

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 25 July 2013

Present:

Councillor Charles Joel (Chairman)
Councillor Lydia Buttinger (Vice-Chairman)
Councillors Reg Adams, Kathy Bance MBE, Simon Fawthrop,
Julian Grainger, Russell Jackson, Kate Lymer and Richard Scoates

Also Present:

Councillors Russell Mellor

5 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for lateness was received from Councillor Russell Jackson.

6 DECLARATIONS OF INTEREST

Councillors Julian Grainger and Russell Jackson declared a personal interest in Item 4.4 as they were acquainted with the parents of the applicant.

7 CONFIRMATION OF MINUTES OF MEETING HELD ON 30 MAY 2013

Minute 4.20 - (13/01204/FULL1) - Wilderwood, Widmore Green, Bromley (page 11)

Councillor Kate Lymer requested that her comments relating to Wilderwood be inserted in their entirety, as requested at the meeting. The Minute for this item was therefore amended to read:-

“Ward Member Councillor Kate Lymer made representations as set out in Appendix A to these Minutes”.

RESOLVED that subject to the amendment above, the Minutes of the meeting held on 30 May 2013 be confirmed and signed as a correct record.

8 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

8.1 BROMLEY TOWN CONSERVATION AREA

(13/01115/FULL1) - Temporary Compound and Site Office, Gordon Way, Bromley

Description of application - Temporary use of site as compound (use class B8) and office (use class B1), with associated car parking.

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

It was also reported that the application had been amended by a revised plan received on 25 July 2013.

An update by the Planning Officer referred to comments received from TFL and the Highways Division. Members were also informed that although the proposal did not accord with the three reasons which made development on Urban Open Space acceptable (as set out in Policy G8), in this instance, it was suggested that the temporary nature of the proposal and the fact that it was predominantly a use of land, along with the benefits of the town centre improvements it would support, made it a suitable exception to Policy G8.

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 with the deletion of conditions 1 and 2 and the addition of a further 4 conditions to read:-

'4 No trees on the site shall be felled, lopped, topped or pruned before or during building operations except with the prior agreement in writing by the Local Planning Authority. Any trees removed or which die through lopping, topping or pruning shall be replaced in the next planting season with trees of such size and species as may be agreed with the Authority.

REASON: In order to comply with Policy NE7 of the Unitary Development Plan and to ensure that as many trees as possible are preserved at this stage, in the interest of amenity.

5 The building(s) hereby permitted shall be removed and the use discontinued and the land reinstated to its former condition on or before 31 July 2015.

REASON: In order that the situation can be reconsidered in the light of the circumstances at that time in the interest of the amenities of the area.

6 No movement of vehicles shall take place on the site before 8 am or after 7 pm on Mondays to Saturdays nor before 10 am or after 4 pm on Sundays and Bank Holidays.

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

7 A plan showing the internal layout of the site including vehicular access and turning area and the tree protection area shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of use and the site layout shall be implemented and retained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interests of the amenities of the area.'

**8.2
BROMLEY TOWN
CONSERVATION AREA**

**(13/01549/FULL1) - College Green Playing Fields,
College Road, Bromley**

Description of application - Erection of steel security container with 'bug hotel' cladding on external elevations for 2 year temporary period.

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 with condition 1 amended to read:-

'1 This permission shall be for a limited period only, expiring 2 years after the date of this decision notice. On or before that date the use hereby permitted shall be discontinued and any structures approved under this permission shall be removed and the land reinstated to its original condition, including reinstatement of the existing access and egress routes, unless the prior written approval of the Local Planning Authority is obtained to any variation.

REASON: The type of structure is such as the Local Planning Authority is prepared to approve other than for a limited period, having regard to the materials and appearance of the structure proposed and in the interests of visual amenity to comply with Policies BE1 and BE11 of the Unitary Development Plan.'

SECTION 2

(Applications meriting special consideration)

**8.3
PLAISTOW AND
SUNDRIDGE**

**(12/03606/FULL1) - Sundridge Park Management
Centre, Plaistow Lane, Bromley**

Description of application - Erection of 1 x 3 storey 6 bedroom house; 1 x 2 storey 5 bedroom house (known as Tower House); 4 x 3 storey buildings comprising 13 x 4 bedroom and 1 x 5 bedroom town

houses; 3 x 4 storey buildings comprising 8 x 2 bedroom and 17 x 3 bedroom apartments (total 41 dwellings), together with 91 car parking spaces (part basement/part surface/part garage), recycling and refuse facilities and 91 car parking spaces and landscaping.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 LEGAL AGREEMENT** as recommended and subject to the conditions and informatives set out in the report of the Chief Planner.

**8.4
CHELSFIELD AND PRATTS
BOTTOM**

(13/01184/FULL1) - 6 Julian Road, Orpington

Description of application - Single storey side and rear extension with balustrade and steps, front porch, addition of first floor to form two storey dwelling house and elevational alterations.

Oral representations in objection to and in support of the application were received at the meeting. Comments from the Planning Officer were reported at the meeting.

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.

**8.5
CHELSFIELD AND PRATTS
BOTTOM**

(13/01557/FULL1) - 140 Worlds End Lane, Orpington

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, objections and representations, **RESOLVED that the application be DEFERRED** without prejudice to any future consideration to check that side space indicated on plans is achievable.

**8.6
CHISLEHURST
CONSERVATION AREA**

**(13/01591/FULL6) - Mulbarton Cottage, Kemnal
Road, Chislehurst**

Description of application - Replacement single storey double garage/store/gym and sauna at rear with 2 side dormers and projecting balcony to provide accommodation in roofspace.

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

It was also reported that the application had been amended by late documents received.

Comments from Ward Member Councillor Katy Boughey were reported at the meeting and Members took note of Councillor Boughey's knowledge of the site during consideration of the application.

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

- 1 The proposal, by reason of its excessive bulk, would be detrimental to the setting of the locally listed building and the character and appearance of the Chislehurst Conservation Area thereby contrary to Policies BE1, BE10 and BE11 of the Unitary Development Plan.
- 2 The proposed building is capable of being severed and used as a separate dwelling house which would result in an undesirable overdevelopment of the site prejudicial to the amenities of the area and contrary to Policy BE1 of the Unitary Development Plan;
- 3 The proposal would prejudice the retention and future well-being of the adjacent trees contrary to Policy NE7 of the Unitary Development Plan.

**8.7
BROMLEY COMMON AND
KESTON**

**(13/01666/FULL1) - Keston CE Primary School,
Lakes Road, Keston**

Description of application - Single storey classroom extension, enclosed play area with canopy, artificial grass play area, additional car parking, bin store and associated works.

**THIS REPORT WAS WITHDRAWN BY THE CHIEF
PLANNER.**

SECTION 3

(Applications recommended for permission, approval or consent)

**8.8
COPERS COPE
CONSERVATION AREA**

(13/00196/FULL1) - Foxgrove House, Foxgrove Road, Beckenham

Description of application - Formation of a new crossover and parking space in the rear garden with access via gates from Beckenham Place Road.

Oral representations from Ward Member Councillor Russell Mellor in objection to 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 the applicant's agreement to a reduction in the height of gates to 1m, a permeable surface for the hardstanding and the removal of all permitted development rights relating to the property.

**8.9
BROMLEY TOWN**

(13/01141/FULL2) - 8 Sherman Road, Bromley

Description of application - Change of use from offices (Use class B1) to foreign language school (Use Class D1).

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 with the addition of an informative to read:-

'You are advised that the proposals as submitted provide inadequate toilet facilities and access for the disabled for the maximum number of proposed students which should be addressed in any application for approval under the Building Regulations.'

**8.10
CRAY VALLEY WEST**

(13/01476/FULL6) - 222 Chislehurst Road, Orpington

Description of application - Erection of single storey extension to side of part one/two storey side extension approved under ref. 12/03812.

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.

**8.11
CHISLEHURST
CONSERVATION AREA**

(13/01607/ADV) - 3B High Street, Chislehurst

Description of application - Internally illuminated fascia sign and internally illuminated projecting sign.

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.

**8.12
BROMLEY COMMON AND
KESTON**

(13/02067/TELCOM) - Land Opposite 1 Oakley Drive, Oakley Road, Bromley

Description of application - replacement of existing 10m high column with 12.5m high, street works column and one additional equipment cabinet. CONSULTATIONS BY VODAFONE AS TO THE NEED FOR APPROVAL OF SITING AND APPEARANCE).

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

It was also reported that no objections to the application had been received from the Highways Division.

Members having considered the report and objections, **RESOLVED that APPROVAL OF SITING AND APPEARANCE WAS NOT REQUIRED** as recommended, subject to the conditions set out in the report of the Chief Planner.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**8.13
PENGE AND CATOR**

(13/01166/FULL1) - 11 Provincial Terrace, Green Lane, Penge

Description of application - Demolition of two storey side extension and creation of access road; erection of pair of two storey semi-detached two bedroom houses with associated parking and residential curtilage.

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

9 TREE PRESERVATION ORDERS

9.1 BICKLEY

OBJECTIONS TO TREE PRESERVATION ORDER 2535 AT FOREST LAWNS, ORCHARD ROAD

Members having considered the report and objections, **RESOLVED that Tree Preservation Order No 2535 relating to 2 cedar trees BE CONFIRMED** as recommended in the report of the Chief Planner.

The Chairman moved that the following report (not included in the original agenda), be considered as a matter of urgency on the following grounds:

The school term ended during the week beginning 22 July and confirmation was sought that the manufacturer could be instructed to proceed with construction of the canopy. Access arrangements with advanced notice for the installation of the canopy was also required.

10 CHISLEHURST

(13/02024/FULL1) - Mead Road Infant School, Mead Road, Chislehurst

Description of application - Erection of canopy.

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

'Adequate provision should be made for the disposal of surface water drainage from the proposed canopy to comply with the Building Regulations.'

The meeting ended at 8.45 pm

Chairman