

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 19 June 2014

Present:

Councillor Simon Fawthrop (Chairman)
Councillor Michael Turner (Vice-Chairman)
Councillors Teresa Ball, Kathy Bance MBE, Peter Dean,
Nicky Dykes, Samaris Huntington-Thresher, Russell Mellor and
Richard Scoates

Also Present:

Councillor Graham Arthur

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Melanie Stevens and Councillor Teresa Ball attended as her substitute.

2 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 17 APRIL 2014

RESOLVED that the Minutes of the meeting held on 17 April 2014 be confirmed.

4 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

4.1 CHELSFIELD AND PRATTS BOTTOM

(14/00111/FULL1) - Coltswood, Stonehouse Road, Orpington.

Description of application – Demolition of existing dwelling and detached garage and erection of a detached two storey four bedroom dwelling with accommodation in roof space and associated detached garage.

Oral representations in objection to the application

were received at the meeting. It was reported that further objections to the application had been received.

Councillor Samaris Huntington-Thresher referred to the topographical survey that had been undertaken and in her opinion the proposed development was over-dominant, over-intensive and residential amenity space would be lost if the application were to be approved.

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

1. The proposal, by reason of its size, height and siting constitutes an incongruous and over-dominant form of development, harmful to the visual amenities of the area, and contrary to Policies BE1 and H7 of the Unitary Development Plan.
2. The proposal would be over-dominant and would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able continue to enjoy by reason of visual impact, overlooking and loss of privacy, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

4.2 BROMLEY TOWN

(14/00217/FULL1) - Wendover Tennis Club, Glanville Road, Bromley.

Description of application – Nine 6.7m high floodlights to courts 4 and 5.

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 with an amendment to Condition 3 to read:-

“3. The floodlights hereby permitted shall not be used after 9.00 p.m. on Mondays to Fridays (inclusive) or after 7.00 p.m. on Saturdays or Sundays.

REASON: In order to comply with Policies BE1 and ER10 of the Unitary Development Plan and in the interests of the amenities of local residents.”

4.3 WEST WICKHAM

(14/00931/FULL6) - 60 Pine Avenue, West Wickham.

Description of application – Increase in roof height to incorporate 3 rear dormers, part one/two storey front/side/rear extension.

Comments from the applicant were reported.

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.

**4.4
PLAISTOW AND
SUNDRIDGE**

(14/00981/FULL1) - 51 London Lane, Bromley.

Description of application - Conversion of existing single storey garage into detached two bedroom dwelling.

Oral representations in objection to and 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 informative set out in the report of the Chief Planner.

**4.5
BROMLEY TOWN**

(14/00989/FULL3) - 6 Blyth Road, Bromley.

Description of application – Change of Use from Office use (Class B1) to nursery (Class D1) with cycle storage to rear.

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.

**4.6
PLAISTOW AND
SUNDRIDGE**

(14/01145/FULL1) - Land Adjacent to 27 Edward Road, Bromley.

Description of application – Detached two storey six bedroom house with accommodation in roofspace, integral garage and associated vehicular access and car parking.

Comments from the applicant were reported. Members having considered the report and objections, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration to seek a reduction in the roof height.

**4.7
CLOCK HOUSE**

(14/01205/FULL1) - Churchfields Primary School, Churchfields Road, Beckenham.

Description of application - Part infill development of enclosed courtyard to provide new reception classroom.

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.

**4.8
CLOCK HOUSE**

(14/01261/FULL1) - Churchfields Primary School, Churchfields Road, Beckenham.

Description of application – Erection of modular building to provide 99 sq m nursery, and provision of access thereto by formation of paving, fence and gates.

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.

**4.9
ORPINGTON**

(14/01295/FULL6) - 29 Winchester Road, Orpington.

Description of application – Enlargement of roof to provide first floor accommodation including front and rear dormers and single storey side/rear extension.

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

1. The proposed hip to gable and side extension, involving as it does substantial alteration to the existing roof line of the property, would be detrimental to the symmetrical appearance of this pair of semi-detached houses and to the street scene generally, contrary to Policies BE1 and H8 of the Unitary Development Plan.

(Councillor Peter Dean wished his vote for 'permission' to be recorded.)

**4.10
SHORTLANDS
CONSERVATION AREA**

(14/01333/FULL6) - 36 Hayes Way, Beckenham.

Description of application – Roof alterations to incorporate rear dormer and rooflights, two storey rear extension and new roof over existing side extension and first floor infill 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.

**4.11
HAYES AND CONEY HALL**

(14/01397/FULL1) - 11 Alexander Close, Hayes.

Description of application – Conversion of existing dwelling to one 3 bedroom and one 2 bedroom dwelling.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Graham Arthur, 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.

**4.12
DARWIN**

(14/01398/FULL1) - 10 Edward Road, Biggin Hill.

Description of application – Demolition of existing bungalow and erection of a pair of semi detached 2 bedroom bungalows with car parking to front.

Members having considered the report and objections, **RESOLVED that PERMISSION be REFUSED** as recommended in the report of the Chief Planner.

SECTION 3

(Applications recommended for permission, approval or consent)

**4.13
BICKLEY
CONSERVATION AREA**

(13/02200/FULL1) - The Pentlands, Woodlands Road, Bickley.

Description of application – Part one/two storey detached 4 bedroom dwelling with basement garage and ancillary accommodation on land to the rear of The Pentlands fronting Woodlands Close.

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.

**4.14
ORPINGTON**

(14/00922/FULL6) - 9 Hillcrest Road, Orpington.

Description of application – Single storey side/rear extension.

Oral representations in support of the application were received 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.

**4.15
BROMLEY COMMON AND
KESTON**

(14/01427/FULL1) - Orcombe, Westerham Road, Keston.

Description of application – Demolition of existing dwelling and garage and erection of 1 two storey 5 bedroom detached dwelling.

Oral representations in support of the application were received at the meeting. Comments from Ward Member, Councillor Alexa Michael, in support of the application 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 with two further conditions and an informative to read:-

“8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A, B, C, or E of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON: In the interest of the visual and neighbouring amenities of the area and to prevent an overdevelopment of the site, to accord with Policies BE1 and H7 of the Unitary Development Plan.

9. Before any part of the development hereby permitted is first occupied boundary enclosures of a height and type to be approved in writing by the Local Planning Authority shall be erected in such positions along the boundaries of the site(s) as shall be approved and shall be permanently retained thereafter.

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

INFORMATIVE: The applicant is advised that this committee would be supportive of any future application for a garage to the site being considered under delegated authority.”

5 TREE PRESERVATION ORDERS

**5.1
COPERS COPE**

**(DRR14/057) - Tree Works Application to a Tree
Protected by a Tree Preservation Order - 76B The
Avenue, Beckenham.**

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

The Meeting ended at 8.10 pm

Chairman