

## **PLANS SUB-COMMITTEE NO. 2**

Minutes of the meeting held at 7.00 pm on 17 October 2013

### **Present:**

Councillor Russell Jackson (Chairman)  
Councillor Richard Scoates (Vice-Chairman)  
Councillors Kathy Bance MBE, Lydia Buttinger, Peter Dean,  
Nicky Dykes, Charles Joel, Gordon Norrie and Tom Papworth

### **Also Present:**

Councillors Graham Arthur, Douglas Auld, Ellie Harmer,  
Mrs Anne Manning, Russell Mellor, Alexa Michael and  
Michael Tickner

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

There were no apologies for absence; all Members were present.

## **12 DECLARATIONS OF INTEREST**

Councillor Charles Joel declared a personal interest in Item 4.1.

## **13 CONFIRMATION OF MINUTES OF MEETING HELD ON 22 AUGUST 2013**

**RESOLVED** that the Minutes of the meeting held on 22 August 2013 be confirmed and signed as a correct record.

## **14 PLANNING APPLICATIONS**

### **SECTION 1**

(Applications submitted by the London Borough of Bromley)

#### **14.1 PLAISTOW AND SUNDRIDGE**

#### **(13/01690/FULL1) - Parish School, 79 London Lane, Bromley.**

Description of application – Formation of pedestrian access to School (between Nos. 34a and 38 Park Avenue) with 1.95m high steel gates and 1.6m high brick piers fronting Park Avenue, 1.8m high timber/palisade fencing to boundary with No. 34a Park Avenue, associated landscaping works, lighting and CCTV.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Ellie Harmer in objection to the application were received at the meeting. Councillor Harmer's concerns were increased traffic, pedestrian safety, potential accidents, security, light pollution and the impact on local amenity. It was noted that English Heritage had no objection to the application.

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 amendments to conditions 8, 9, 10, 13, 14, 16, 19 and the deletion of condition 12.

"8. Details of a scheme of lighting to serve the pedestrian access hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced, and the approved scheme shall be implemented before the pedestrian access is first used. Thereafter the approved scheme shall be permanently maintained in an efficient working manner and no further lighting shall be installed on the site without the prior approval in writing by the Local Planning Authority.

REASON: In order to comply with Policy ER10 of the Unitary Development Plan and in the interest of amenity and public safety.

9. Details of the temporary access road and turning area, including its junction with Park Avenue and dimensions of visibility splays, shall be submitted to and approved in writing by the Local Planning Authority and these access arrangements shall be implemented before works commence. There shall be no obstruction to visibility in excess of 1m in height within the approved splays except for trees selected by the Authority. Upon the substantial completion of the development, all works associated with the temporary access and turning area shall be removed and the land reinstated to its former condition.

REASON: In order to comply with Policy T18 of the Unitary Development Plan and in the interest of pedestrian and vehicular safety.

10. Before the temporary access road hereby permitted is first used by vehicles, it shall be provided with 3.3m x 2.4m x 3.3m visibility splays and there shall be no obstruction to visibility in excess of 1m in height within these splays except for trees selected by

the Local Planning Authority, and those splays shall be retained for the duration of the construction works.  
REASON: In order to comply with Policy T18 of the Unitary Development Plan and in the interest of pedestrian and vehicular safety.

13. The temporary access road to be used for the development hereby permitted shall be stopped up at the back edge of the highway once the approved footpath is completed, in accordance with details of an enclosure to be submitted to and approved in writing by the Local Planning Authority. The approved enclosure shall be permanently retained as such.

REASON: In order to comply with Policy T11 of the Unitary Development Plan and in the interest of pedestrian and vehicular safety.

14. Before commencement of the construction works the associated temporary service yard shall be completed in accordance with the details to be approved, and thereafter shall be kept available for such use at all times during the construction phase and no development whether permitted by the Town & Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out in the service yard or in such a position as to preclude vehicular access to or manoeuvring in the said yard. Upon the substantial completion of the development, all works associated with the service yard shall be removed and the land reinstated to its former condition.

REASON: Development without adequate servicing facilities is likely to lead to vehicle manoeuvres inconvenient to other road users and be detrimental to the free flow of traffic and conditions of safety in the highway and would not comply with Policy T17 of the Unitary Development Plan.

16. Whilst the development hereby permitted is being carried out, provision shall be made to accommodate operatives and construction vehicles off-loading, parking and turning within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall remain available for such uses to the satisfaction of the Local Planning Authority throughout the course of development.

REASON: In the interests of pedestrian and vehicular safety and the amenities of the area and to accord with Policy T18 of the Unitary Development Plan.

19. The pedestrian access in Park Avenue shall not be used until details of highway safety measures to

include School Keep Clear Zigzags and other road markings, signage, the pruning of a highway tree near the entrance and improved lighting in the area have been submitted to the local planning authority and approved in writing and have been carried out in accordance with the approved plans.

REASON: In the interests of highway and pedestrian safety and to comply with Policies T6 and T18 of the Unitary Development Plan.”

**14.2  
BICKLEY**

**(13/01900/FULL1) - Scotts Park Primary School,  
Orchard Road, Bromley.**

Description of application – Erection of a single storey temporary classroom building.

It was reported that on page 18 of the Chief Planner’s report, line 5 should be amended to read, “as amended by documents received on 15 August 2013 and 1 October 2013”.

Members having considered the report and objections **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 conditions 1 and 9.

**14.3  
PETTS WOOD AND KNOLL**

**(13/02492/FULL1) - Crofton Infant School,  
Towncourt Lane, Orpington.**

Description of application – Single storey extension to south of school building to provide additional classroom and associated facilities, with covered secure play area and outdoor enclosed play area (with fixed low-level play equipment, timber pergola and perimeter fencing). Temporary construction access from Crofton Lane.

Members having considered the report, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with amendments to conditions 9 and 10 and an informative to read:-

“9. A Road Safety Audit shall be supplied to the Local Planning Authority and agreed in writing before the temporary crossover is constructed.

REASON: In the interests of road safety and to comply with Policy T18 of the Unitary Development Plan.

10. Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local

Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

REASON: To ensure satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.

INFORMATIVE: In order to check that the proposed storm water system meets our requirements, we require that the following information be provided:

1. A clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways.
2. Where infiltration forms part of the proposed storm water system such as soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
3. Calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change."

## **SECTION 2**

(Applications meriting special consideration)

### **14.4 CHELSFIELD AND PRATTS BOTTOM**

**(13/01914/FULL1) - The Highway Primary School, The Highway, Orpington.**

Description of application - Detached single storey building for school/scout use.

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

### **14.5 HAYES AND CONEY HALL**

**(13/02368/FULL6) - 3 Whites Cottages, Pickhurst Green, Hayes.**

Description of application – Two storey side extension.

Oral representations from Ward Members, Councillors Graham Arthur and Mrs Anne Manning were received at the meeting. It was reported that objections to the application had been received from Hayes Village Association.

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.

### **14.6 PETTS WOOD AND KNOLL**

**(13/02372/OUT) - 63 Willett Way, Petts Wood.**

Description of application – Demolition of existing dwelling and construction of two detached 4 bed

dwellings with associated landscaping. OUTLINE APPLICATION.

Oral representations in objection to and in support of the application were received. Ward Member, Councillor Douglas Auld, read out a statement in objection to the application that he wished to have minuted and a copy is attached to these minutes marked, 'Appendix A'. The Chief Planner's Representative advised Councillor Auld that Policy H11 was not applicable in this instance.

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

1. The proposed development would be inappropriate, out of character and out of scale with adjoining development, detrimental to the appearance of the locality by reason of the extensive site coverage and design of the dwellings, and contrary to Policies BE1, H7, and H9 of the Unitary Development Plan.
2. The proposal would adversely affect the character and appearance of the Petts Wood Area of Special Residential Character, resulting in the loss of an open and verdant frontage which contributes to the generous spatial standards and overall character of the area, thereby contrary to Policy H10 of the Unitary Development Plan.
3. The proposal would constitute a cramped overdevelopment of a site which has not previously been developed, resulting in a loss of garden land, and appearing out of character in the locality, and thereby detrimental to its visual amenities, character and spatial standards, and contrary to Policies BE1, H7, H9 and H10 of the Unitary Development Plan, Policy 3.5 of the London Plan and Paragraph 53 of the National Planning Policy Framework.

**14.7  
HAYES AND CONEY HALL**

**(13/02539/LBC) - 3 Whites Cottages, Pickhurst Green, Hayes.**

Description of application - Two storey side extension. LISTED BUILDING CONSENT.

Oral representations from Ward Members, Councillors Graham Arthur and Mrs Anne Manning were received at the meeting. It was reported that on page 49 of the Chief Planner's report the recommendation should be amended to read, "CONSENT BE REFUSED".

It was reported that objections to the application had been received from Hayes Village Association. Members having considered the report, objections

and representations, **RESOLVED** that **CONSENT BE REFUSED** for the reasons set out in the report of the Chief Planner.

### **SECTION 3**

(Applications recommended for permission, approval or consent)

#### **14.8 CHELSFIELD AND PRATTS BOTTOM**

##### **(13/01957/FULL1) - Hadlow House, 9 High Street, Green Street Green.**

Description of application – Conversion of first and second floors from offices (Class B1) to 8 two bedroom selfcontained flats (Class C3) including elevational alterations and provision of balconies to first and second floor rear elevations, together with reconfiguration of the existing car park and rear courtyard area to provide additional amenity space, cycle storage and bin storage/collection.

Members having considered the report and objections, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration, to provide some parking within the site for public use in order to help ameliorate parking congestion in the area.

#### **14.9 BICKLEY**

##### **(13/02095/FULL6) - 58 Sundridge Avenue, Bromley.**

Description of application – First floor side 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.

#### **14.10 HAYES AND CONEY HALL CONSERVATION AREA**

##### **(13/02344/FULL6) - Simpsons Cottage, Five Elms Road, Hayes.**

Description of application – Conversion of detached garage and playroom into annexe and extension to existing summer room to link annexe building to main dwelling house.

Oral representations from Ward Member, Councillor Mrs Anne Manning 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.

**14.11  
CRAY VALLEY WEST**

**(13/02385/FULL6) - 6 Sutherland Avenue, Petts Wood.**

Description of application – Part one/two storey side and rear extension with raised decking and balustrade.

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.

**14.12  
COPERS COPE**

**(13/02432/FULL1) - Clare House Primary School, Oakwood Avenue, Beckenham.**

Description of application – Provision of temporary single storey classroom block with entrance lobby, toilets and class stores, plus associated external works including canopy, ramp, steps and fences. RETROSPECTIVE APPLICATION.

Oral representations from Ward Member, Councillor Russell Mellor in objection to the application were received at the meeting. Whilst Councillor Mellor acknowledged that additional primary school places were urgently required in the Borough, he would write to the Chief Executive, the Education Portfolio Holder and the Chairman of Development Control to inform them of his disapproval that the development of this site had been undertaken without prior planning permission. It was reported that this item should have been on Section 1 of the agenda. It was also reported that further objections 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.

**14.13  
SHORTLANDS**

**(13/02524/FULL6) - 48 Elwill Way, Beckenham.**

Description of application – Two storey front/side and rear extensions and roof 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.

**14.14  
BROMLEY TOWN**

**(13/02560/FULL3) - Alexander House, 5 Blyth Road, Bromley.**

Description of application – Change of use from use Class B1 office to use as a day care nursery within (use Class D1), erection of single storey rear extension with roof terrace, alterations to existing garage, erection of buggy/cycle store, acoustic fencing and landscaping.

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.

**14.15  
WEST WICKHAM**

**(13/02564/FULL6) - 6 Braemar Gardens, West Wickham.**

Description of application – Roof alterations to incorporate rear dormer extension, first floor side extension and conversion of existing garage to habitable room with elevational alterations.

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

1. The proposal would detract from the character, appearance and spatial standards of the area due to the lack of adequate side space, contrary to Policy H9 of the Unitary Development Plan.

**14.16  
CHISLEHURST  
CONSERVATION AREA**

**(13/02574/FULL1) - Coopers School, Hawkwood Lane, Chislehurst.**

Description of application – Demolition of existing tin hut and erection of a replacement sixth form building.

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

**14.17  
CHISLEHURST  
CONSERVATION AREA**

**(13/02575/LBC) - Coopers School, Hawkwood Lane, Chislehurst.**

Description of application – Demolition of existing tin hut. LISTED BUILDING CONSENT.

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

**14.18  
COPERS COPE**

**(13/02589/PLUD) - 68 Copers Cope Road, Beckenham.**

Description of application - Single storey side and two storey rear extensions. Installation of rear and side dormers and other roof alterations.  
CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Russell Mellor, were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED** that a **CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT BE GRANTED**, as recommended, for the reason set out in the report of the Chief Planner.

**14.19  
CHISLEHURST  
CONSERVATION AREA**

**(13/02593/FULL1) - Coopers School, Hawkwood Lane, Chislehurst.**

Description of application – Demolition of music and LINC blocks and erection of two storey creative arts block to provide accommodation for music, art, dance, drama and dining.

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

**14.20  
CHISLEHURST  
CONSERVATION AREA**

**(13/02594/CAC) - Coopers School, Hawkwood Lane, Chislehurst.**

Description of application – Demolition of music and LINC blocks. (Conservation Area Consent)

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

**14.21  
BICKLEY**

**(13/02602/FULL6) - 1 Mount Close, Bromley.**

Description of application – Two storey front extension, first floor front/side extension, pitched roof to front 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.

**14.22  
CHELSFIELD AND PRATTS  
BOTTOM**

**(13/02652/FULL6) - 3 Amberley Close, Orpington.**

Description of application – Single storey side and 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.

**14.23  
FARNBOROUGH AND  
CROFTON**

**(13/02707/FULL6) - 1 Starts Hill Road, Orpington.**

Description of application – Two storey side and 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.

**SECTION 4**

(Applications recommended for refusal or disapproval of details)

**14.24  
DARWIN**

**(12/03423/OUT) - Land West of Layhams Road, Keston.**

Description of application – Change of use of agricultural land to cemetery, single storey reception building, maintenance building, 55 car parking spaces, access drive and formation of vehicular access to Layhams Road.

Oral representations in objection to and in support of the application were received. Oral representations from adjoining Ward Member, Councillor Mrs Anne Manning, 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 with a further reason to read:-

“4. The site is located in an area which is lacking in adequate public transport connections to serve the use, and this will therefore lead to an over-reliance of car-borne journeys and fail to accommodate sustainable transport modes, detrimental to general highway conditions and contrary to Paragraph 34 of the National Planning Policy Framework.”

## **15 CONTRAVENTIONS AND OTHER ISSUES**

### **15.1 BROMLEY COMMON AND KESTON**

**(DRR13/130) - 15 Oakley Drive, Bromley.**

Oral representations from Ward Member, Councillor Alexa Michael, in favour of further action were received at the meeting.

Members having considered the report and representations, including a warning as to costs, **RESOLVED** that an **UNTIDY SITE NOTICE BE AUTHORISED** under Section 215 of the Town and Country Planning Act 1990, to remove the shed in the rear garden.

### **15.2 CRYSTAL PALACE**

**(DRR/13/129) - Kingsway International Christian Centre, 25 Church Road, Annerley.**

Oral representations in favour of enforcement action were received at the meeting.

Members having considered the report and representations **RESOLVED** not to authorise enforcement action at present, but to **CONTINUE TO MONITOR THE USE OF THE PREMISES.**

The Meeting ended at 9.15 pm

Chairman

# Minute Annex

## MINUTE ANNEX

### APPENDIX A

#### ITEM 14.6 – (13/02372/OUT) – 63 WILLETT WAY, PETTS WOOD

#### REPRESENTATIONS SUBMITTED BY

#### WARD MEMBER, COUNCILLOR DOUGLAS AULD

In addressing you this evening I have the total support of my Ward Colleagues, Councillors Simon Fawthrop and Tony Owen.

63 Willett Way is situated in the Petts Wood Area of Special Residential Character (ASRC). Policy H10 of the Unitary Development Plan (UDP) states that applications for development in ASRC will be required to respect and compliment the established and individual qualities of the individual areas.

Petts Wood ASRC is one of the areas designated by the Council where it considers that unsympathetic redevelopment would threaten the established character and residential amenity. The Council will seek to protect the environmental character of these Areas by requiring proposals to have regard to the special development criteria set out in Appendix 1 of the UDP.

The original plans for Petts Wood date from the late 1920's and early 1930's. The houses within the ASRC were built over a number of years, in a number of similar though varied styles. However the layout of the roads and plot sizes were established in an overall pattern. Today the layout remains largely intact with remarkably few infill developments. What is proposed here with two very large detached houses on the plot represents infill.

Involving in a discussion over the details of the application risks masking or missing this overriding objection to the application.

In the UDP under general guidelines when considering applications for new development in an ASRC it is stated the Council will pay particular regard to Policy H11 (overlooked by the writer of the report before you) included in Development Control guidelines for such Areas are:-

- i) developments likely to erode the individual quality and character of the ASRC will be resisted and
- ii) backland development will not be permitted.

I would say that this proposal is clearly akin to backland development.

The houses in Willett Way were indeed built in the period mentioned. The layout of the Area including streets and plot sizes were designed by Bernard Scrubby following the principle of a garden suburb. The overall objective of

that scheme was spaciousness and openness creating in parts an oasis among the houses which were built. Certainly if this application is successful the open views seen looking through the site would be seriously restricted.

There is a large Church set in generous grounds immediately to the left of the application site and a second large Church again with a generous foreground across Willett Way diagonally to the right. Putting these areas of spaciousness together with the generous plot sizes in the vicinity one can see that Bernard Scrubby's vision of the 1930's is in fact in place.

An Appeal Inspector would surely give considerable weight to the integrity of the garden suburb design and the layout of the plots and I say this on the basis that this application amounts to the sub-division of the plot, is out of character with the area and is therefore inappropriate development.

In January this year an appeal was dismissed relating to a part one/part two storey side extension to a semi detached house in nearby West Way which is also situated in the Petts Wood ASRC. Among the reasons he gave for dismissing the appeal the Inspector noted the appeal property was indeed within the ASRC, that the original layout remained largely intact and that UDP Policy H10 requires development in an ASRC to respect and compliment its established and individual qualities.

Members you will note near the bottom of page 41 of the report before you that an application for a part one/two storey side extension to this existing house on this site was refused. Part of the grounds for refusal being that it would have been harmful to the appearance of the existing property and to the visual amenities of the area, contrary to Policies BE1 and H8 of the UDP.

This application goes much further than the one which was refused.

I started by making mention of the Petts Wood ASRC and I will conclude by again doing so.

Two points:-

- a) What do you think an ASRC stands for? Is it just a title or does it have some meaning?
- b) If permission is granted tonight what message are you sending to other residents in the ASRC with large gardens? Would a precedent be set?

I ask the Committee to refuse the applications on the grounds that it is out of character to area, would have a detrimental affect on the area and is therefore inappropriate development contrary to UDP policies BE1, H10 and H11.