

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 11 September 2014

Present:

Councillor Richard Scoates (Chairman)

Councillors Vanessa Allen, Teresa Ball, Simon Fawthrop,
Samaris Huntington-Thresher, Russell Mellor, Melanie Stevens
and Michael Turner

Also Present:

Councillors Graham Arthur, Alexa Michael and Stephen Wells

13 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Peter Dean; Councillor Teresa Ball acted as substitute.

An apology for absence was also received from Councillor Nicky Dykes.

14 DECLARATIONS OF INTEREST

Councillor Melanie Stevens declared a personal interest in Item 4.6. Councillor Stevens left the room and did not take part in the discussion or vote.

Councillor Steven Fawthrop declared a personal interest in Items 4.8 and 4.12 as his daughter was a pupil at Newstead Wood School.

15 CONFIRMATION OF MINUTES OF MEETING HELD ON 17 JULY 2014

RESOLVED that the Minutes of the meeting held on 17 July 2014 be confirmed and signed as a correct record.

16 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

16.1 CRAY VALLEY EAST

**(14/01926/FULL1) - St Pauls CE Primary School,
Buttermere Road, Orpington**

Description of application - Proposed extension to existing school comprising two modular buildings to accommodate additional classrooms and nursery to

expand the school permanently from 1 form of entry to 2 forms of entry.

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.

**16.2
PENGE AND CATOR
CONSERVATION AREA**

(14/02045/FULL1) - Alexandra Junior School, Cator Road, Sydenham

Description of application - Demolition of existing modular building to eastern elevation and erection of single storey building with ramped and stepped access.

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.

**16.3
CRAY VALLEY WEST**

(14/02313/MATAMD) - Riverside School, Main Road, St Pauls Cray

Description of application - Minor Material Amendment to application ref. 13/01744 - Erection of part 3m/part 1-2m boundary fence and 1.2m gate. Erection of 1.2m internal fence with light fittings. Relocation of existing 3m gates.

THIS ITEM WAS WITHDRAWN BY THE CHIEF PLANNER.

**16.4
COPERS COPE**

(14/02367/FULL1) - Clare House Primary School, Oakwood Avenue, Beckenham

Description of application - Demolition of existing school building and erection of a two storey school building with associated landscaping including an artificial multi-use sports pitch.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member Councillor Stephen Wells in support of the application were received at the meeting.

Planning Officer comments on behalf of the Chief Planner were reported as set out in Appendix 1 to these Minutes.

Members having considered the report, objections and representations, including the opinion on behalf of the Chief Planner that the proposal was not EIA development, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner with conditions 14 and 27 amended to read:-

'14 Before commencement of the use of the land or building hereby permitted, details of a minimum of 14 car parking spaces and/or garages and turning space shall be submitted to and approved in writing by the Local Planning Authority and such provision shall be completed before the commencement of the land or building hereby permitted and shall therefore be kept available for such use. No permitted development whether permitted by the Town and Country Planning (General Permitted Development Order 1995) (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

Reason: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

27 The targets for carbon dioxide emissions reduction detailed within the Sustainability and Energy Strategy Report hereby approved shall be achieved on site prior to occupation of the new school building.

Reason: In order to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 5.2 of The London Plan.'

The following two conditions were also added:-

29 The artificial multi-use sports pitch shall not be used before 0900 hours and after 1900 hours on any day between Monday-Friday inclusive, before 1000 hours and after 1900 hours on any Saturday and shall not operate on any Sunday.

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

30 No floodlighting shall be installed to the artificial multi-use sports pitch hereby permitted without 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 the visual and residential amenities of the area.

SECTION 2

(Applications meriting special consideration)

**16.5
BROMLEY COMMON AND
KESTON**

**(14/02178/FULL1) - The Cabin, Jackass Lane,
Keston**

Description of application - Demolition of existing dwelling and ancillary outbuildings and mobile home and erection of a detached two storey three bedroom house and detached garage.

Oral representations in support of the application were received. Oral representations from Ward Member Councillor Alexa Michael in support of the application were received at the meeting.

Members having considered the report 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 addition of a further condition to read:-

16 No mobile homes shall at any time be stationed or sited on the site without prior approval in writing by the Local Planning Authority.

Reason: In the interest of the visual amenities of the Green Belt and in order to comply with Policy G1 of the Unitary Development Plan.

**16.6
CRAY VALLEY EAST**

**(14/02605/FULL6) - 124 Chislehurst Road,
Orpington**

Description of application - Single storey outbuilding at rear to be used as a playroom/store/gym
RETROSPECTIVE APPLICATION.

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

Members having considered the report, objections and representations, **RESOLVED that the application be REFUSED** for the following reason:-

1 The single storey outbuilding, given its siting and excessive height, appears out of character with the streetscene and would result in loss of visual amenity to local residents, thereby contrary to Policy BE1 of the Unitary Development Plan.

It was **FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED to seek a reduction in height to the previously granted scheme (ref. 14/00059).**

**16.7
PETTS WOOD AND KNOLL**

(14/03044/FULL1) - 80 Crescent Drive, Petts Wood

Description of application - Erection of a detached two storey three bedroom dwelling on land rear of 78-80 Crescent Drive with vehicular access onto Shepperton Road.

Councillor Fawthrop supported the recommendation for refusal and circulated an appeal decision for an application made by 58 Frankswood Avenue which he felt involved similar considerations. Councillor Fawthrop's comments are attached as Appendix 2 to these Minutes.

Members having considered the report and objections, **RESOLVED that the application be REFUSED** as recommended, for the reasons as set out in the report of the Chief Planner with reason 2 amended to read:-

'2 The proposal would constitute a cramped overdevelopment of the site, out of character with surrounding development, lacking in adequate amenity space, harmful to the spatial standards of the area and would have a detrimental impact on highway safety, therefore contrary to Policies BE1, H7 and T18 of the Unitary Development Plan, the London Plan and Paragraph 53 of the National Planning Policy Framework (2012).

SECTION 3

(Applications recommended for permission, approval or consent)

**16.8
FARNBOROUGH AND
CROFTON**

**(14/01131/FULL1) - Newstead Wood School,
Avebury Road, Orpington**

Description of application - Installation of 16 x 8m tall floodlighting masts to 4 existing tennis courts.

Planning Officer comments were reported at the meeting.

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 conditions 4, 5, 7 and 8 amended to read:-

'4 Closeboard fencing (1.8m in height) will be provided along the western boundary of the site of the tennis courts with Newstead Wood. A plan showing the precise siting and length of this fencing is to be submitted to and be agreed by the Local Planning

Authority prior to the commencement of development. The fence is to be installed prior to the first usage of the floodlights and be permanently maintained thereafter.

5 Details of additional conifer planting to extend the existing planting from the music block to the western boundary is to be submitted to and agreed in writing by the Local Planning Authority. The additional conifer planting will be installed prior to the first operation of the floodlighting and be permanently maintained as such.

7 The floodlight fittings hereby approved will be Philips 1Kw projector fittings, with Philips Optivisors fitted to all of the 16 permitted floodlights. No alternative fittings or visors are to be used unless agreed in writing with the Local Planning Authority.

8 A report setting out the findings of a monitoring visit (before the end of the first bat activity season after the installation of the floodlights) shall be submitted to and approved by the Local Planning Authority. Details of any further mitigation measures recommended by the report shall be submitted to and approved by the Local Planning Authority and installed within 3 weeks of approval and permanently retained thereafter.'

**16.9
WEST WICKHAM**

(14/01611/FULL6) - 18 Blakes Green, West Wickham

Description of application - Two storey side/rear extension.

Planning Officer comments 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 2 amended to read:-
'2 Details of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details. Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.'

**16.10
CHELSFIED AND PRATTS
BOTTOM
CONSERVATION AREA**

**(14/01641/FULL1) - Access way to Glebe Land,
Skibbs Lane, Orpington**

Description of application - Installation of concrete hard standing providing access to field.
RETROSPECTIVE APPLICATION.

It was reported that further objections to the application had been received.
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 1 amended to read:-
1 The drainage system indicated on the approved drawings shall be completed within 4 months of this decision notice and permanently retained thereafter.
Reason: To ensure satisfactory implementation of the surface water drainage proposals and to accord with policy ER13 of the Unitary Development Plan.

**16.11
CHELSFIELD AND PRATTS
BOTTOM**

**(14/01896/FULL1) - Norsted Manor, Norsted Lane,
Orpington**

Description of application: Installation of 64 solar photovoltaic panels on A-frames on land adjacent to Norsted Manor.

It was agreed that the principle issues of permitting solar panels to be installed on properties in the Green Belt should be referred to the Development Control Committee for consideration by Members.

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.

**16.12
FARNBOROUGH AND
CROFTON**

**(14/02210/FULL1) - Newstead Wood School,
Avebury Road, Orpington**

Description of application - Air hall over four existing outdoor tennis courts to be erected for 6 months from 1st October to 31st March.

Planning Officer comments 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 conditions 3, 4, 5 and 6 amended to read:-

'3 The use hereby permitted shall only be erected during the period from 1 October until 1 April in any year. At all other times the covers shall be removed and the site restored to its condition before the development took place.

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

4 The air hall hereby permitted shall not be open to patrons outside the following times: 09:00 to 21:30 on weekdays and between 09:00 and 21:00 on weekends.

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

5 Before the use hereby permitted begins, details of the installation of equipment to inflate the covers shall be submitted to and approved in writing by the Local Planning Authority. All equipment installed as part of the scheme shall be thereafter operated and maintained in accordance with the manufacturer's instructions.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan.

6 The noise mitigation measures proposed as part of the application proposal will be implemented prior to the first operation of the equipment that will be used to inflate the air dome and maintained thereafter for whenever the air hall is inflated.

Reason: In order to comply with Policy BE1 and in the interest of the users of the site and occupiers of surrounding residential properties.'

**16.13
BROMLEY COMMON AND
KESTON**

(14/02223/FULL6) - 2 Gravel Road, Bromley

Description of application - Addition of first floor to existing bungalow to create a two storey dwelling.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member Councillor Alexa Michael in objection to the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that the application be REFUSED** for the following reason:-

1 The proposed first floor addition, given the siting of the property beyond the established front building line,

would be out of character with the streetscene and would result in a detrimental loss of amenity, in particular loss of light and prospect to No. 4 Gravel Road, thereby contrary to BE1 and H8 of the Unitary Development Plan.

SECTION 4

(Applications recommended for refusal or disapproval of details)

16.14 BROMLEY COMMON AND KESTON

(14/02135/FULL1) - Scrubs Farm, Lower Gravel Road, Bromley

Description of application - Use of part of field to make mulch and bio-fuel from virgin wood, siting of portacabin and construction of wooden log shed and associated works included the construction of a concrete base with surface water catchment system.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member Councillor Alexa Michael in objection to the application were received at the meeting.

It was reported that in the light of the additional information submitted with the application on the trip generation of the proposal, the Highways Division did not raise an objection on grounds of highways safety. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended and for the reasons set out in the report of the Chief Planner with reason 2 amended to read:-

2 The noise and odour generated by the processing and subsequent composting of logs and other vegetative material, resulting from this independent operation which is operating on a commercial scale, results in an unacceptable impact on the amenities of the surrounding residential properties; thereby contrary to The National Air Strategy, The Mayor's Ambient Noise Strategy and Policy BE1 of the London Borough Bromley Unitary Development Plan.

17

CONTRAVENTIONS AND OTHER ISSUES

17.1

2 The Drive, Beckenham

Members having considered the report, **RESOLVED that AUTHORISATION BE GRANTED** as recommended, for: (i) the issue of a Breach of Condition Notice and/or an Enforcement Notice to

secure the removal of the unauthorised first floor rear extension; and (ii) the issue of an Enforcement Notice to secure the removal of the unauthorised part of the single storey rear extension.

Members **FURTHER RESOLVED** that it is necessary and expedient for the reasons stated in the report, for an application to be made to the Court for an injunction to secure the removal of the unauthorised first floor rear extension and the unauthorised part of the single storey rear extension.

The meeting ended at 8.55 pm

Chairman

APPENDIX 1

ITEM 4.4 - CLARE HOUSE PRIMARY SCHOOL, OAKWOOD AVENUE, BECKENHAM

PLANNING OFFICER COMMENTS

“1. Additional objections have been raised from local residents since the report was compiled. These include objections in respect of the Transport assessment data, car parking, traffic, the nature and scale of the proposal together with nature issues.

2. Additional information was received on 10th September from the agent which included an updated ecology report, specifically in regard to badgers. This document indicated no evidence of badger activity (although precautions are recommended in the construction phase and a construction management condition has been suggested).

In terms of the Transport document, the agent asserts that *“The Travel Survey reveals only an additional 37 and five extra members of staff would potentially travel to school in a car. It had been shown by the parking survey that the extra vehicles could be accommodated on street.*

The above is considered very much a worst case scenario given the new pupil intake will be from the immediate area and it could be reasonably expected that the vast majority would actually walk to school from this short distance as can be demonstrated by the existing school survey. The school will aim to encourage users of the school to use more sustainable modes of transport, particularly those living nearby.

The site has reasonable access by modes of transport other than the private car, There is a bus service on Oakwood Road within a few minutes’ walk of the site giving convenient service to various destinations within the local residential area.

It is considered that by raising awareness of alternative modes of transport to the private car through the Travel Plan the number of car borne trips can be reduced.”

3. The development proposed involves a scheme on a site of 1.2 hectares and therefore falls within the description of paragraph 10(b) of Schedule 2 to the Regulations. The view is therefore taken that, taking into account the selection criteria in Schedule 3 of the Regulations and the terms of the European Directive, it is likely the development would not have significant effects on the environment by virtue of factors such as its nature, size or location. This is taking into account all relevant matters including the information submitted and the scale of the proposed development on the site. Accordingly, the proposed development described is not “EIA development” within the meaning of the 2011 Regulations.

4. The agents have advised that they are willing to accept an hours of operation condition regarding the astro sports pitch if objections are raised to its use out of hours. Members would need to consider this as part of the debate.

5. Condition 27 needs to be substituted with “The targets for carbon dioxide emissions reduction detailed within the Sustainability and Energy Strategy Report hereby approved shall be achieved on site prior to occupation of the new school building. In order to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 5.2 of The London Plan.”

6. In terms of parking measures such as yellow lines/ white lines or other traffic measures etc, these are outside of the application site and cannot be conditioned as part of this application. Although my Highways colleagues and the school will liaise locally to look at these issues. Indeed these can be retro fitted should they be required.

7. The application involves an increase in car parking at the school from 4 spaces to 11. It may be possible to increase the car parking on site further and a condition relating to the submission of the car parking details is suggested.”

APPENDIX 2

Item 4.7 - 80 Crescent Drive, Petts Wood

Comments received at the meeting from Committee Member and Ward Member, Councillor Simon Fawthrop

“Mr Chairman

I whole heartedly support the recommendation in the report.

I would however like to add two additional grounds for refusal.

The first is in addition to H7; the London Plan also resists back garden development which should be included in the reasons.

The second relates to traffic in the area and the proximity of this site to the junction with Crescent Drive. Using my local knowledge as a ward Councillor I can advise Members that not only is this a busy junction, but at certain times of the day the area is overly parked, generally associated with the school run. Shepperton Road is also on the bus route R3 to The PRU Hospital and the bus often already becomes entangled with local traffic. This application will only exacerbate this situation contrary to policies T18 and T8.

Finally I offer for the Appeal reference APP/G5180/A/10/2121215 decision in relation to 58 Frankswood Avenue which is of a similar nature to this application without the additional traffic problems to support refusal in this case. I would particularly draw Members' attention to paragraph 5 of the decision.

I therefore propose refusal with the additional grounds mentioned.

Simon Fawthrop

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