

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 8 November 2012

Present:

Councillor Russell Jackson (Chairman)
Councillor Richard Scoates (Vice-Chairman)
Councillors Douglas Auld, Kathy Bance, Lydia Buttinger,
Peter Dean, Alexa Michael, Gordon Norrie and Tom Papworth

Also Present:

Councillors Ellie Harmer, Russell Mellor, Nick Milner and
Sarah Phillips

17 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Simon Fawthrop and Councillor Douglas Auld attended as his substitute.

18 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

19 CONFIRMATION OF MINUTES OF MEETING HELD ON 13 SEPTEMBER 2012

RESOLVED that the Minutes of the meeting held on 13 September 2012 be confirmed and signed as a correct record.

20 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

NO REPORTS

SECTION 2

(Applications meriting special consideration)

20.1 CRYSTAL PALACE CONSERVATION AREA

(12/01683/FULL1) - Flat A, 11 Crystal Palace Park Road, Sydenham.
Description of application - Replacement windows.

Members having considered the report, **RESOLVED** that **PERMISSION BE REFUSED** as recommended,

for the reason set out in the report of the Chief Planner.

**20.2
BROMLEY TOWN**

(12/01982/FULL2) - 77 Beckenham Lane, Bromley.

Description of application – Change of use of ground floor from Dental Laboratory (Class B1) to dental surgery (Class D1) and change of use of first floor from 2 bedroom flat (class C3) to dental laboratory (class D1) 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 GRANTED**, subject to the following condition:-

“1. The use shall not operate before 08:00 hours and after 17:00 hours Monday to Friday, before 08:00 hours and after 12:00 hours on a Saturday and shall not operate on any Sunday or Bank Holiday.

REASON: In order to comply with Policies BE1 and S5 of the Unitary Development Plan and in the interest of the amenities of the area.”

REASON FOR GRANTING PERMISSION:-

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

- (a) the relationship of the development to adjacent properties;
- (b) the impact of the development on the character of the surrounding area;
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (d) the loss of residential accommodation is acceptable in this instance;

and having regard to all other matters raised.

**20.3
BROMLEY TOWN**

(12/02179/FULL2) - Unit 3, 21 Waldo Road, Bromley

Description of application - Change of use from office (use Class B1) to a music rehearsal training centre in connection with adjoining unit (Unit 4) together with elevational alterations.

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 with an amendment to condition 8 to

read:-

“8. Details of a scheme for noise control and appropriate measures for sound insulation (existing and proposed), including but not limited to, controls over the use of rooms and the emergency door sited adjacent to Waldo Road shall be submitted to and approved in writing by the Local Planning Authority, along with a timetable for its implementation and a procedure for monitoring and verification, before any work is commenced and the development shall be carried out in accordance with the approved details and maintained as such thereafter.”

REASON: To protect the amenity of neighbouring occupiers and the surrounding area, and to comply with Policy BE1 of the Unitary Development Plan.”

**20.4
PLAISTOW AND
SUNDRIDGE**

**(12/02443/FULL1) - Holy Trinity Convent School,
81 Plaistow Lane, Bromley.**

Description of application - Demolition of existing school/ convent buildings and erection of 11 detached houses and part 3/4 storey building with basement car parking comprising 22 flats, alterations to boundary wall and access from Plaistow Lane, car parking and landscaping.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Ellie Harmer, in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 23 October, 24 October, 1 and 8 November 2012 and no objections had been received or from English Heritage. It was also reported that objections to the application had been had been withdrawn by St Joseph’s Catholic School and by a parishioner of St Joseph’s Catholic Church and that a bat survey had been undertaken.

It was further reported that an amendment to the Section 106 Agreement required the works to the listed building to be substantially completed before the first occupation of fifty per cent of the new build housing development, the transfer of recreation land to St. Joseph’s Catholic School to include additional works, a management plan for the Metropolitan Open Land, a Woodland Management Scheme for the tree belt on the northern edge of the site, the transfer of land to St. Joseph’s Church for additional parking and also to secure the affordable housing payment that had been received by the Council.

Members having considered the report, objections, and representations, **RESOLVED** that **PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT** as set out in the paragraph above, as recommended, for the reasons and subject to the conditions and informatives set out in the report of the Chief Planner with an amendment to condition 17 and a further condition to read:-

“17. The development hereby permitted shall incorporate measures to minimise the risk of crime and to meet the specific needs of the application site and the development. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted, and implemented in accordance with the approved details. The security measures to be implemented in compliance with this condition shall where practicable seek to achieve the "Secured by Design" accreditation awarded by the Metropolitan Police.

REASON: In the interest of security and crime prevention and to accord with Policies H7 and BE1 of the Unitary Development Plan.

24. No demolition of buildings shall take place until a survey has been carried out to ascertain if any bats are roosting in the buildings concerned. If any bats are discovered, details shall be submitted to and approved in writing by the Local Planning Authority of the timing of the works and any necessary mitigation measures. The works shall be carried out in accordance with the approved timing and mitigation measures.

REASON: In order to comply with Policy NE3 of the Unitary Development Plan and in order to safeguard the interests and well-being of bats on the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).”

**20.5
PLAISTOW AND
SUNDRIDGE**

(12/02483/FULL1) - 7 Sundridge Parade, Plaistow Lane, Bromley.

Description of application - Demolition of rear extension and outbuilding. The erection of single storey rear extension and part one/two storey building to be used as office (Class B1) together with the alterations to the boundary wall and the installation of a new gate.

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.

**20.6
CHELSFIELD AND PRATTS
BOTTOM**

(12/02499/FULL1) - Hadlow House, 9 High Street, Green St Green.

Description of application – Conversion of first and second floors from offices (Class B1) to 8 two bedroom selfcontained flats (Class C3) including elevational alterations and provision of balconies to first and second floor rear elevations, together with reconfiguration of the existing car park and rear courtyard area to provide additional amenity space, cycle storage and bin storage/collection

It was reported that an objection to the application had been withdrawn.

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

1. In the absence of information to demonstrate the long term vacancy of the application premises and the genuine redundancy of the office use, this proposal will lead to the undesirable loss of useable office floorspace within the Borough and would be contrary to Policies EMP3, EMP5 and H12 of the Unitary Development Plan which seeks to safeguard sufficient supply of office space in the Borough.

**20.7
COPERS COPE
CONSERVATION AREA**

(12/02504/FULL1) - 8 Chancery Lane, Beckenham.

Description of application – Change of use of part of ground floor from retail/office (Class A1/B1) and part of ground floor and first floor from 2 bedroom flat (Class C3) to 2 bedroom dwellinghouse (Class C3); elevational alterations; replacement single storey rear extension; insertion of rooflight in rear elevation.

Oral representations from Ward Member, Russell Mellor, in objection to the application were received at the meeting.

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 with a further reason to read:-

2. The proposal would result in the unacceptable loss of the shopfront which would be detrimental to the

character and appearance of this part of the Chancery Lane Conservation Area contrary to Policy BE1 and BE11 of the Unitary Development Plan.

**20.8
PLAISTOW AND
SUNDRIDGE**

(12/02655/LBC) - Holy Trinity Convent School, 81 Plaistow Lane, Bromley.

Description of application – Demolition of all the buildings on the site excluding the Listed School and Convent, The Stable Block and Gatehouse LISTED BUILDING CONSENT.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Ellie Harmer, in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 23 October, 1 and 8 November 2012 and no objections had been received or from English Heritage. It was also reported that objections to the application had been had been withdrawn by St Joseph's Catholic School and by a parishioner of St Joseph's Catholic Church and that a bat survey had been undertaken.

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.

**20.9
BROMLEY COMMON AND
KESTON**

(12/02752/FULL1) - Terrance House, 151 Hastings Road, Bromley.

Description of application - Elevational alterations to front of building. Reorganisation of front and rear car parking areas with associated hard and soft landscaping and new refuse store. Demolition of existing garage and construction of 6 bay garage block at rear of site.

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

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

1. The proposed garage block element of this proposal, by reason of its size, scale and design, would be detrimental to the amenities of adjoining residents, contrary to Policy BE1 of the Unitary

Development Plan.

**20.10
KELSEY AND EDEN PARK**

**(12/02821/FULL1) - Langley Park School for Boys,
Hawksbrook Lane, Beckenham.**

Description of application – Installation of 8 floodlights to all weather sports pitch.

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.

**20.11
CRAY VALLEY WEST**

**(12/02839/FULL6) - 222 Chislehurst Road,
Orpington.**

Description of application - Roof alterations, part one/two storey side and rear extension with front and rear dormers, first floor front 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 **PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner.

**20.12
PLAISTOW AND
SUNDRIDGE**

**(12/02913/FULL2) - Holy Trinity Convent School,
81 Plaistow Lane, Bromley.**

Description of application - Change of use of former school and convent from Class D1 non-residential institution to Class C3 residential use with internal and external alterations and roof extension to provide 20 residential units, refurbishment and extension of The Gatehouse as 1 residential dwelling and refurbishment of the Stable block as 2 residential dwellings.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Ellie Harmer, in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 23 October, 1 and 8 November 2012 and no objections had been received or from English Heritage. It was also reported that objections to the application had been had been withdrawn by St Joseph's Catholic School and by a parishioner of St Joseph's Catholic Church and that a bat survey had

been undertaken.

Members having considered the report, objections and representations, **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 the deletion of condition 10, an amendment to conditions 11 and 12 and a further condition to read:-
“11. The development hereby permitted shall incorporate measures to minimise the risk of crime and to meet the specific needs of the application site and the development. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted, and implemented in accordance with the approved details. The security measures to be implemented in compliance with this condition shall where practicable seek to achieve the "Secured by Design" accreditation by the Metropolitan Police.

REASON: In the interest of security and crime prevention and to accord with Policies H7 and BE1 of the Unitary Development Plan.

12. Before any works on site are commenced, a site-wide energy assessment and strategy for reducing carbon emissions shall be submitted to and approved by the Local Planning Authority. The results of this strategy shall be incorporated into the final design of the buildings prior to first occupation. The strategy shall include measures to allow the development to achieve a reduction in carbon emissions of 25% above that required by the 2010 building regulations. The development should also achieve a reduction in carbon emissions of at least 17% from on-site renewable energy generation. The final designs, including the energy generation shall be retained thereafter in operational working order, and shall include details of schemes to provide noise insulation and silencing for and filtration and purification to control odour, fumes and soot emissions of any equipment as appropriate

REASON: In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 5.2 and 5.7 of the London Plan 2011.

13. No demolition of buildings shall take place until a survey has been carried out to ascertain if any bats are roosting in the buildings concerned. If any bats are discovered, details shall be submitted to and

approved in writing by the Local Planning Authority of the timing of the works and any necessary mitigation measures. The works shall be carried out in accordance with the approved timing and mitigation measures.

REASON: In order to comply with Policy NE3 of the Unitary Development Plan and in order to safeguard the interests and well-being of bats on the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).”

**20.13
PLAISTOW AND
SUNDRIDGE**

(12/02966/LBC) - Holy Trinity Convent School, 81 Plaistow Lane, Bromley.

Description of application – Internal and external alterations and extension of former school and convent building to provide 20 flats, refurbishment and extension of the Gatehouse as 1 residential dwelling and refurbishment of the Stable block as 2 residential dwellings LISTED BUILDING CONSENT.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Ellie Harmer, in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 23 October, 1 and 8 November 2012 and no objections had been received or from English Heritage. It was also reported that objections to the application had been had been withdrawn by St Joseph’s Catholic School and by a parishioner of St Joseph’s Catholic Church and that a bat survey had been undertaken.

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.

**20.14
BICKLEY**

(12/03014/FULL6) - 29 Bird In Hand Lane, Bickley.

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

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 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.

SECTION 3

(Applications recommended for permission, approval or consent)

**20.15
CHISLEHURST**

(12/02009/FULL6) - 22 Grove Vale, Chislehurst.

Description of application - Part one/two storey front/side and rear and first floor rear extensions and roof lantern to single storey rear element.

It was reported that further 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.

**20.16
CLOCK HOUSE
CONSERVATION AREA**

(12/02098/FULL1) - 41 Cedars Road, Beckenham.

Description of application - Part one/two storey side/rear extension, conversion of existing 5 bedroom dwelling to form 3 bedroom split level ground and first floor flat and 1 bedroom split level first and second floor flat and elevational alterations.

Oral representations in objection to the application were received. Oral representations from Ward Members, Councillors Sarah Phillips and Nick Milner, in objection to the application were received at the meeting.

It was reported that an objection to the application had been received from West Beckenham Residents' Association together with a letter of support.

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

1. The proposed development would, by reason of its proximity to the boundary and the intensification of the residential use, result in a detrimental impact upon the residential amenities of the neighbouring residents at No.39 Cedars Road and would be likely to result in additional demand for on-street parking in the area, contrary to Policies BE1, H8, H9 and T3 of the Unitary Development Plan.

**20.17
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(12/02379/FULL1) - 21 Forest Drive, Keston.

Description of application - Replacement 5 bedroom detached dwelling house with integral garage swimming pool.

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 with an amendment to Informative 3 to read:-

“INFORMATIVE 3. Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
Swimming Pools - Where the proposal includes a swimming pool Thames Water requests that the following requirements are adhered to with regard to the emptying of swimming pools into a public sewer to prevent the risk of flooding or surcharging: - 1. The pool to be emptied overnight and in dry periods. 2. The discharge rate is controlled such that it does not exceed a flow rate of 5 litres/ second into the public sewer network.”

**20.18
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(12/02380/CAC) - 21 Forest Drive, Keston.

Description of application - Demolition of existing dwellinghouse CONSERVATION AREA CONSENT.

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, subject to the condition set out in the report of the Chief Planner.

**20.19
CHISLEHURST
CONSERVATION AREA**

(12/02620/FULL1) - 10 Cromlix Close, Chislehurst.

Description of application - Detached chalet bungalow with front dormers and four rear rooflights (all obscure glazed and fixed shut) together with associated vehicular access and detached garage on land rear of 10 Cromlix Close.

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

**20.20
PETTS WOOD AND KNOLL**

(12/02728/FULL6) - 22 Broxbourne Road, Orpington.

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

It was reported that the application had been amended by documents received on 30 October 2012.

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.

**20.21
PENGE AND CATOR**

(12/02805/FULL1) - 2 Station Road, Penge.

Description of application – Formation of vehicular access and hardstanding at rear.

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.

SECTION 4

(Applications recommended for refusal or disapproval of details)

20.22

(12/02469/FULL1) - 4 Station Road, Penge.

PENGE AND CATOR

Description of application – Detached single storey outbuilding at rear of 4 Station Road.
RETROSPECTIVE APPLICATION.

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.

Members considered that it was expedient to take Enforcement action in respect of the unauthorised outbuilding on the basis that the building had an unacceptable relationship on the street scene and, in respect of the amenities that adjacent properties could reasonably be expected to continue to enjoy, contrary to Policy BE1 of the Unitary Development Plan.

IT WAS FURTHER RESOLVED that **ENFORCEMENT ACTION BE AUTHORISED** for the removal of the unauthorised outbuilding.

21 CONTRAVENTIONS AND OTHER ISSUES

**21.1
CHISLEHURST**

(DRR12/119) 42 Chislehurst Road, Bromley.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

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

22.1

(DRR12/126) - Delegated Enforcement Action (July to September 2012)

Councillor Peter Dean, Chairman of Development Control Committee, praised the Enforcement Team for the high success rate of alleged breaches of planning control under The Chief Planner's Delegated Authority.

Members having considered the report **RESOLVED** that the report be **NOTED**.

The Meeting ended at 8.40 pm

Chairman