

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 23 January 2014

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

24 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Councillor Russell Jackson apologised for his early departure from the meeting; he left the Chamber at 8 pm.

25 DECLARATIONS OF INTEREST

No declarations of interest were received.

26 CONFIRMATION OF MINUTES OF MEETING HELD ON 14 NOVEMBER 2013

RESOLVED that the minutes of the meeting held on 14 November 2013 be confirmed and signed as a correct record.

27 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

27.1 CRAY VALLEY WEST

(13/03376/FULL2) - Enso House, New Mill Road, Orpington

Description of application – Change of use of 927sqm of ground floor from offices (use Class B1) to health diagnostic centre (use Class D1) and new entrance to building.

Comments from Ward Member Councillor John Ince in support of the application were reported at the meeting.

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 condition 3 amended to read:-
'3 The premises shall be used for a health diagnostic and treatment centre and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. Reason: In order to comply with Policy EMP4 of the Unitary Development Plan and in the interest of the amenities of the area.'

A further condition was added as follows:-

6 Customers shall be admitted to the premises by previously booked appointment only and there shall be no 'walk-in' appointments without the prior approval in writing of the Local Planning Authority. Reason: In order to control the number of visitors to the premises in the interests of parking and highway safety and to accord with the terms of the employment use proposed in the application and so that any change can be reconsidered with regard to these impacts with regard to Policies T18 and EMP4 of the Unitary Development Plan.

27.2 CHISLEHURST

(13/03499/FULL6) - 44 Marlings Park Avenue, Chislehurst

Description of application – Part one/two storey side extension to each flank elevation with part one/two storey rear extension and additional vehicular access.

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

The final sentence of the third paragraph on page 23 of the report was amended to read:- 'It is noted that the existing development to this boundary is of a single storey nature for nearly the entire proposed footprint and is to the boundary with No. 42.'

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.

27.3 SHORTLANDS

(13/03629/FULL6) - 43 Tootswood Road, Bromley

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

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 set out in the report of the Chief Planner with the addition of a further condition to read:-

6 The development hereby permitted shall be carried out strictly in accordance with the slab levels shown on the approved drawing(s).

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

**27.4
CHISLEHURST**

(13/03762/FULL6) - 2 Melbury Close, Chislehurst

Description of application – Two storey side and single storey rear extension.

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.

**27.5
BROMLEY TOWN
CONSERVATION AREA**

(13/03859FULL1) - J Sainsbury PLC, Walters Yard, Bromley

Description of application – Erection of an ancillary pod to carry out shoe and watch repairs, dry cleaning, key cutting and engraving services (Use Class A1).

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

Objections from the Advisory Panel for Conservation Areas were also reported at the meeting.

Members having considered the report and objections, **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 and informative to read:-

7 Before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) shall be provided at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority and the bicycle parking/storage facilities shall be permanently retained thereafter.

Reason: In order to comply with Policy T7 and Appendix II.7 of the Unitary Development Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.

INFORMATIVE

2 The applicant is advised to retain the maximum number of car parking spaces available in order to satisfy parking demand.

**27.6
BROMLEY TOWN
CONSERVATION AREA**

(13/03872/ADV) - J Sainsbury PLC, Walters Yard, Bromley

Description of application – Three internally illuminated fascia signs and four non-illuminated wall panels (relating to ancillary A1 pod proposed under ref 13/03859FULL1).

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

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.

**27.7
DARWIN
CONSERVATION AREA**

(13/03906/FULL1) - Trowmers, Luxted Road, Downe

Description of application – Two storey 4 bedroom dwelling house with attached garage and access via Cudham Road on land at Trowmers.

It was reported that further representations in support of the application had been received.

Comments from the Advisory Panel for Conservation Areas were reported at the meeting.

Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** as recommended in the report of the Chief Planner with the reason for refusal amended to read:- 'The proposed development constitutes inappropriate development within the Green Belt, harmful to its openness and character by reason of its bulk, design and siting and no very special circumstances exist which might justify the grant of planning permission as an exception to established Policy G1 of the Unitary Development Plan and the National Planning Policy Framework 2012.'

**27.8
FARNBOROUGH AND
CROFTON
CONSERVATION AREA**

**(13/03939/FULL1) - Public Conveniences Adjacent
to 20 Church Road, Farnborough**

Description of application – Demolition of public convenience building and erection of detached two storey 3 bedroom dwelling with vehicular access and off-street parking.

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

Comments from the Advisory Panel for Conservation Areas were reported 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.

SECTION 3

(Applications recommended for permission, approval or consent)

**27.9
COPERS COPE**

**(13/03263/TPO) - Jansondean, 56 Oakwood Road,
Beckenham**

Description of application – Fell one horse chestnut tree in back garden SUBJECT TO TPO 754.

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

**27.10
BROMLEY TOWN**

**(13/03498/FULL1) - 67 Ravensbourne Road,
Bromley**

Description of application – Conversion of single dwelling house to provide 3 self-contained flats involving the erection of a 2 storey rear extension.

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.

**27.11
PETTS WOOD AND KNOLL**

(13/03509/FULL6) - 3A Lucerne Road, Orpington

Description of application – conversion of garage to habitable room and elevational alterations.

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 a further condition to read:-
'4 The additional accommodation shall be used only by members of the household occupying the dwelling at 3A Lucerne Road and shall not be severed to form a separate self-contained unit.

Reason: In order to comply with Policy H8 of the Unitary Development Plan, to ensure that the accommodation is not used separately and unassociated with the main dwelling and so as to prevent an unsatisfactory sub-division into two dwellings.'

**27.12
FARNBOROUGH AND
CROFTON
CONSERVATION AREA**

(13/03693/FULL1) - 12 Park Avenue, Farnborough

Description of application – Detached two storey 6 bedroom dwelling with accommodation in roofspace, integral double garage, covered swimming pool, detached pool plant and changing room buildings and entrance gates and piers.

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

1 The proposal would, by reason of its size and design, constitute an overdevelopment of the site, harmful to the character and appearance of the Farnborough Park Conservation Area and contrary to policies BE1, H7 and BE11 of the Unitary Development Plan.

**27.13
CHELSFIELD AND PRATTS
BOTTOM**

(13/03698/FULL6) - 16 Spring Gardens, Orpington

Description of application – Single storey side and rear extension and enlargement of roof incorporating rear dormer to form habitable accommodation at first floor level.

It was reported that the application had been amended by revised plans received on 14 January 2014.

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.

**27.14
CRAY VALLEY EAST**

(13/03779/RECON) - North Site Coates Lorilleux Ltd, Cray Avenue, Orpington

Description of application – Removal of condition 2 of permission ref 10/03237 regarding provision of additional landscaping within the site.

It was reported that the application had been amended by documents received on 14 January 2014.

Members having considered the report and objections, **RESOLVED that THE REMOVAL OF CONDITION 2 be APPROVED**, as recommended in the report of the Chief Planner and subject to the following condition:-

'1 The existing trees and shrubs between the tank and pump house and the site boundary shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

**27.15
KELSEY AND EDEN PARK**

(13/03830/FULL6) - 1 Elderslie Close, Beckenham

Description of application – Single storey rear extension.

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.

**27.16
SHORTLANDS**

(13/04017/FULL6) - 9 Rosemere Place, Shortlands

Description of application – Roof alterations to incorporate rear dormer extension, rooflights to sides and front porch.

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

Referring to the applicant's two previously unsuccessful appeals and the subsequent successful appeal in July 2008, Councillor Fawthrop considered

there were inconsistencies in the decisions taken by different Planning Inspectors who had dealt with this property. Councillor Grainger stated that Committee Members were entitled to make a decision in accordance with their views based on their knowledge of the site, even if this differed from some of the opinions expressed by a Planning Inspector. 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. Councillor Fawthrop's vote against granting permission was noted.

SECTION 4

(Applications recommended for refusal or disapproval of details)

27.17 PETTS WOOD AND KNOLL CONSERVATION AREA

(13/02730/FULL3) - Public Conveniences, Station Square, Petts Wood

Description of application – Single storey front extension and change of use from former public convenience building to retail (class A1).

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.

27.18 DARWIN

(13/03969/FULL6) - 6 Hazelwood Road, Cudham

Description of application – side and rear extensions and roof alterations to include dormers to provide additional first floor accommodation, front porch and bays and demolition of existing detached garage at rear.

Councillor Grainger considered that the removal of an existing garage should be taken into account in calculating the expanded footprint however, Cllr Scoates pointed out that a replacement garage could be built by way of permitted development.

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.

Before the meeting was formally brought to a close, Councillor Grainger requested that future planning reports include a summary on the height of proposed developments (in addition to width) as he considered this to be a significant element which should be discussed. The Planning Officer agreed to bring Councillor Grainger's request to the attention of the Planning Section.

The meeting ended at 8.55 pm

Chairman