

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 9 October 2014

Present:

Councillor Simon Fawthrop (Chairman)
Councillors Peter Dean, Peter Fookes, Samaris Huntington-Thresher, Kate Lymer, Russell Mellor, Michael Rutherford and Richard Scoates

10 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Nicky Dykes and Kathy Bance MBE and Councillors Michael Rutherford and Peter Fookes attended as their substitutes respectively. Apologies for absence were also received from Councillor Michael Turner.

11 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

12 CONFIRMATION OF MINUTES OF MEETING HELD ON 14 AUGUST 2014

Councillor Russell Mellor was concerned with the Informative attached to Minute 9.8 on page 12 of the minutes concerning (14/02185/PLUD) – Hamara, Shortlands Grove, Shortlands. In Councillor Mellor's view the informative was not as specific as intended but as the decision notice had been issued this could not be amended.

RESOLVED that the Minutes of the meeting held on 14 August 2014 be confirmed.

13 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

13.1 WEST WICKHAM

(14/02319/Full1) - Hawes Down Junior School, The Mead, West Wickham

Description of application – Single storey extension with glazed canopy to provide additional classroom accommodation with toilet.

Oral representations in support of the application were

received at the meeting. It was reported that Sport England had no objection to the application. 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.

SECTION 2

(Applications meriting special consideration)

13.2 SHORTLANDS CONSERVATION AREA

(13/03855/OUT) - Rydal Mount, 23 Cumberland Road, Shortlands.

Description of application – Demolition of existing buildings and erection of 45 residential units with basement parking and up to 45 cars **OUTLINE** (with all matters reserved).

Comments from Ward Members, Councillors Mary Cooke and David Jefferys, 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.

13.3 CRAY VALLEY EAST

(14/02081/RECON) - Compost Site on Land off Cookham Road, Swanley.

Description of application – Variation of Condition 2 of permission 09/03618 granted for composting facility buildings for reception of food and green waste, anaerobic digestion process, digestate maturation process and conversion of methane gas to electricity together with liquid feed tanks, bays/structures to store finished products, biofilters beds, car parking, improvements to existing secondary vehicular access and upgrading of existing hard surfaces (to replace existing open window composting facility) to add additional structures and amend the type and layout of proposed buildings for the reception and maturation process.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 AGREEMENT** to incorporate this approved application into the original agreement, as recommended, subject to the conditions and informatives set out in the report of the

Chief Planner with an amendment to Condition 13 to read:-

“13. Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The scheme shall include tree planting along Cookham Road. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.”

**13.4
BROMLEY COMMON AND
KESTON**

(14/02345/FULL6) - 7 Larch Way, Bromley.

Description of application - Part one/two storey side/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.

**13.5
PENGE AND CATOR**

(14/02455/FULL1) - 181 Kent House Road, Beckenham.

Description of application – Conversion of existing dwelling into 2x two bedroom flats and 1x one bedroom flat, plus elevational alterations.

Members having considered the report, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner.

**13.6
BICKLEY**

(14/02676/FULL6) - 2 Cloisters Avenue, Bickley.

Description of application – Single storey side/rear and first floor side/rear extensions.

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.

**13.7
CRYSTAL PALACE
CONSERVATION AREA**

(14/02916/FULL1) - 9D Crystal Palace Park Road, Sydenham.

Description of application - Six replacement uPVC windows.

Members having considered the report, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner.

SECTION 3

(Applications recommended for permission, approval or consent)

**13.8
MOTTINGHAM AND
CHISLEHURST NORTH**

(14/01262/OUT) - 112 Elmstead Lane, Chislehurst.

Description of application – Demolition of existing dwelling and outbuildings and erection of detached two storey building with accommodation in roofspace comprising 5 two bedroom and 3 one bedroom flats, with 8 car parking spaces and vehicular access to side. **OUTLINE.**

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, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT** regarding the footway, as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with amendments to Conditions 2 and 11.

“2. The landscaping details, which shall include the materials of paved areas and other hard surfaces, submitted in accordance with condition 1 and subsequently approved in writing by the Local Planning Authority shall be implemented in the first planting season following the occupation of the buildings or the substantial completion of the development whichever is the sooner. The scheme shall include a tree planting/landscaping scheme alongside the boundary with Fenton Close. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or

become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species to those originally planted.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

11. Before commencement of the use of the land or building hereby permitted parking spaces and/or garages – to incorporate a minimum of 8 off-street parking spaces – and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and 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.”

**13.9
KELSEY AND EDEN PARK**

(14/02141/FULL1) - Land rear of 107-111 Monks Orchard Road, Beckenham.

Description of application – Erection of 3 storey (third floor in roofspace) detached block comprising 7 x 2-bedroom flats and 1 x 3 bedroom flat; associated car parking, refuse store, bicycle store, landscaping and boundary enclosures.

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

Ward Member, Councillor Peter Dean, referred to the long history of the site and the potential lack of amenity and detrimental impact the proposed development would have on neighbouring properties.

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

1. The proposal would be detrimental to the amenities of nearby residential properties by reason of excessive noise, disturbance and car fumes created by the development and associated access road, contrary to Policies BE1 and H7 of the Unitary Development Plan.

2. The proposal, by reason of the siting and limited extent of communal areas, would result in an inadequate and unsatisfactory level of amenity for future occupants, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

**13.10
HAYES AND CONEY HALL**

(14/02175/FULL6) - 213 Queensway, West Wickham.

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

Councillor Simon Fawthrop requested to have recorded that he accepted the principle of development on the site but not the principle of this proposed development on the street scene setting. 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.

**13.11
FARNBOROUGH AND
CROFTON**

(14/03236/RESPA) - Bassetts House, Broadwater Gardens, Orpington.

Description of application – Change of use of ground, first and second floors of Bassetts House from Class B1(a) office to Class C3 dwellinghouses to form 3 studio/one bedroom, 8 two bedroom and 1 four bedroom flats (56 day application for prior approval in respect of transport and highways, contamination and flooding risks under Class J Part 3 of the GPDO).

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

The following representations from Ward Member, Councillor Charles Joel, were reported in his absence and minuted at his request.

“For the interest of the Committee Members who are not familiar with this building it is locally listed and was built as a private residence during the early part of the 1900s for the Lubbock family. Over a number of years it has been used by the National Health Service for offices/commercial use.

In general I do not see any objections that can be put forward on this application but I am given to understand that a further application will need to be submitted under the Town & Country Planning Acts showing the actual detail and works.

My main concern, and it may not be relevant to this application, is that particular care must be taken to

any external alterations and more so to reduce the scale and mass of the perimeter front brick boundary wall. I have made representations on this point to the National Health Service Property Services and the Chief Planner and it may be possible to include an informative with the consent.”

Members having considered the report and representations, **RESOLVED that PRIOR APPROVAL be GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with an amendment to Condition 1 and an additional Informative to read:-

“1. Before commencement of the use of the land or building hereby permitted parking spaces and/or garages – to incorporate a minimum of 18 off-street parking spaces – and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and 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.

INFORMATIVE: The applicant is advised to reduce the scale and massing of the front boundary wall which detracts from the setting of this locally listed building.”

SECTION 4

(Applications recommended for refusal or disapproval of details)

13.12 CRAY VALLEY EAST

(14/02039/FULL2) - 9A Perry Hall Road, Orpington.

Description of application – Continuation of use as hand car wash (Sui Generis) and erection of part 2.5m and part 1m high acoustic fencing.

RETROSPECTIVE APPLICATION.

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

Members having considered the report, objections

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and representations, **RESOLVED** that **PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner. **IT WAS FURTHER RESOLVED** that **ENFORCEMENT ACTION** previously authorised **BE CONTINUED**.

The Meeting ended at 7.56 pm

Chairman