

## PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 25 October 2012

### Present:

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

### Also Present:

Councillors Ruth Bennett, Stephen Carr, Russell Jackson,  
Russell Mellor, Richard Scoates, Tim Stevens and  
Michael Tickner

## 12 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Peter Fookes.

## 13 DECLARATIONS OF INTEREST

Councillor Alexa Michael declared an interest in Items 4.4 and 4.14.

## 14 CONFIRMATION OF MINUTES OF MEETING HELD ON 30 AUGUST 2012

**RESOLVED** that the Minutes of the meeting held on 30 August 2012 be confirmed and signed as a correct record.

## 15 PLANNING APPLICATIONS

### SECTION 1

(Applications submitted by the London Borough of Bromley)

#### 15.1 BROMLEY TOWN

#### **(12/02619/FULL1) - Street Record, Mitre Close, Bromley.**

Description of application – Demolition of existing toilet block and construction of a car park and landscaping.

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.

**SECTION 2**

(Applications meriting special consideration)

**15.2  
COPERS COPE**

**(12/01693/VAR) - Sunnyfields Day Nursery, 19  
Bromley Grove, Shortlands.**

Description of application – Variation of condition 3 of permission ref. 01/03390 to increase the number to children aged between 3 months and 7 years attending the day nursery to 45 with the use being restricted to between 0730 and 1830 Monday to Friday.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Russell Mellor, were received and oral representations from Ward Member, Councillor Michael Tickner, in objection to the application were received at the meeting. Comments from Environment Division were reported. It was reported that the Chief Planner's recommendation should be amended to read, "Permission".

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 an informative to read:-

"INFORMATIVE: The applicant is advised that the Council is unlikely to support future applications for increases in the number of children attending."

**15.3  
DARWIN**

**(12/01934/FULL1) - 131 Cudham Lane North,  
Orpington.**

Description of application – Demolition of existing commercial buildings and erection of 2 detached two storey 4 bedroom dwellings, each with detached double garage with associated car parking and access road, and creation of residential curtilages.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Richard Scoates, in objection to the application were received at the meeting. It was reported that a letter of support had been received via the public speaker.

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 with a further reason

to read:-

3. The proposal would constitute an unsatisfactory encroachment of suburban development into the countryside, which would result in a harmful impact on the openness and rural character of the Green Belt, contrary to Policies BE1, BE3 and G1 of the Unitary Development Plan.

**15.4  
BROMLEY COMMON AND  
KESTON CONSERVATION  
AREA**

**(12/02162/FULL1) - Land at Westerham Road  
Entrance to Forest Drive, Keston.**

Description of application – Entrance gates and columns (max height 2.275m) to Forest Drive (at junction with Westerham Road).

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Stephen Carr, in support of the application and Ward Member, Councillor Ruth Bennett, in objection to the application were received at the meeting. It was reported that further letters of support had been received together with a letter from the Agent and a report from an independent Consultant. Members having considered the report, objections, and representations, **RESOLVED** that **THE APPLICATION BE DEFERRED**, without prejudice to any future consideration, to enable Members to visit the site to seek an amendment to the design, to include the removal of the central island feature in order to address road safety issues, and for the application to be considered at a future Plans Sub-Committee.

**15.5  
BROMLEY COMMON AND  
KESTON**

**(12/02601/FULL1) - Keston Garden Centre, Oakley  
Road, Bromley.**

Description of application – Open sided canopy over existing plant sales and display area.

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.

**15.6  
PLAISTOW AND  
SUNDRIDGE**

**(12/02751/FULL6) - 10 Park Grove, Bromley.**

Description of application – Single storey detached outbuilding at rear. **RETROSPECTIVE APPLICATION.**

Oral representations in support of the application were

received at the meeting. It was reported that further correspondence had been received from the applicant.

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

1. The proposed outbuilding, by reason of its excessive scale and height, constitutes an over-dominant development that has a harmful impact on the visual amenities of the area and the residential amenities of neighbouring properties, contrary to Policy BE1 of the Unitary Development Plan.

**IT WAS FURTHER RESOLVED** that **ENFORCEMENT ACTION** be **AUTHORISED** to secure the removal of the unauthorised structure.

### **SECTION 3**

(Applications recommended for permission, approval or consent)

#### **15.7 CHISLEHURST CONSERVATION AREA**

##### **(12/00102/FULL1) - Graham Chiesman House, St Pauls Cray Road, Chislehurst.**

Description of application amended to read, "Part demolition of existing buildings and three storey extension, comprising 10 one bedroom and 32 two bedroom retirement flats, 2 guest suites, communal facilities and management offices, with 30 car parking spaces (14 covered by pergolas), and bicycle, electrical scooter and refuse storage".

Comments from Highways Division and Urban and Heritage Design were reported.

Members having considered the report, **RESOLVED** that **PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT** for the provision of affordable housing and a contribution for health facilities, as recommended, for the reasons and subject to the conditions and informatives set out in the report of the Chief Planner with the deletion of Condition 15 and amendments to conditions 9, 11, 18 and 20, and two further conditions to read:-

"9. The development hereby permitted shall not be first occupied until the vehicular access is widened to 4.1 metres as shown on plan 10/1472/01F and sightlines of 2.4 metres x 43 metres in both directions of the site access junction with St Pauls Cray have been provided with no obstruction to visibility within the splays exceeding in height to the satisfaction of the Local Planning Authority. Such sightlines are to be permanently maintained thereafter.

REASON: In order to comply with Policy T18 of the Unitary development Plan and in the interest of pedestrian and vehicular safety.

11. Details of a scheme to light the access drive and car parking areas hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is first occupied. The approved scheme shall be self-certified to accord with BS 5489 – 1:2003 or equivalent, and be implemented before the development is first occupied and the lighting shall be permanently retained thereafter.

REASON: In order to comply with Policy T3 and Appendix II of the Unitary Development Plan and in the interest of visual amenity and the safety of occupiers of and visitors to the development.

18. The pergolas covering the car parking spaces, the cycle and electric scooter store and the refuse store hereby permitted shall be erected prior to the first occupation of the residential units and shall be implemented in accordance with the submitted plans.

REASON: In the interest of the amenities of the host dwelling and the surrounding area and to comply with Policy BE1 of the Unitary Development Plan.

20 No structure, plant, equipment or machinery that is visible above the permitted roof planes and ridges shall be placed, erected or installed on or above the roof or on external walls without the prior approval in writing by the Local Planning Authority.

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.

23. The accommodation hereby permitted shall be occupied solely by persons no less than 60 years of age and, in the case of a couple, by a partner no less than 55 years of age.

REASON: In order to comply with Policy T3 of the Unitary Development Plan and in view of the limited on-site car parking.

24. The renovation works to the building to be retained shall be fully completed prior to the first occupation of any of the residential units in the extension hereby permitted.

REASON: In order to comply with Policies BE1 and BE11 of the Unitary Development Plan and to ensure the long term retention of the original Graham Chiesman House.”

**15.8  
BROMLEY TOWN**

**(12/01838/FULL1) - 47 Homesdale Road, Bromley.**

Description of application amended to read, “ Change of use of existing building together with erection of an extension at rooftop level and elevational alterations to provide 14 two bed flats and 2 one bed flats, 18 car parking spaces, refuse and recycling store and cycle store”.

Members having considered the report and objections, , **RESOLVED** that **PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT** for the provision of affordable housing and contributions for education and health facilities, as recommended, for the reasons and subject to the conditions and informatives set out in the report of the Chief Planner with a further reason to read:-

“17. Before the development hereby permitted is first occupied, the proposed fixed and obscure glazed windows as indicated on plan 577/102 shall be installed in accordance with the plan 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.”

**15.9  
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. Comments from Ward Member, Councillor Peter Fookes, in objection to the application were reported.

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

1. The proposal would, by reason of its bulk and scale, constitute a cramped overdevelopment of the site, resulting in a harmful impact on the character of the area, contrary to Policies BE1 and H7 of the Unitary Development Plan.

**15.10  
FARNBOROUGH AND  
CROFTON**

**(12/02113/FULL6) - 4 Lansdowne Avenue,  
Orpington.**

Description of application – Part one/two storey side with bay window to front, single storey infill front extension and elevational alterations, change of roof to courtyard.

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.

**15.11  
SHORTLANDS**

**(12/02405/FULL6) - 139 Hayes Way, Beckenham.**

Description of application – Roof alterations incorporating rear dormer extensions and single storey rear extension. Insertion of rooflights on flat elevations and elevational alterations.

Oral representations in objection to the application were received at the meeting. It was reported that a letter of support from the Applicant's Agent had been received.

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.

**15.12  
PETTS WOOD AND KNOLL**

**(12/02545/FULL6) - 25 Priory Avenue, Petts Wood.**

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

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 an amendment to the design, an increase in side space by the provision of an inset at first floor level, similar to the permitted extension at No. 29 Priory Avenue, Petts Wood.

**15.13  
WEST WICKHAM**

**(12/02571/FULL6) - 86 Copse Avenue, West  
Wickham.**

Description of application – First floor 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.

**15.14  
PENGE AND CATOR**

**(12/02656/PLUD) - 5 Wiverton Road, Sydenham.**

Description of application – The formation of loft extensions to the rear roofs with the formation of box dormers within the roof space **CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT.**

Oral representations in objection to and in support of the application were received at the meeting. Comments from Ward Member, Councillor Peter Fookes, in support of the application were reported. 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.

**SECTION 4**

(Applications recommended for refusal or disapproval of details)

**15.15  
CHELSFIELD AND PRATTS  
BOTTOM CONSERVATION  
AREA**

**(12/02558/FULL1) - Lilly's Farm, Chelsfield Lane, Orpington.**

Description of application – Demolition of existing commercial buildings and erection of 5 x 4 bed residential dwellings with associated vehicular access and parking, and formation of community car parking area.

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

The Chief Planner's representative advised Members that the definition of 'previously developed land' in the National Planning Policy Framework 2012 excluded land that is or has been occupied by agricultural or forestry buildings. This exclusion applied to the application site and the development was inappropriate in Green Belt policy terms and it was therefore necessary for Members to consider whether there were any very special circumstances in this case to overcome policy objections.

Members having considered the report, objections,



the verbal update and representations, **RESOLVED** that **PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner.

**15.16  
CHELSFIELD AND PRATTS  
BOTTOM  
CONSERVATION AREA**

**(12/02559/CAC) - Lilly's Farm, Chelsfield Lane, Orpington.**

Description of application – Demolition of existing buildings CONSERVATION AREA CONSENT.

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

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

**16 TREE PRESERVATION ORDERS**

**16.1  
SHORTLANDS**

**(DRR12/121) - Objections to Tree Preservation Order 2484 at 20 Elwill Way, Beckenham**

Members having considered the report, **RESOLVED** that **Tree Preservation Order No 2484** relating to one oak tree **BE CONFIRMED**, as recommended, in the report of the Chief Planner.

**16.2  
BROMLEY COMMON AND  
KESTON**

**(DRR/12/122) - Objections to Tree Preservation Order 2485 at 8 Beech Dell, Keston.**

Members having considered the report, **RESOLVED** that **Tree Preservation Order No 2485** relating to ten trees in the back garden **BE CONFIRMED WITH THE EXCLUSION OF TREE 8**, as recommended, in the report of the Chief Planner.

The Meeting ended at 9.45 pm

Chairman