

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 3 April 2014

Present:

Councillor Alexa Michael (Chairman)
Councillor John Ince (Vice-Chairman)
Councillors Douglas Auld, Katy Boughey, John Canvin,
Peter Fookes, Mrs Anne Manning and Harry Stranger

Also Present:

Councillors Reg Adams, Nick Milner, Peter Morgan,
Sarah Phillips and Charles Rideout

22 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Samaris Huntington-Thresher.

Councillor Mrs Anne Manning apologised for her early departure from the meeting.

23 DECLARATIONS OF INTEREST

Councillor Douglas Auld declared a personal interest in Item 4.15; he left the Chamber for the debate and vote.

24 CONFIRMATION OF MINUTES OF MEETING HELD ON 6 FEBRUARY 2014

RESOLVED that the Minutes of the meeting held on 6 February 2014 be confirmed.

25 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

25.1 BROMLEY TOWN CONSERVATION AREA

(14/00233/REG3) - Land adjacent 48 East Street, Bromley.

Description of application – 12 x freestanding externally illuminated 1.66m high letters spelling out 'BROMLEY NORTH'.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**25.2
BROMLEY TOWN
CONSERVATION AREA**

**(14/00235/ADV) - Land adjacent 48 East Street,
Bromley.**

Description of application – 12 x freestanding externally illuminated 1.66m high letters spelling out 'BROMLEY NORTH'.

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)

**25.3
PENGE AND CATOR**

**(12/00698/FULL1) - Rowden Works, Rowden Road,
Beckenham.**

Description of application – Two storey block comprising 6 two bedroom flats with 6 car parking spaces.

Oral representations in objection to and in support of the application were received. Oral representations from Clock House Ward Members, Councillors Reg Adams and Sarah Phillips in objection to 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 condition 12 to be attached as an informative, three further conditions and an two informatives to read:-

“24. Before the development hereby permitted is first occupied, the windows to serve the proposed stairwells shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.

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

25. Prior to the commencement of the development hereby permitted a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include measures of how construction traffic can access the site safely and how potential traffic conflicts can be minimised; the route construction traffic shall follow for arriving at and leaving the site and the hours of

operation, but shall not be limited to these. The Construction Management Plan shall be implemented in accordance with the agreed timescale and details.

REASON: In order to comply with Policy T5, T6, T7, T15, T16 & T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

26. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously 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 and residential amenities of the area.

INFORMATIVE: Details pursuant to condition 4 (landscaping) should include details of the means of screening proposed for the south-eastern boundary of the site, and shall be approved in writing by the Local Planning Authority before any work is commenced.

INFORMATIVE: You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).”

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

**25.4
PETTS WOOD AND KNOLL
CONSERVATION AREA**

(13/02342/PLUD) - Murinci Restaurant, Station Square, Petts Wood.

Description of application - Occasional erection of temporary marquee (x2) to supplement the wedding catering/reception services provided

CERTIFICATE OF LAWFULNESS FOR A
PROPOSED DEVELOPMENT.

Members having considered the report and objections, **RESOLVED** that **A CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT BE REFUSED** as recommended, for the following reasons:-

1. The grounds of application state that the application is made on the basis that the marquees are to supplement a wedding catering/reception service. In spite of this link the applicant has failed to provide sufficient information concerning the proposed level of usage for a determination to be made as to whether the provision of two marquees (which may be required for the site to meet the statutory requirements for the undertaking of wedding ceremonies) would not enable and inevitably result in a material change of use of the whole site. As such the applicant has failed to show that the proposal would be lawful.
2. On the information presented the Council has assessed the proposal is being likely to introduce a change of use which requires planning permission and does not constitute permitted development by virtue of Class A or Class B of Part 4, Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995 (as amended).

25.5
MOTTINGHAM AND
CHISLEHURST NORTH

(13/03497/FULL3) - 41 Mottingham Road, Mottingham.

Description of application – Change of use of ground floor from retail (Class A1) to hot food takeaway (Class A5) with ventilation ductwork at rear.

Oral representations from Ward Member, Councillor Charles Rideout, in support of the appeal for non-determination being contested were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED** to **CONTEST** the **APPEAL AGAINST NON-DETERMINATION** on the grounds set out in the report of the Chief Planner.

25.6
CHISLEHURST
CONSERVATION AREA

(13/04122/FULL1) - Beaverwood Lodge Sports and Leisure Club, Beaverwood Road, Chislehurst.

Description of application – Installation of 4x15m tall flood light masts housing 16 floodlights.

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.

**25.7
CLOCK HOUSE**

(13/04190/FULL1) - Phoenix House, 244 Croydon Road, Beckenham.

Description of application - Demolition of existing building and erection of 6 x three bedroom and 2 x five bedroom dwellings.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**25.8
PLAISTOW AND
SUNDRIDGE**

(13/04198/FULL1) - 49 Park Avenue, Bromley.

Description of application – Demolition of existing dwelling and erection of a part two/three storey building comprising 3 one bedroom and 6 two bedroom flats with associated parking.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**25.9
CHISLEHURST
CONSERVATION AREA**

(13/04286/FULL1) - Hollybank, Manor Park Road, Chislehurst.

Description of application – Demolition of existing house and erection of a detached two storey four bedroom house with accommodation in roofspace (Amendment to permission ref. 12/01099 to include elevational alterations) RETROSPECTIVE APPLICATION.

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received. Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration to seek an amendment to the roof design and external finish.

**25.10
HAYES AND CONEY HALL**

(14/00106/FULL6) - 5 Pickhurst Green, Hayes.

Description of application – Part one/two storey front/side/rear extension, formation of rear gable and creation of front porch.

Oral representations in objection to the application were received at the meeting. It was reported that

further objections to the application had been received together with a letter of support.

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.

**25.11
FARNBOROUGH AND
CROFTON**

(14/00188/FULL6) - 1 Brickfield Farm Gardens, Orpington.

Description of application – Two storey side extension.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**25.12
CHISLEHURST
CONSERVATION AREA**

(14/00482/FULL1) - Land rear of 35-37 High Street, Chislehurst.

Description of application – Demolition of existing buildings and erection of two storey building comprising 4 two bedroom and 2 one bedroom flats with 1 two storey Class B1 office and associated parking and landscaping.

Oral representations in support of the application were received at the meeting. It was reported that Environmental Health, Drainage, and the Tree Officer, had no objections to the application and that letters of support 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 with a further condition and an informative to read:-

“16. A replacement tree or trees of sizes and species to be agreed in writing by the Local Planning Authority shall be planted in such positions as shall be agreed by the Authority within 12 months of the removal of the tree(s). Any replacement tree which dies, is removed or becomes seriously damaged or diseased within 5 years of the date of this consent shall be replaced in the next planting season with another of similar size and species to that originally planted.

REASON: In order to comply with Policy NE8 of the Unitary Development Plan and in the interest of the visual amenities of the area.

INFORMATIVE: You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community

Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).”

**25.13
FARNBOROUGH AND
CROFTON**

**(14/00758FULL6) - 1 Brickfield Farm Gardens,
Orpington.**

Description of application – Single storey rear extension.

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

SECTION 3

(Applications recommended for permission, approval or consent)

**25.14
WEST WICKHAM**

**(13/02377/FULL6) - 18 The Crescent, West
Wickham.**

Description of application – Raised timber decking, balustrade and steps to rear.

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

**25.15
CHELSFIELD AND PRATTS
BOTTOM**

**(13/03791/FULL1) - Land adjacent High Barbary,
Orchard Road, Pratts Bottom.**

Description of application – Detached two storey 5 bedroom dwelling with integral garage and land adjacent to High Barbary.

Oral representations in support of the application were received at the meeting. Comments from Ward Member, Councillor Julian Grainger, were reported. 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.

**25.16
FARNBOROUGH AND
CROFTON**

(13/04244/FULL6) - 62 Oregon Square, Orpington.

Description of application – Detached single storey outbuilding for temporary residential accommodation during refurbishment works to the main house and to

be used thereafter for purposes ancillary to the residential use of the main house.

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 an amendment to Condition 4 and a further condition to read:-

“4. The building hereby permitted shall be only be used or occupied as ancillary residential accommodation for a period of 12 months from the date of this decision, and thereafter 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.

5. The domestic facilities comprising cooking equipment, sink, drainer and shower shall be removed from the building hereby permitted following completion of the permitted building works to No.62 Oregon Square or following a period of 12 months from the date of this decision, whichever is sooner.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan, in order to prevent an unacceptable sub-division of the site and in the interest of the amenities of surrounding properties.”

**25.17
BROMLEY COMMON AND
KESTON**

(13/04253/FULL6) - 7 Greys Park Close, Keston.

Description of application – Part one/two storey side/rear extension, single storey side, first floor side and single storey rear extensions, roof alterations to incorporate two front dormers, bay window to front and elevational alterations.

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

Members having considered the report and representations, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration to seek an overall reduction in the size of the extensions and to ensure adequate side space provision to comply with Policy H9 of the Unitary Development Plan.

**25.18
SHORTLANDS
CONSERVATION AREA**

(14/00141/VAR) - 49 Shortlands Road, Shortlands.

Description of application - Variation of Condition 15 of planning permission reference 13/01598 to allow a division of amenity space to the rear garden in order to provide a separate amenity area for each flat.

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

**25.19
PLAISTOW AND
SUNDRIDGE**

(14/00195/FULL6) - 70 Park Road, Bromley.

Description of application – Part one/two storey rear extension.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Peter Morgan, in support of the application were received at the meeting. It was reported that Ward Members, Councillors Ellie Harmer and Michael Turner had no objection to the application and that a letter of support 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 with a further condition to read:-
“6. Before the development hereby permitted is first occupied, the proposed window(s) in the flank elevations shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.

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

**25.20
PETTS WOOD AND KNOLL**

(14/00427/FULL6) - 37 Petts Wood Road, Petts Wood.

Description of application – Part one/two storey side and rear extension and side elevational alterations.

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.

25.21
PETTS WOOD AND KNOLL

(14/00501/RECON) - 9 Acacia Close, Petts Wood.

Description of application – Removal of condition 4 of permission ref 13/03468 that requires erection of screening along Southern edge of balcony approved under that reference.

Members having considered the report, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration for Officers to confirm which elevation of the approved balcony required screening and, if appropriate, to be considered under the Chief Planner's Delegated Authority.

SECTION 4

(Applications recommended for refusal or disapproval of details)

25.22
PENGE AND CATOR

(13/04058/FULL1) - 11 Provincial Terrace, Green Lane, Penge.

Description of application – Demolition of two-storey side extension and creation of access road; erection of a 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.

25.23
DARWIN

(14/00070/FULL1) - 10 Edward Road, Biggin Hill.

Description of application – Demolition of an existing bungalow and erection of a pair of two storey semi detached 3 bedroom dwellings with car parking to front.

Comments from Ward Member, Councillor Richard Scoates, in objection to the application were reported. 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.

26 CONTRAVENTIONS AND OTHER ISSUES

**26.1
PLAISTOW AND
SUNDRIDGE**

(DRR14/040) - Treesway, Lodge Road, Bromley.

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

**THE CHAIRMAN MOVED THAT THE ATTACHED REPORTS, NOT INCLUDED IN
THE PUBLISHED AGENDA, BE CONSIDERED A MATTER OF URGENCY ON THE
FOLLOWING GROUNDS:**

“Deposit of waste material without planning permission has occurred on an area of land adjoining the Waste4Fuel transfer station site. It is necessary for the report to be considered at the next meeting of a Plans Sub-Committee so that the Council can decide the way forward given that the deposit of waste material on the adjoining land could continue. This unauthorised deposit of waste may be difficult to remove and may permanently alter the character and openness of the land which is within the Green Belt.”

**27
CRAY VALLEY WEST**

**(DRR/14/048) - Land adjacent to Tintagel
(Waste4Fuel site), Cornwall Drive, Orpington.**

There was a Part 1 public report and a Part 2 exempt report for this item not included in the published agenda both reports issued with grounds of urgency. The first report was despatched on 2 April 2014 as a Part 2 exempt report; due to public interest and concern a second report was despatched on 3 April 2014 as a Part 1 public report. The Part 1 public report differed from the Part 2 exempt report in that under Paragraph 3.4, sentences 3, 4 and 5 had been redacted.

On receiving confirmation from Members that they had read both reports the Chairman moved that Part 1 report be considered first as a matter of urgency.

The Legal Representative explained there had been a serious encroachment by the illegal dumping of waste on a piece of green belt land to the south of the Waste4Fuel site. The area was adjacent to a site of special scientific interest in a conservation area and the rubbish was visible in the surrounding area. Further reports would be considered by Development Control Committee and the Executive in due course.

Councillor John Ince appreciated local residents' frustration and he thanked them for their prompt action in alerting Ward Members and Officers to this matter and also the Officers for the speed in which the

matter had been dealt with and for the strong report under consideration.

Members having considered the report, **RESOLVED THAT AUTHORITY BE GIVEN FOR INJUNCTION PROCEEDINGS TO BE COMMENCED,**

(i) to restrain the owner of titles SGL717180 and SGL339839 and the operators of the adjoining waste transfer station, whether by themselves or by causing or permitting others, from using without planning permission any part of these titles for any purpose in association with the adjoining waste transfer station or from carrying out any building, engineering or other operations in association with that use; and

(ii) to require the owner of title SGL339839 and the operators of the adjoining waste transfer station to remove the tipped material on the area marked hatched on the plan attached to report DRR/14/048 and to reinstate the land to its former appearance.

IT WAS FURTHER RESOLVED that the Director of Corporate Services be given delegated powers to authorise the institution of further proceedings under the Town and Country Planning Act 1990 and related legislation in respect of the land comprised in titles SGL717180 and SGL339839 should he deem those proceedings to be necessary as recommended, in the report of the Chief Planner.

It was the final meeting of the municipal year and the Chairman thanked Members and Officers for their work throughout the year and Members and Officers likewise thanked the Chairman for her support.

On behalf of Members Councillor Katy Boughey warmly thanked Tony Stewart, Development Control Manager, for his hard work and dedication to the Planning Department over many years and she wished him a long and happy retirement.

The Meeting ended at 9.18 pm

Chairman