NO FURTHER ACTION BE TAKEN.**

10.3 KELSEY AND EDEN PARK

(DRR12/087) - 12 Kemerton Road, Beckenham - Breach of Condition.

Members having considered the report, **RESOLVED THAT AUTHORITY BE GRANTED FOR THE ISSUE OF A BREACH OF CONDITION NOTICE TO BE ISSUED IF WORKS HAVE NOT BEEN CARRIED OUT BY 31 AUGUST 2012**, in respect of Condition 7 of planning permission 11/03103, to secure the approved mellowing treatment to give the weathered and aged effect to the roof tiles in order to darken their

appearance.

**10.4
HAYES AND CONEY HALL**

(DRR12/092) - Former Hayes Country Club, West Common Road, Bromley - Application to High Court for Injunction Order to Enforce Section 106 Legal Agreement.

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

Members having considered the report, **RESOLVED** that **AN APPLICATION TO THE HIGH COURT BE AUTHORISED FOR AN INJUNCTION ORDER** to enforce the requirement of the Section 106 Legal Agreement attached to planning permission 05/02596.

11 TREE PRESERVATION ORDERS

**11.1
PETTS WOOD AND KNOLL**

(DRR12/078) - Objections to Tree Preservation Order 2474 at 29 Rolleston Avenue, Petts Wood.

THIS REPORT WITHDRAWN BY CHIEF PLANNER.

The Meeting ended at 9.35 pm

Chairman