

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 13 September 2012

Present:

Councillor Richard Scoates (Vice-Chair, in the Chair)
Councillors Kathy Bance, Peter Dean, Simon Fawthrop,
Charles Joel, David McBride, Alexa Michael and Gordon Norrie

12 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Russell Jackson and Tom Papworth and Councillors Charles Joel and David McBride attended as their substitutes respectively. An apology for absence was also received from Councillor Lydia Buttinger.

13 DECLARATIONS OF INTEREST

Councillor Simon Fawthrop declared a personal interest in Items 4.4 and 4.5 and Councillor Charles Joel declared a personal interest in Item 4.16.

14 CONFIRMATION OF MINUTES OF MEETING HELD ON 19 JULY 2012

RESOLVED that the Minutes of the meeting held on 19 July 2012 be confirmed and signed as a correct record.

15 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

NO REPORTS

SECTION 2

(Applications meriting special consideration)

15.1 CHELSFIELD AND PRATTS BOTTOM

(11/03536/FULL1) - 52 High Street, Green Street Green.

Description of application - Two storey side and part one/two storey rear extensions with accommodation in roof space to create 3 x one bedroom flats, landscaping, bin storage and cycle store.

Oral representations in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 24 July, 4 September and 13 September

2012.

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

1. The proposed development would be lacking in adequate on-site car parking provision to accord with the Council's standards and is therefore contrary to Policy T3 of the Unitary Development Plan.
2. The proposal would constitute an overdevelopment of the site by reason of the lack of amenity space available to future occupiers, therefore contrary to Policies BE1 and H7 of the Unitary Development Plan.

(Councillor Peter Dean wished his vote for permission to be recorded.)

**15.2
CRAY VALLEY EAST**

(11/04004/FULL1) - Bournemouth Sand and Gravel, Swanley By Pass, Swanley.

Description of application – Change of use of part of existing quarry to allow for the pre-treatment of material prior to infilling by sorting/crushing to recycle any material that can be used to provide recycled aggregates for sale and the provision of associated storage bays.

Comments from Ward Member, Cllr Roxy Fawthrop, in objection to the application were reported.

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

**15.3
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. Comments from Ward Member, Cllr Roxy Fawthrop, in objection to the application were reported.

This planning application had been considered by Plans Sub-Committee 4 on 16 August 2012 and deferred specifically to seek an increase in the number of car parking spaces on the site. Councillor David McBride said he had been a Ward Member for fourteen years and during that time there had been

severe parking problems in High Street, Orpington, and that as the Applicant had been unable to increase the car parking spaces from the original application, that this site could not accommodate the proposed development.

Councillor Simon Fawthrop proposed the decision to contest the appeal, having taken into account his and other Members local knowledge including petitions from local residents, in relation to problem parking in that area. This application had previously been deferred by Plans Sub-Committee 4, and in so doing, had been reasonable and given the applicant an opportunity to provide more car parking spaces without incurring additional costs.

Members having considered the report, objections and representations, **RESOLVED to CONTEST THE APPEAL AGAINST THE NON-DETERMINATION** of this planning application on the following grounds:-

1. The proposal would constitute an overdevelopment of the site, by reason of the inadequate off-street car parking provided, contrary to Policy T3 of the Unitary Development Plan.

2. In the absence of a completed S106 legal agreement, the proposal does not meet the requirements of Policy IMP1 of the Council's Unitary Development Plan in respect of planning obligations for affordable housing and health provision and as such the proposed development is unacceptable.

(Councillor Peter Dean wished his vote for permission to be recorded.)

**15.4
PETTS WOOD AND KNOLL
CONSERVATION AREA**

(12/00661/FULL1) - 102 High Street, Orpington.

Description of application - Demolition of extensions to the rear of Nos.102 and 104 High Street, erection of part two/three storey rear extension and conversion of first and second floors into 9 one bedroom flats and 2 Class B1 office units.

Comments from Highways Division were reported. Members having considered the report and objections, **RESOLVED** that **PERMISSION BE REFUSED**, for the following reasons:-

1. The proposal would constitute an overdevelopment of the site, by reason of the absence of on-site car parking, contrary to Policy T3 of the Unitary Development Plan.

2. The proposal would constitute an overdevelopment

of the site by reason of the lack of amenity space available to future occupiers, therefore contrary to Policies BE1 and H7 of the Unitary Development Plan.

**15.5
PETTS WOOD AND KNOLL
CONSERVATION AREA**

(12/00662/CAC) - 102 High Street, Orpington.

Description of application - Demolition of extensions to the rear of Nos 102 & 104 High Street.
CONSERVATION AREA CONSENT.

Comments from Highways Division were reported. Members having considered the report and objections, **RESOLVED** that **PERMISSION BE REFUSED**, for the following reason:-

1. In the absence of an appropriate replacement building, the proposed demolition of the existing buildings would be premature and harmful to the character and appearance of the Orpington Priory Conservation Area, contrary to Policy BE12 of the Unitary Development Plan.

**15.6
DARWIN**

(12/01054/FULL1) - Land between 11 and 12 Curchin Close, Biggin Hill.

Description of application – Detached car port at rear
RETROSPECTIVE APPLICATION.

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

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan
BE1 Design of New Development

The development is considered to be satisfactory in relation to the following:

the appearance of the development in the street scene;
the character of the development in the surrounding areas;
the impact on the amenities of the occupiers of adjacent and nearby properties;
and having regard to all other matters raised.

**15.7
SHORTLAND
CONSERVATION AREA**

(12/01308/FULL6) - 18 Whitecroft Way, Beckenham.

Description of application – Demolition of detached garage and erection of part one/two storey side and rear extension.

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.

**15.8
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 anytime.

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

(Councillor Simon Fawthrop wished his vote for permission to be recorded.)

**15.9
FARNBOROUGH AND
CROFTON**

(12/01767/FULL6) - 22 Grasmere Gardens, Orpington.

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

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 and informative set out in the report of the Chief Planner.

**15.10
FARNBOROUGH AND
CROFTON**

(12/02052/FULL6) - 22 Reed Avenue, Orpington.

Description of application – Two storey rear extension and raised patio, with balustrade and steps to rear and front canopy.

Members having considered the report, **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.

**15.11
COPERS COPE
CONSERVATION AREA**

(12/02092/FULL2) - 30 High Street, Beckenham.

Description of application - Change of use of first, second and third floors from office (Class B1) to 14 bedroom tourist accommodation on a commercial fee-paying basis (Class C1).

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 with the deletion of condition 2 and a replacement condition 2 to read:-
"2. Details of the internal layout of the building shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan."

SECTION 3

(Applications recommended for permission, approval or consent)

**15.12
COPERS COPE**

(12/01252/FULL1) - 80 High Street, Beckenham.

Description of application - Installation of 4 rooflight windows within the rear hall and change of use of first floor of no.80 to Class C1 and partial change of use of cafe at no.82 to mixed use within Classes A3 and C1 to provide Bed and Breakfast accommodation.

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 set out in the report of the Chief Planner with an informative to read:-
"INFORMATIVE: You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, paragraph 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have

a material interest in the relevant land to pay the Levy (defined under Part 2, paragraph 4(2) of the Community Infrastructure Levy Regulations (2010). If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt. Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL.”

**15.13
PETTS WOOD AND KNOLL**

(12/01455/FULL6) - 44 Towncourt Crescent, Petts Wood.

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

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 PERMISSION BE GRANTED** as recommended, for the reasons and subject to the conditions set out in the report of the Chief Planner.

**15.14
BROMLEY COMMON AND
KESTON**

(12/01731/FULL1) - Ravens Wood School, Oakley Road, Bromley.

Description of application – Removal of 4 temporary classroom buildings and erection of two storey dance/drama studio, IT and classroom block.

Members having considered the report, **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.

**15.15
BROMLEY TOWN**

(12/01840/FULL1) - The Ravensbourne School, Hayes Lane, Bromley.

Description of application - First floor extension to sports hall (over existing changing rooms) to provide 2 classrooms.

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 with an additional informative to read:-

“INFORMATIVE 2: You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, paragraph 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, paragraph 4(2) of the Community Infrastructure Levy Regulations (2010)).

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL.”

**15.16
PETTS WOOD AND KNOLL**

(12/01878/FULL6) - 44 Manor Way, Petts Wood.

Description of application - Single storey front/side and rear extensions.

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 PERMISSION BE GRANTED** as recommended, for the reasons and subject to the conditions set out in the report of the Chief Planner.

**15.17
CHISLEHURST
CONSERVATION AREA**

(12/01893/FULL1) - 46 Camden Park Road, Chislehurst.

Description of application - Demolition of existing dwelling and erection of two storey 5 bedroom dwellinghouse with basement and accommodation in roofspace, integral double garage and associated landscaping.

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.

**15.18
CHISLEHURST
CONSERVATION AREA**

**(12/01894/CAC) - 46 Camden Park Road,
Chislehurst.**

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.

**15.19
SHORTLANDS
CONSERVATION AREA**

**(12/02120/FULL1) - 49 Shortlands Road,
Shortlands.**

Description of application - Conversion of the property into 4 self-contained two bedroom flats together with the installation of front lightwells, elevational alterations and the provision of 4 car parking spaces & refuse storage.

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.

16 CONTRAVENTIONS AND OTHER ISSUES

**16.1
PETTS WOOD AND KNOLL**

(DRR/12/108) 59 Mayfield Avenue, Petts Wood.

Comments from a neighbour in support of further action were reported.

Members having considered the report and objections, **RESOLVED** that the matter **BE DEFERRED** without prejudice to any future consideration, until the completion of the development.

The Meeting ended at 8.45 pm

Chairman