

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 22 August 2013

Present:

Councillor Richard Scoates (Vice-Chairman)
Councillors Kathy Bance MBE, Peter Dean, Simon Fawthrop,
John Ince, Charles Joel and Gordon Norrie

Also Present:

Councillor Russell Mellor

5 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Russell Jackson and Vice Chairman, Councillor Richard Scoates, took the chair and Councillor Simon Fawthrop attended as his substitute. An apology for absence was received from Councillor Nicky Dykes and Councillor John Ince attended as her substitute. Apologies for absence were also received from Councillors Lydia Buttinger and Tom Papworth.

6 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

7 CONFIRMATION OF MINUTES OF MEETING HELD ON 27 JUNE 2013

RESOLVED that the Minutes of the meeting held on 27 June 2013 be confirmed.

8 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

8.1 CRAY VALLEY WEST

**(13/01892/FULL1) - Midfield Primary School,
Grovelands Road, Orpington.**

Description of application - Detached single storey building (with canopy) for use as nursery.

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.

SECTION 2

(Applications meriting special consideration)

**8.2
COPERS COPE**

**(13/01553/ADV) - Beckenham Cricket Club, 19
Foxgrove Road, Beckenham.**

Description of application – 3 x non-illuminated fixed banner signs (ADVERTISEMENT CONSENT).

Oral representations in support of 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 PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner.

**8.3
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 PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with an amendment to condition 16 to read:

“16. The side space provision as shown on the approved plans shall be provided between the western and eastern flank walls of the dwelling hereby permitted and the corresponding flank boundaries of the property.

REASON: In order to comply with Policy H9 of the Unitary Development Plan and in the interest of the visual amenities of the area.”

**8.4
CLOCK HOUSE**

**(13/01927/FULL1) - Evangelical Church, Cromwell
Road, Beckenham.**

Description of application - Erection of a single storey rear extension for use as a meeting hall.

Oral representations in support of the application were received at the meeting. It was noted that comments from Ward Member, Councillor Reg Adams, in support of the application had been received.

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**

**(13/02283/FULL6) - 7 Oxenden Wood Road,
Orpington.**

Description of application - Part one/two storey side and rear extension, roof alterations incorporating rear dormer extensions, new chimney and front porch.

Oral representations in support of the application were received at the meeting. It was reported that a late objection to the application had been received. 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.

SECTION 3

(Applications recommended for permission, approval or consent)

**8.6
BROMLEY COMMON AND
KESTON**

(12/01071/AMD) - 9 The Dale, Keston.

Description of application – AMENDMENT: to form small parapet gutter to side wall of garage (southwall) instead of approved over hanging gutter.

Members having considered the report and objections, **RESOLVED** that the **NON-MATERIAL AMENDMENT BE APPROVED**, as recommended, in the report of the Chief Planner.

**8.7
COPERS COPE**

**(13/01535/FULL1) - 10 Copers Cope Road,
Beckenham.**

Description of application – Erection of single storey building to rear.

Oral representations in support of 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 seek an increased separation from the proposal and the rear boundary of the site.

8.8
BICKLEY

(13/01560/FULL1) - 5 Coates Hill Road, Bickley.

Description of application – Replacement two storey 5 bedroom dwelling with accommodation in roof and integral garage.

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 with the deletion of condition 12 and two further conditions to read:
“12. “Details of the proposed slab levels of the building, the existing site levels in relation to the immediate neighbouring properties and the height of those buildings (based on accurate surveys) shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

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.

13. 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 buildings, structures, alterations, walls or fences of any kind 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 protect the amenities of neighbouring properties and to prevent an overdevelopment of the site.”

8.9
BICKLEY

(13/01629/FULL6) - Carpenters Lodge, St Nicolas Lane, Chislehurst.

Description of application - First floor rear and single storey side and rear extensions, 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.

**8.10
BICKLEY**

(13/01873/MATAMD) - Shadycombe, Chislehurst Road, Chislehurst.

Description of application – Detached two storey 5 bedroom dwelling with integral double garage on land adjacent to Shadycombe (Minor Material Amendment to permission ref. 11/03858 to provide accommodation in the roofspace with side and rear rooflights).

Oral representations in support of the application were received at the meeting. Councillor Simon Fawthrop said that in his opinion the description of the application should be described as a three storey dwelling as it intended to provide accommodation in the roofspace. He added that at the time of a potential sale, an estate agent would have to describe the dwelling by law as a three storey house.

Members having considered the report, objections and representations, **RESOLVED** that the **MINOR MATERIAL AMENDMENT BE APPROVED.** as recommended, subject to the conditions and informative set out in the report of the Chief Planner.

9 TREE PRESERVATION ORDERS

**10.1
CHISLEHURST**

(DRR13/096) - Objections to Tree Preservation Order 2537 at 4 Manor Place, Chislehurst.

Members having considered the report **RESOLVED that TREE PRESERVATION ORDER NO 2537** relating to 1lime tree **BE CONFIRMED** as recommended in the report of the Chief Planner.

**10.2
KELSEY AND EDEN PARK**

(DRR13/097) - Objections to Tree Preservation Order 2541 at 8 Thornton Dene, Beckenham.

Members having considered the report **RESOLVED that TREE PRESERVATION ORDER NO 2541** relating to two pine trees **BE CONFIRMED** as recommended in the report of the Chief Planner.

The Meeting ended at 7.51 pm

Chairman