

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 30 August 2012

Present:

Councillor Alexa Michael (Chairman)
Councillor John Ince (Vice-Chairman)
Councillors Douglas Auld, Katy Boughey, John Carvin,
Peter Fookes, Samaris Huntington-Thresher and
Mrs Anne Manning

6 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Harry Stranger.

7 DECLARATIONS OF INTEREST

Councillor Mrs Anne Manning declared a pecuniary interest in Item 4.20; she spoke and left the room for the debate and vote.

8 CONFIRMATION OF MINUTES OF MEETING HELD ON 5 JULY 2012

RESOLVED that the Minutes of the meeting held on 5 July 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 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 (REVISED PLANS RECEIVED).

Oral representations in support of 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 GRANTED** for the reasons and subject to the conditions set out in the report of the Chief Planner.

**9.2
CHISLEHURST
CONSERVATION AREA**

(12/01496/FULL6) - 4 Queensgate Gardens, Chislehurst.

Description of application – Single storey side extension with accommodation in roof space to join existing garage to side.

Members having considered the report and objections, **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
CHELSFIELD AND PRATTS
BOTTOM**

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

Description of application – Two storey side and rear extension.

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

**9.4
PENGE AND CATOR**

(12/01721/VAR) - 4 Green Lane, Penge.

Description of application – Variation of condition 7 of planning permission 10/02385 (granted for change of use from cafe (class A1) to pasta bar (class A3) installation of ventilation duct together with seating area to the front) to allow customers to use area to rear of property between 12:00 and 16:00.

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 with the deletion of condition 1 and with three further conditions to read:-
“3. The premises shall be used for a Pasta Bar and for no other purpose (including any other purpose in

Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

REASON: In order to comply with Policy S9 of the Unitary Development Plan and in the interest of the amenities of the area.”

4. Customers shall not be admitted to the premises before 07.00 hours on any day, and all customers shall have left the premises by 23.00 hours.

REASON: In order to comply with Policy S9 of the Unitary Development Plan and in the interest of the amenities of nearby residential properties.

5. Customers shall not occupy the outdoor seating areas at the front property before 09:00 and after 20:00 on any day.

REASON: In order to comply with Policy S9 of the Unitary Development Plan and in the interest of the amenities of the area.”

**9.5
BROMLEY COMMON AND
KESTON CONSERVATION
AREA**

(12/01779/FULL6) - 19 Forest Drive, Keston.

Description of application – Part one/two storey side and rear extension.

It was reported that the application had been amended by documents received on 8 August 2012. Comments from the Tree Officer were also reported. Members having considered the report, **RESOLVED** that **PERMISSION BE REFUSED** for the reason set out in the report of the Chief Planner.

**9.6
CHISLEHURST
CONSERVATION AREA**

(12/01844/FULL6) - Piermont, Kemnal Road, Chislehurst.

Description of application – Part one/two storey side extension and roof alterations to incorporate rear dormers.

Oral representations in support of the application were received at the meeting. It was reported that four letters of support had been received.

Members having considered the report 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.

**9.7
HAYES AND CONEY HALL**

**(12/01862/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 of 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 GRANTED** for the reasons and subject to the conditions and informatives set out in the report of the Chief Planner.

**9.8
DARWIN**

**(12/01872/FULL6) - 13 Cudham Park Road,
Cudham.**

Description of application – Single storey rear extension with pitched roof and porch to rear.

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

Members having considered the report and representations, **RESOLVED THAT PERMISSION BE GRANTED** for the reasons and subject to the conditions set out in the report of the Chief Planner with a further condition to read:-

“4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A, B, C or D of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON: To prevent overdevelopment of the site and to preserve the openness and character of the Green Belt, in line with Policies G1 and G4 of the Unitary Development Plan.”

**9.9
PENGE AND CATOR**

(12/02049/OUT) - 44-45 Green Lane, Penge.

Description of application – Demolition of existing buildings and erection of a 3 storey building for mixed use development comprising 2 commercial units (Classes A1, A2, A3, B1 and D1) with 8 residential

units above, including associated cycle and refuse storage and 8 parking spaces OUTLINE 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, for the reasons and subject to the conditions and informatives set out in the report of the Chief Planner with an amendments to conditions 20 and 22 to read: "20. The ground floor premises shall be used for Use Class A1, A2, A3, B1 and D1 and for no other purpose.

REASON: In order to protect the residential amenities, vitality and viability of the area, and to comply with Policies BE1 and S2 of the Unitary Development Plan.

22. Details of parking submitted pursuant to condition 1 shall show at least 2 car parking spaces with provision for electric vehicle charging points and at least 1 car parking space allocated for blue badge parking.

REASON: In order to comply with the London Plan Policy 6.13."

**9.10
PETTS WOOD AND KNOLL
CONSERVATION AREA**

**(12/02145/FULL1) - 261 Chislehurst Road,
Orpington.**

Description of application – Formation of vehicular access.

Oral representations in support of the application were received at the meeting. Comments from Highways Division were reported.

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.

SECTION 3

(Applications recommended for permission, approval or consent)

**9.11
PETTS WOOD AND KNOLL
CONSERVATION AREA**

**(11/03231/FULL1) - 20A Station Square, Petts
Wood.**

Description of application – Installation of rear patio doors and creation of balcony with decking and security railings.

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

1. The proposal would be detrimental to the residential amenities of No. 22a by reason of loss of privacy and sense of overlooking and is thereby contrary to Policy BE1 of the Unitary Development Plan.

**9.12
CRAY VALLEY WEST**

(12/01045/VAR) - The Broomwood, Sevenoaks Way, Orpington.

Description of application – Change of use from public house (Class A4) to restaurant with takeaway and drive through facility (Class A3/A5) Single storey extensions, elevational alterations, disabled ramp, ventilation ducting, formation of vehicular access to Broomwood Road and associated car parking and landscaping (Revisions to permission ref 10/02456 granted on appeal to allow changes to the car parking layout and drive through lane, including a reduction in the number of spaces from 29 to 28, and extension of the acoustic fencing).

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.

**9.13
CRAY VALLEY WEST**

(12/01117/ADV) - The Broomwood, Sevenoaks Way, Orpington.

Description of application – 4 Internally illuminated freestanding signs adjacent to drive-through lane.

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

**9.14
BROMLEY COMMON AND
KESTON**

(12/01123/FULL6) - 38 Randolph Road, Bromley.

Description of application – Single storey rear extension and roof alterations to garage to create summer house with mezzanine floor. single storey link extension between house and garage.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, for the reasons and

subject to the conditions set out in the report of the Chief Planner.

**9.15
PENGE AND CATOR**

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

Description of application – Single storey side extension.

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

**9.16
CHISLEHURST**

(12/01624/FULL6) - 52A Elmstead Lane, Chislehurst.

Description of application – Redevelopment to provide a first floor extension with balcony area to master bedroom 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 REFUSED**, for the following reason:-

1. The proposed first floor extension is of poor design, bulky in appearance, out of character with surrounding development and harmful to the appearance of the host dwelling, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan.

**9.17
CRAY VALLEY WEST**

(12/01645/FULL6) - 15 Spring Shaw Road, Orpington.

Description of application – Single storey side and rear extensions.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**9.18
CHELSFIELD AND PRATTS
BOTTOM**

(12/01706/FULL1) - Brackley, The Hillside, Orpington.

Description of application – Demolition of existing dwelling and erection of a two storey five bedroom detached house with integral double garage and accommodation in roofspace.

Oral representations in support of the application were received at the meeting. Comments from Ward Member, Julian Grainger, were reported.

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 side space towards the southern boundary with Agricola.

**9.19
FARNBOROUGH AND
CROFTON**

(12/01827/PLUD) - 9 Nutfield Way, Orpington.

Description of application – Two storey rear extension, single storey side extension and alterations to roof to incorporate rear dormer. CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT.

Members having considered the report and objections, **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.

**9.20
HAYES AND CONEY HALL**

(12/01845/FULL1) - 56 Bourne Way, Hayes.

Description of application – Single storey/two storey extensions; cladding and elevational alterations; external first floor access provision; resurfacing and laying out of parking area.

Members having considered the report and objections, **RESOLVED** that **PERMISSION BE REFUSED** for the following reason:-
1. The extensions and provision of first floor access would, by reason of the close proximity to neighbouring properties, be detrimental to the residential amenities currently enjoyed, including increased noise and disturbance, thereby contrary to Policy BE1 of the Unitary Development Plan.

**9.21
CRYSTAL PALACE**

(12/01849/FULL1) - 39 Selby Road, Penge.

Description of application – Removal of unauthorised rear extensions, replacement single storey rear extension and conversion into 1 one bedroom and 2 two bedroom flats.

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

**9.22
CHELSFIELD AND PRATTS
BOTTOM**

(12/01859/FULL6) - 8 Edith Road, Orpington.

Description of application – Single and first floor rear extensions.

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

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

**9.23
PENGE AND CATOR**

(12/01971/FULL3) - 2-4 Raleigh Road, Penge.

Description of application – Three storey side extension to accommodate new entrance lobby and staircase, elevational alterations and conversion of first and second floor from snooker club to form 6 two bedroom flats together with amenity space, communal roof terrace and pergola.

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 seek a reduction by one unit.

**9.24
PENGE AND CATOR**

(12/01973/FULL1) - Penge Police Station, 175 High Street, Penge.

Description of application – Elevational alterations and conversion of former stable block to 1 one bedroom dwelling with associated garden and car parking space and new entrance gates and wall.

Oral representations 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.

**9.25
BICKLEY**

(12/01998/FULL1) - Jasmin, Chislehurst Road, Bromley.

Description of application – Demolition of existing dwelling and erection of a detached two storey six bedroom house with accommodation in roof space.

Oral representations 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.

**9.26
PENGE AND CATOR**

(12/02013/FULL6) - 43 Reddons Road, Beckenham.

Description of application – Part one/two storey rear extension and alterations to existing side/rear element and elevational alterations and pitch roof over existing first floor flat roof 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.

**9.27
FARNBOROUGH AND
CROFTON**

(12/02235/PLUD) - 9 Nutfield Way, Orpington.

Description of application – Two storey rear and single storey side extensions. **CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT**

Members having considered the report and objections, **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.

10 CONTRAVENTIONS AND OTHER ISSUES

**10.1
CHISLEHURST**

(DRR12/102) - 97 Empress Drive Chislehurst .

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**10.2
PENGE AND CATOR**

(DRR12/00095) - 14 Morland Road, Penge.

Oral representations in support of no further action were received at the meeting.

Members having considered the report and representations **RESOLVED THAT NO FURTHER ACTION BE TAKEN AT PRESENT**, pending the outcome of appeal for planning application DC/12//00551.

11 TREE PRESERVATION ORDERS

**11.1 (DRR12/103) - Objections to Tree Preservation
PETTS WOOD AND KNOLL Order 2474 at 29 Rolleston Avenue, Petts Wood**

Oral representations in objection to the tree preservation order being confirmed were received at the meeting.

Members having considered the report, **RESOLVED** that **Tree Preservation Order No 2474** relating to one ash tree **BE CONFIRMED**, as recommended, in the report of the Chief Planner.

The Meeting ended at 9.35 pm

Chairman