

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 10 January 2013

Present:

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

23 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

No apologies for absence were received.

24 DECLARATIONS OF INTEREST

No declarations of interest were received.

25 CONFIRMATION OF MINUTES OF MEETING HELD ON 8 NOVEMBER 2012

RESOLVED that the Minutes of the meeting held on 8 November 2012 be confirmed and signed as a correct record.

26 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

26.1 KELSEY AND EDEN PARK

(12/01585/FULL1) - Langley Park Sports and Social Club, Hawksbrook Lane, Beckenham.

Description of application - Erection of a single storey extension to existing pavilion/clubhouse.

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

26.2 KELSEY AND EDEN PARK

(12/01586/FULL1) - Langley Park Sports and Social Club, Hawksbrook Lane, Beckenham.

Description of application - Detached single storey building for changing room and acoustic fencing on western boundary.

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

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

Comments from the Environment Agency were reported at the meeting.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with the deletion of condition 1 and the addition of 4 further conditions to read:-

"1 The acoustic fence shall be positioned a minimum of 8 metres, or such distance as may be agreed by the Local Planning Authority, from the top of the bank of the River Beck.

Reason: To allow the Environment Agency to access the watercourse should emergency maintenance be necessary and to protect wildlife habitat.

2 The use of the building hereby permitted as a changing room shall cease three years from the date of its first use.

Reason: In the interests of the residential amenities of the occupants of nearby residential dwellings and in order to comply with Policy BE1 of the Unitary Development Plan.

3 The membership of the Langley Park Sports and Social Club shall not exceed 2000 members during the three years following the first use of the building.

Reason: In the interests of the residential amenities of the occupants of nearby residential dwellings and in order to comply with Policy BE1 of the Unitary Development Plan.

4 Langley Park Sports and Social Club shall host no more than four external events each calendar year.

Reason: In the interests of the residential amenities of the occupants of nearby residential dwellings and in order to comply with Policy BE1 of the Unitary Development Plan."

26.3 BROMLEY TOWN

(12/02006/FULL3) - 6 Blyth Road, Bromley.

Description of application - Change of use from office use (Use Class B1) to nursery (Use Class D1) on the ground floor and 2 one bedroom flats on the first floor and 1 bedsit on the second floor. Construction of part 1/2 storey rear extension and elevational alterations together with the formation of play areas and a car park area at the rear.

Comments from the Crime Prevention Officer were reported at the meeting.

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

1 The proposed car parking area to the rear of the building would result in an excessive amount of the rear garden area being covered in hardstanding and increased noise and disturbance due to vehicle movements close to adjacent gardens, harmful to the amenities of the occupants of adjacent residential properties thereby contrary to Policy BE1 of the Unitary Development Plan.

2 The proposed change of use is contrary to Policy EMP3 of the Unitary Development Plan as it has not been demonstrated that there is no local shortage of office floorspace and no evidence has been submitted of long term vacancy despite marketing of the premises.

**26.4
PLAISTOW AND
SUNDRIDGE**

(12/02742/FULL1) - 124 College Road, Bromley.

Description of application - Alterations to the existing carport to create a new kitchen facility.

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

**26.5
BIGGIN HILL**

(12/03229/FULL1) - 30 Aperfield Road, Biggin Hill.

Description of application - Demolition of existing dwelling and erection of 2 two storey three bedroom semi-detached houses.

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.

**26.6
PETTS WOOD AND KNOLL
CONVERSATION AREA**

(12/03442/FULL6) - 261 Chislehurst Road, Orpington.

Description of application - Formation of vehicular access.

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 development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.

Reason: Seciton 91 of the Town and Country Planning Act 1990.

SECTION 3

(Applications recommended for permission, approval or consent)

26.7 ORPINGTON

(12/01978/FULL1) - Goddington Manor, Court Road, Orpington.

Description of application - Single storey extension, alterations to roof to incorporate dormers and rooflights, elevational alterations and creation of 3 additional apartments, together with provision of entrance gates.

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 7 January 2013. Comments from the Tree Officer were reported at the meeting.

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

1 The proposed development, by reason of the unsympathetic design of the dormer windows and the bulk and mass of the single storey extension, would constitute a harmful overdevelopment, detrimental to the character and appearance of the Grade II listed host building thereby contrary to Policies BE1 and BE8 of the Unitary development Plan.

26.8 ORPINGTON

(12/01979/LBC) - Goddington Manor, Court Road, Orpington.

Description of application - single storey extension, alteration to roof to incorporate dormers and rooflights, elevational and internal alterations to enable creation of 3 additional apartments LISTED BUILDING CONSENT.

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 7 January 2013. Comments from the Tree Officer were reported at the meeting.

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

1 The proposed development, by reason of the unsympathetic design of the dormer windows and the bulk and mass of the single storey extension, would constitute a harmful overdevelopment, detrimental to the character and appearance of the Grade II listed host building thereby contrary to Policies BE1 and BE8 of the Unitary development Plan.

**26.9
CRAY VALLEY EAST**

**(12/02713/FULL1) - The Vicarage, Main Road,
St Pauls Cray.**

Description of application - Detached two storey 5 bedroom dwelling with accommodation in roofspace and integral garage and relocation of vehicular access on land adjacent to the Vicarage.

Members having considered the report **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner with the addition of a further condition to read:-

'17 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 or B 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: In order to comply with Policies H7 and BE1 of the Unitary Development Plan and to prevent overdevelopment of the site.

**26.10
PLAISTOW AND
SUNDRIDGE**

**(12/03294/FULL1) - Allum House, 92 Plaistow
Lane, Bromley.**

Description of application - Demolition of existing building and erection of three storey block to provide

12 one bedroom flats with 6 forecourt car parking spaces.

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

1 The proposal would be an overdevelopment of the site with inadequate car parking which would also result in the loss of two trees and would therefore be harmful to the character and appearance of the area, thereby contrary to Policy BE1 of the Unitary Development Plan.

**26.11
HAYES AND CONEY HALL**

(12/03353/FULL1) - 53 Kechill Gardens, Hayes.

Description of application - two storey detached dwelling house.

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

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

Comments from the Highways Division were reported at the meeting.

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

1 The proposal represents an overdevelopment of the site harmful to the spacious character of the surrounding area thereby contrary to Policy BE1 of the Unitary Development Plan and Policy 7.4 of the London Plan.

Councillor Dean's vote against refusal was noted.

**26.12
KELSEY AND EDEN PARK**

(12/03424/FULL1) - Land adjacent to The Coach House, 45 Wickham Road, Beckenham.

Description of application - Terrace of 5 four storey four bedroom dwellings with off-street parking.

Oral representations 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 increased car parking (up to 2 spaces per unit), reduce the height of the building and address the impact of the building on No. 45 Wickham Road resulting from the flank windows.

27 **CONTRAVENTIONS AND OTHER ISSUES**

27.1
**CHELSEFIELD AND PRATTS
BOTTOM**

(DRR13/008) - 119 Worlds End Lane, Orpington.

Oral representations against enforcement action being taken were received at the meeting.
Members having considered the report and representations, **RESOLVED that NO FURTHER ACTION BE TAKEN.**

28 **TREE PRESERVATION ORDERS**

28.1
PENGE AND CATOR

(DRR/13/001) - Objections to Tree Preservation Order 2497 at 10 Barnmead Road, Beckenham.

Members having considered the report and objections **RESOLVED that TREE PRESERVATION ORDER NO. 2497** relating to one ash tree **BE CONFIRMED** as recommended in the report of the Chief Planner.

28.2
**BROMLEY COMMON AND
KESTON**

(DRR/13/003) - Objections to Tree Preservation Order 2507 at High Oak, Leafy Grove, Keston.

Members having considered the report and objections, **RESOLVED that TREE PRESERVATION ORDER NO. 2507** relating to one oak tree **BE CONFIRMED** as recommended in the report of the Chief Planner.

The Meeting ended at 8.15 pm

Chairman