

## **PLANS SUB-COMMITTEE NO. 1**

Minutes of the meeting held at 7.00 pm on 13 June 2013

### **Present:**

Councillor Alexa Michael (Chairman)  
Councillor John Ince (Vice-Chairman)  
Councillors Katy Boughey, John Canvin, Simon Fawthrop,  
Peter Fookes, Mrs Anne Manning, Tony Owen and Harry Stranger

### **Also Present:**

Councillors Charles Joel and Russell Mellor

## **1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**

Apologies for absence were received from Councillors Douglas Auld and Samaris Huntington-Thresher. Councillors Simon Fawthrop and Tony Owen attended as their substitutes.

## **2 DECLARATIONS OF INTEREST**

Councillors Charles Joel, Harry Stranger and Tony Owen declared an interest in Supplementary Agenda Item 8.

## **3 CONFIRMATION OF MINUTES OF MEETING HELD ON 18 APRIL 2013**

**RESOLVED** that the Minutes of the meeting held on 18 April 2013 be confirmed and signed as a correct record.

## **4 PLANNING APPLICATIONS**

### **SECTION 1**

(Applications submitted by the London Borough of Bromley)

#### **4.1 PENGE AND CATOR**

**(12/02798/FULL1) - Land rear of 190-200 Kings Hall Road, Beckenham.**

Description of application – Extension to existing car park to provide an additional 67 car parking spaces; associated landscaping.

**THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.**

**4.2  
MOTTINGHAM AND  
CHISLEHURST NORTH**

**(13/01289/FULL1) - Dorset Road Infant School,  
Dorset Road, Mottingham.**

Description of application – Single storey side extension.

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.

**SECTION 2**

(Applications meriting special consideration)

**4.3  
FARNBOROUGH AND  
CROFTON**

**(13/00374/FULL6) - 2 Ferndale Way, Orpington.**

Description of application – First floor side extension.

**THIS REPORT WAS WITHDRAWN BY THE APPLICANT.**

**4.4  
SHORTLANDS  
CONSERVATION AREA**

**(13/00531/FULL6) - 20 Malmaims Way, Beckenham.**

Description of application - First floor side/rear extension with juliet balcony.

Oral representations in objection to and 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, for the Case Officer to visit the neighbouring property, 18 Malmaims Way, Beckenham.

**4.5  
ORPINGTON**

**(13/00641/FULL6) - 99 Repton Road, Orpington.**

Description of application – Single storey rear extension, roof alterations including side dormer and front porch.

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 set out in the report of the Chief Planner with a further condition to read:-  
“7. 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 Classes A, B, C or E of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the application site without the prior approval in writing of the Local Planning Authority.

REASON: To prevent the overdevelopment of the site and to comply with Policy BE1 of the Unitary Development Plan.”

**4.6  
PLAISTOW AND  
SUNDRIDGE**

**(13/00655/FULL1) - 27 Edward Road, Bromley.**

Description of application – Detached two storey seven bedroom house with accommodation in the roofspace, integral garage and associated vehicular access and parking fronting Edward Road (on land adjacent to No.27 Edward Road).

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

**4.7  
BROMLEY TOWN  
CONSERVATION AREA**

**(13/00676/ADV) - The Glades Shopping Centre, High Street, Bromley.**

Description of application - 5 Internally illuminated shopping centre entrance fascia signs (High street, Elmfield Road, Queens Gardens and Market Square) 1 non illuminated fascia sign above gates at Elmfield Road and 1 internally illuminated sign to car park entrance (Kentish Way).

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 a more satisfactory design and materials, and a revised colour scheme.

**4.8  
SHORTLANDS  
CONSERVATION AREA**

**(13/00713/FULL6) - 23 Wickham Way, Beckenham.**

Description of application - Conversion and extension of detached garage to rear into habitable room with roof alterations and elevational alterations and new side access gate.

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 with two further conditions to read:-

“8. The single storey detached building hereby

permitted shall only be used for purposes incidental to the residential use of the main house and for no other purpose.

REASON: In order to comply with Policies BE1 of the Unitary Development Plan and in the interests of the residential amenities of the area.

9. 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 E of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the application site without the prior approval in writing of the Local Planning Authority.

REASON: To prevent the overdevelopment of the site and to comply with Policy BE1 of the Unitary Development Plan.”

#### 4.9 WEST WICKHAM

#### **(13/00766/FULL1) - Old Beccehamian Rugby Football Club, Sparrows Den Sports Ground, Corkscrew Hill, West Wickham.**

Description of application – Four 15m high floodlighting columns to "pitch 2".

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

Comments from Environmental Health and English Heritage in support of the application were reported.

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 a further condition and an informative to read:-

“5. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

REASON: To comply with Policy BE16 of the Unitary Development Plan.

INFORMATIVE: The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design

should be in accordance with appropriate English Heritage guidelines.”

**4.10  
BROMLEY COMMON AND  
KESTON  
CONSERVATION AREA**

**(13/00836/RECON) - Ravenswood School, Oakley Road, Bromley.**

Description of application – Removal of Condition 5 of permission ref. 10/00987 (granted for alteration of site levels, retaining walls and all weather sports pitch with 3m high fencing) which restricts use of the pitch for sporting activities in association with the use of the school only and for no other purposes without prior approval in writing from the Local Planning Authority.

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 Ward Member, Councillor Ruth Bennett, were reported.

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 four further conditions to read:-

“4. The all-weather pitch shall be used for training only and no other purpose including matches or fixtures, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of the amenities of neighbouring dwellings and to comply with Policy BE1 of the Unitary Development Plan.

5. The School gates in Barnet Wood Road and The Drift shall be kept locked shut whilst the all-weather pitch is in use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of the amenities of neighbouring dwellings and to comply with Policy BE1 of the Unitary Development Plan.

6. The surface water drainage system shall be permanently retained in accordance with the details approved pursuant to Condition 2 of permission reference 10/00987/FULL1, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure satisfactory means of surface water drainage and to accord with Policy 5.13 of the London Plan.

7. The boundary enclosures shall be permanently retained in accordance with the details approved pursuant to Condition 3 of permission reference 10/00987/FULL1, 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 interest of the visual amenity and the amenities of adjacent properties.”

**4.11  
BROMLEY COMMON AND  
KESTON  
CONSERVATION AREA**

**(13/00839/FULL1) - Ravenswood School, Oakley Road, Bromley.**

Description of application – Eight 16m high floodlighting columns to existing all weather pitch.

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 Ward Member, Councillor Ruth Bennett, were reported

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 two further conditions to read:-

“4. Details of the floodlights and their supporting columns (including their appearance and technical details of the power, intensity, orientation and screening of the lamps) shall be submitted to and approved in writing by the Local Planning Authority, and the floodlights shall be installed in accordance with the approved details and permanently retained as such thereafter.

REASON: In order to comply with Policy ER10 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

5. Before the development hereby permitted commences, details of planting (to comprise hedges and trees) to screen the all-weather pitch shall be submitted to the Local Planning Authority for approval.

The approved scheme shall be implemented in accordance in the first planting season following the installation of the floodlights. Any trees or plants which within a period of five years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species to those originally planted.

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

**4.12  
FARNBOROUGH AND  
CROFTON**

**(13/00857/FULL1) - 7 Willow Walk, Orpington.**

Description of application – Demolition of existing dwelling and workshop and erection of three 3 bedroom two storey detached dwellings.

Oral representations in support of the application were received at the meeting. Comments from Ward Member, Councillor Charles Joel, in support of the application were reported. Comments from the Highways Division were also reported.

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.

**4.13  
ORPINGTON  
CONSERVATION AREA**

**(13/00943/FULL1) - 73 High Street, Orpington.**

Description of application – Demolition of the existing car tyre sale shop buildings to rear of 73 High Street, Change of use of land to residential (Class C3) and erection of 5 two storey terraced houses with accommodation in roof space and associated car parking.

**THIS REPORT WAS WITHDRAWN BY THE APPLICANT.**

**SECTION 3**

(Applications recommended for permission, approval or consent)

**4.14  
COPERS COPE  
CONSERVATION AREA**

**(12/03084/TPO) - 10 Crab Hill, Beckenham.**

Description of application – Fell one oak tree (T.1) in front garden SUBJECT TO TPO 2459.

Oral representations in objection to the application were received. 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 explore the merits of a root barrier, to seek further structural information in respect of both trees, and for a more detailed report to be provided.

**4.15  
CHISLEHURST**

**(13/00816/MATAMD) - Plot 2 Lyridon, The Drive, Chislehurst.**

Description of application – Application for minor material amendment to approved dwelling at Plot 2 to enable provision of 4 rooflights to rear elevation.

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 with a further condition to read:-  
“5. The rooflights serving the second floor landing shall be permanently fixed shut, unless otherwise agreed in writing by the Local Planning Authority.  
REASON: In the interest of the amenities of neighbouring residential properties and to comply with Policy BE1 of the Unitary Development Plan.”

**4.16  
CHISLEHURST**

**(13/00832/FULL6) - 11 Walkden Road, Chislehurst.**

Description of application – Roof alterations to incorporate rear dormer and roof lights to front, single storey rear extension, garage to rear and formation of vehicular access and hard standing.

Members having considered the report and objections, **RESOLVED** that **PERMISSION BE REFUSED** for the following reason:-  
1. The proposed roof alterations would be out of scale with the host building and adjacent development, unbalancing this pair of semi-detached dwellings contrary to Policies BE1 and H8 of the Unitary Development Plan.

**4.17  
ORPINGTON  
CONSERVATION AREA**

**(13/00944/CAC) - 73 High Street, Orpington.**

Description of application - Demolition of the existing car tyre sale buildings to rear of 73 High Street  
CONSERVATION AREA CONSENT (AMENDED DESCRIPTION)

**THIS REPORT WAS WITHDRAWN BY THE APPLICANT.**

**4.18  
PETTS WOOD AND KNOLL**

**(13/01014/FULL1) - 2 Queensway, Petts Wood.**

Description of application amended to read,  
“Demolition of existing dwelling and erection of pair of two/three storey semi-detached 5 bedroom houses with associated parking.”



Oral representations in support of the application were received at the meeting. Comments from Petts Wood and District Residents' Association in objection to the application were reported.

Ward Member, Councillor Simon Fawthrop, emphasised that he and fellow Ward Member, Councillor Tony Owen, had particular local knowledge of the area, including knowledge of traffic issues in the immediate vicinity and that at the previous planning appeal, reference APP/G5180/A/08/2070242, the Inspector had visited the site and acknowledged highway safety concerns and the appeal was dismissed. It was reported that Highways Division had no objection to the application. Councillor Tony Owen was of the view that in general the Chief Planner's reports lacked highways/traffic information where reports were recommended for refusal. Councillor Simon Fawthrop requested that if this proposed development were to be appealed, then an Inspector should be invited to hold an informal hearing to enable local residents to make their representations.

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

1. The proposed development, located as it is on this prominent corner site, would be out of character and scale with the surrounding street scene and would constitute a cramped overdevelopment of the site by reason of the bulk and layout of the proposed houses, reduction in undeveloped garden land and their relationship to adjacent development, thereby detrimental to the spatial standards and character of the surrounding area, and contrary to Policies H7 and BE1 of the Unitary Development Plan and Policy 3.5 of the London Plan.
2. The proposed vehicular access and associated intensification in use would be detrimental to the safety and free flow of traffic along Queensway and the mini-roundabout junction with Tudor Way, Towncourt Lane and Rycroft Road, thereby contrary to Policy T18 of the Unitary Development Plan.

**4.19  
KELSEY AND EDEN PARK**

**(13/01435/TELCOM) - Land adjacent to 343 Eden Park Avenue, Beckenham.**

Description of application – Replacement of existing mast with a new 15m high street works column and installation of 1 no. new equipment cabinets.

CONSULTATION BY VODAPHONE LIMITED AND

TELEFONICA UK LIMITED REGARDING NEED FOR APPROVAL OF SITING AND APPEARANCE.

Members having considered the report, **RESOLVED** that the **APPROVAL OF SITING AND APPEARANCE NOT BE REQUIRED**, as recommended, for the reasons set out in the report of the Chief Planner.

**SECTION 4**

(Applications recommended for refusal or disapproval of details)

**4.20  
BICKLEY**

**(13/00929/FULL1) - 102 Nightingale Lane, Bromley.**

Description of application – Erection of part subterranean detached 3 bedroom dwelling with associated access road at land at rear of 102 Nightingale Lane.

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.

**SUPPLEMENTARY  
AGENDA**

(Application recommended for permission, approval or consent)

**ITEM 8  
FARNBOROUGH AND  
CROFTON**

**(13/00631/PLUD) - Summercroft Surgery, Starts Hill Road, Orpington.**

Description of application – Use of building as a GP Surgery (Class D1) with ancillary dispensing pharmacy. CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Charles Joel, 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 await the outcome of planning appeal reference 12/03640/CLOPUD.

The Meeting ended at 9.38 pm

Chairman