

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 19 February 2015

Present:

Councillor Katy Boughey (Chairman)
Councillor Douglas Auld (Vice-Chairman)
Councillors Teresa Ball, Nicholas Bennett J.P., Kevin Brooks,
Lydia Buttinger, Ellie Harmer, Charles Joel and Alexa Michael

Also Present:

Councillors Kathy Bance MBE, Mary Cooke and Will Harmer

24 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

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

25 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

26 CONFIRMATION OF MINUTES OF MEETING HELD ON 18 DECEMBER 2014

RESOLVED that the Minutes of the meeting held on 18 December 2014 be confirmed and signed as a correct record.

27 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

27.1 PENG AND CATOR

(14/05042/VAR) - Land Rear Of 190 to 200 Kings Hall Road, Beckenham

Description of application – Variation conditions 2,7,8,12 and 15 of application 12/02798 for extension to existing car park to provide an additional 64 car parking spaces and associated landscaping (amended layout plan and drainage system with 67 spaces).

It was reported that further objections to the

application had been received.

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.

SECTION 2

(Applications meriting special consideration)

27.2 FARNBOROUGH AND CROFTON

(14/03509/FULL1) - 132 Crofton Road, Orpington

Description of application – Alteration, extension and conversion of existing dwellinghouse to form 4 two bedroom flats and the construction of a pair of semi-detached houses, together with the formation of private and communal gardens, the construction of bin and cycle stores and closing the existing vehicular access from Crofton Road.

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 a reduction in the scheme and to delete the proposed semi-detached dwellings.

27.3 CHISLEHURST CONSERVATION AREA

(14/03754/VAR) - Darul Uloom, Foxbury Avenue, Chislehurst

Description of application – Variation of condition 5 of permission reference 03/02501 to increase the number of pupils from 155 to 225.

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received together with a letter of objection of Bob Neil MP. Comments from Highways Division with regard to parking were reported.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, to seek legal clarification on planning conditions to control pupil numbers in relation to The Fair Access to Education Protocol.

**27.4
PLAISTOW AND
SUNDRIDGE**

**(14/04112/FULL1) - Sundridge Park Management
Centre Ltd, Plaistow Lane, Bromley**

Description of application - Erection of pedestrian and vehicular entrance gates with railings and turning head.

It was reported that further objections to the application had been received. Comments from the Rights of Way Officer and late comments from the applicant were reported and it was also reported that the Tree Officer had no objection to the application. 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 a further condition to read:-

“3. No development shall commence until an arboricultural impact assessment for the protection of trees shown retained both on and immediately adjoining the site and as described by British Standard BS 5837:2012 is submitted to and approved in writing by the Local Planning Authority. The arboricultural impact assessment shall be accompanied by a tree protection plan and method statement detailing means of any special methods of construction for excavation, foundations and new hard surfaces. Once approved the works shall be implemented as specified in the method statement prior to the commencement of work on site, and shall be maintained to the Local Planning Authority’s reasonable satisfaction until the completion of the development.

REASON: To ensure that works are carried out according to good arboricultural practice and in the interests of the health and amenity of the trees to be retained around the perimeter of the site and to comply with Policy NE7 of the Unitary Development Plan.”

**27.5
BROMLEY TOWN**

**(14/04139/FULL1) - Sunset Hill, Hillbrow Road,
Bromley**

Description of application – Demolition of existing dwelling and erection of a part two/part three storey building comprising 9 two bedroom apartments and 14 car parking spaces.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Will Harmer, in objection to the application were received at the meeting. It was reported that

further objections to the application had been received and that Highways Division 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 a further informative to read:-

“INFORMATIVE 3: Hillbrow Road is an unadopted highway and the condition of the section of the street to which the proposed development has a frontage should, at the end of development, be at least commensurate with that which existed prior to commencement of the development. If any works connected with the proposed development are undertaken within the limits of the street, it will be necessary to obtain the agreement of the owner(s) of the sub-soil upon which Hillbrow Road is laid out

INFORMATIVE 4: 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“

27.6 PENGE AND CATOR

(14/04144/OUT) - 20 Snowdown Close, Penge

Description of application – Demolition of the existing building and construction of a two storey building comprising 6 two bedroom flats.

OUTLINE APPLICATION for siting and means of access only.

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

reported that the site was adjacent to Open Urban Space and not in it.

A Member referred to a meeting of the Executive and Resources Portfolio Holder on 27 March 2014 when consideration was given for the London Borough of Bromley to sell the site and it was currently in the process of being sold. Ward Member, Councillor Kevin Brook's opinion was that the best long term use of the recently vacated site would be to retain it for community use to support youth.

There were two separate applications for this site and Members acknowledged that they could grant permission for both applications if they were mindful and they discussed the Planning Department's process for the issue of decisions.

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

1. The proposed redevelopment would result in the loss of a potential community use which would undermine the ability to deliver the social, recreational and cultural facilities and services that are required to enhance the sustainability of communities and residential environments, contrary to the aims and objectives of the National Planning Policy Framework as set out in Paragraph 70, London Plan Policy 3.16: Protection and Enhancement of Social Infrastructure and Policy C2 Community Facilities and Development of the Unitary Development Plan.

**27.7
COPERS COPE**

(14/04473/FULL1) - St Christopher's School, 49 Bromley Road, Beckenham

Description of application - Demolition of existing single storey classrooms and construction of a two storey extension building comprising eight classrooms.

Comments from Ward Member, Councillor Russell Mellor, in support of the application were reported. 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.

**27.8
SHORTLANDS**

(14/04487/FULL6) - 14 Pickhurst Park, Bromley

Description of application – Part one/two storey front/side/rear and single storey rear extensions.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Mary Cooke, in support of the application were received at the meeting.

Members having considered the report and representations, **RESOLVED that PERMISSION be GRANTED** subject to the following conditions:-

“1. The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.

REASON: Section 91, Town and Country Planning Act 1990.

2. Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building

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.3.

3. 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.”

**27.9
KELSEY AND EDEN PARK**

(14/04503/FULL1) - 35-37 Upper Elmers End Road, Beckenham

Description of application – Change of use of land to the rear of Nos. 39 - 57 Upper Elmers End Road from public car park (Sui Generis) to car parking in association with the use of the car showroom at Nos. 35 - 37 Upper Elmers End Road.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**27.10
BICKLEY
CONSERVATION AREA**

(14/04512/OUT) - 6 Woodlands Road, Bickley

Description of application – Partial demolition of the existing building at 6 Woodlands Road and conversion into 3 dwellings. Demolition of outbuildings and erection of two detached dwellings, detached garage, associated landscaping. parking/garaging and retention of existing access points. (HYBRID FULL/OUTLINE APPLICATION (with all matters reserved)).

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.

**27.11
BROMLEY TOWN**

(14/04528/PLUD) - 17 Cameron Road, Bromley

Description of application – Single storey side extension CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT.

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 DEFERRED**, without prejudice, to allow the applicant to submit existing and proposed plans to show the land at the front of the property. **IT WAS FURTHER RESOLVED** that if the further information required was satisfactory, then the matter shall be dealt with under the Chief Planner's Delegated Authority.

**27.12
PENGE AND CATOR**

(14/04590/VAR) - 45 Oakfield Road, Penge

Description of application – Section 73 application planning permission to vary condition 17 of planning permission DC/83/00924 to allow the sale of A1 non-food goods (a maximum of 185 sqm) from within existing Homebase store.

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 the deletion of Condition 1.

**27.13
PENGE AND CATOR**

(14/04615/FULL2) - 20 Snowdown Close, Penge

Description of application – Change of use of existing building (Use Class A2) to a community centre (Use Class D1).

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Kathy Bance MBE, in support of the application were received at the meeting.

Councillor Bance said that to change the Use Class from A2 to a community centre Use Class D1, would enable support for some of the most vulnerable youth in the Borough and that the Metropolitan Police strongly supported the application. Ward Member, Councillor Kevin Brooks, said that Ward Members and residents were dismayed that the support service for youth, not dependent on Council funding, may be forced to cease if permission were not granted and he reported that there was an on-line petition signed by hundreds of local residents and that Penge Forum also supported the application. Members having considered the report and representations

RESOLVED that PERMISSION be GRANTED as recommended, subject to the conditions and informative set out in the report of the Chief Planner.

**27.14
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(14/04862/FULL1) - 33 Oakley Road, Bromley

Description of application – Single storey extension to an existing detached storage building (for additional storage and staff welfare facilities associated with store managers office area) plus hardstanding areas for staff parking in conjunction with existing business use.

Oral representations in support of the application were received at the meeting. Comments from the Advisory Panel for Conservation Areas in objection to the application were reported. It was also reported that the Council's Conservation Officer 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:-

“4. Details of the proposed slab levels of the

building(s) and the existing site levels 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.”

SECTION 3

(Applications recommended for permission, approval or consent)

27.15 BROMLEY COMMON AND KESTON CONSERVATION AREA

(14/03351/FULL6) - 17 Forest Ridge, Keston

Description of application – Part one/two storey side/rear extensions, single storey rear extension, first floor front extension, porch canopy, roof alterations to raise roof height and rear dormer to create third storey in roof space and elevational alterations to front, side and rear.

Oral representations in support of the application were received at the meeting. It was reported that Highways Division 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 informative set out in the report of the Chief Planner.

27.16 PETTS WOOD AND KNOLL

(14/03469/PLUD) - 27 West Way, Petts Wood

Single storey side extension CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT

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

Members having considered the report, objections and representations, **RESOLVED NOT TO CONTEST THE APPEAL**, as recommended in the report of the Chief Planner.

The applicant offered to withdraw the appeal and submit another planning application. Members indicated that if the repeat application was satisfactory then it shall be dealt with under the Chief Planner's delegated authority.

**27.17
BROMLEY COMMON AND
KESTON**

(14/04450/FULL6) - 5 Cheyne Close, Bromley

Description of application – Part two storey, part single storey side/rear extensions.

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, subject to the conditions set out in the report of the Chief Planner.

**27.18
BICKLEY**

(14/04851/FULL1) - Lauriston House Nursing Home, Bickley Park Road, Bickley

Description of application - Two storey rear extension to provide 20 additional beds and formation of separate vehicular access to serve adjoining residential properties at The Lodge and Orchard Cottage.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**27.19
CHISLEHURST
CONSERVATION AREA**

(14/03970/FULL6) - Ways End, Wilderness Road, Chislehurst

Description of application – Roof alterations to incorporate front and rear dormers, two storey front extension, part one/two storey side extension and creation of basement.

Oral representations in support of the application were received at the meeting. It was reported that the Tree Officer had no objection to the application.

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.

The Meeting ended at 9.25 pm

Chairman