

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 4 December 2014

Present:

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

14 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Kate Lymer and Councillor Colin Smith attended as her substitute.

15 DECLARATIONS OF INTEREST

Councillor Simon Fawthrop declared a Personal Interest in agenda Item 4.2 and minuted as 17.2.

16 CONFIRMATION OF MINUTES OF MEETING HELD ON 9 OCTOBER 2014

RESOLVED that the Minutes of the meeting held on 9 October 2014 be confirmed.

17 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

17.1 WEST WICKHAM

(14/03325/FULL1) - Glebe School, Hawes Lane, West Wickham.

Description of application – New part three/ two storey classroom block (on site of the existing art and design technology building).

Oral representations in support of the application were received at the meeting. It was reported that a letter of support had been received from the Director of Education.

Members were concerned there were only ten parking spaces on the site and they felt that fifteen would be

more suitable and hoped that The Glebe School would give consideration to provide additional spaces that could be accommodated within the constraints of the site. Members appreciated that the pupils used various forms of transport and the variation of transport fluctuated annually according to their needs. 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.

SECTION 2

(Applications meriting special consideration)

17.2 CRAY VALLEY WEST

(14/03417/FULL2) - Enso House, 3 New Mill Road, Orpington.

Description of application – Change of use of ground floor from offices (Class B1) to health diagnostic centre (Class D1) and new entrance to building.

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.

17.3 PENGE AND CATOR CONSERVATION AREA

(14/03459/FULL1) - Harris Academy Bromley, Lennard Road, Beckenham.

Description of application – Six temporary classrooms and toilet block.

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.

17.4 PENGE AND CATOR CONSERVATION AREA

(14/03636/FULL1) - Harris Academy Bromley, Lennard Road, Beckenham.

Description of application - Part refurbishment/ part demolition of existing buildings and erection of part two/ part three storey building comprising sports hall, main hall, sixth form centre and teaching accommodation with single storey kitchen extension to western elevation and ancillary development.

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 amendments to conditions 6 and 10 to read as follows:-

6. Details of the windows (including rooflights and dormers where appropriate) including their materials, method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimension of any recess) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above ground works. The windows shall be installed 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.

10. The development hereby permitted shall incorporate measures to minimise the risk of crime. Details of such measures, according to the principles and physical security requirements of Secured by Design, have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of above ground works. The approved measures shall be implemented before the development is occupied and thereafter retained.

REASON: In the interest of security and crime prevention and to accord with Policies H7 and BE1 of the Unitary Development Plan.”

**17.5
PETTS WOOD AND KNOLL**

(14/03673/FULL1) - 9 Irene Road, Orpington.

Description of application – Demolition of existing dwelling and erection 1 five bedroom and 1 four bedroom dwellings.

Oral representations in support of the application were received at the meeting. It was noted that on page 42 of the Chief Planner’s report the tenth bullet point should be amended to read, ‘will not complement the street scene’.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration to seek an additional separation of a further 0.75metres to the boundary to the first

floor rear extension and, if appropriate, to be considered under Chief Planner's delegated authority.

**17.6
SHORTLANDS
CONSERVATION AREA**

(14/03712/FULL6) - 65 Wickham Way, Beckenham.

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

Oral representations in support of the application were received at the meeting. It was reported that a late representation from the Agent had been received and circulated to Members and that objections to the application had been received from the Advisory Panel for Conservation Areas.

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.

SECTION 3

(Applications recommended for permission, approval or consent)

**17.7
BICKLEY**

(14/01570/PLUD) - 11 Mavelstone Close, Bromley.

Description of application - Single storey rear extension and detached single storey building containing hydrotherapy pool, therapy and treatment rooms for use in connection with the main dwelling house (CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE/DEVELOPMENT).

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**17.8
CHELSFIELD AND PRATTS
BOTTOM**

(14/02890/FULL1) - Orpington Hospital, Sevenoaks Road, Orpington.

Description of application – Single storey rear extension to Canada Wing for medical records store and associated facilities and alterations to car parking and servicing area.

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.

17.9
BROMLEY TOWN

(14/03070/FULL6) - 9 Marina Close, Bromley.

Description of application – Part one/two storey front/side 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.

17.10
SHORTLANDS

(14/03232/FULL6) - 17 Kingswood Road, Shortlands.

Description of application – Single storey side extension, detached garage to side and front porch.

Oral representations in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 26 November 2014.

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 two further conditions to read:-

“6. 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, and E (extensions and outbuildings only), (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 order to comply with Policy BE1 of the Unitary Development Plan, to prevent overdevelopment of the site and in the interest of the amenities of the adjacent properties

7. No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the rear elevation of the garage hereby permitted, without the prior approval in writing of the Local Planning Authority.

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

**17.11
DARWIN**

(14/03322/FULL6) - 2 West Hill, Downe.

Description of application – Single storey rear extension incorporating link extension/alterations to existing outbuilding.

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 a further condition to read:-

“4. 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, and E (extensions and outbuildings only), (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 order to comply with Policy BE1 of the Unitary Development Plan, to prevent overdevelopment of the site and in the interest of the amenities of the adjacent properties.”

**17.12
PETTS WOOD AND KNOLL**

(14/03519/FULL6) - 46 Crest View Drive, Petts Wood.

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

It was reported that further representations had been received from the Applicant and had been circulated to Members.

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

1. The proposal constitutes a cramped overdevelopment of the site, resulting in a retrograde lowering of the spatial standards of the area, contrary to Policies H9 and BE1 of the Unitary Development Plan.

**17.13
WEST WICKHAM**

(14/03590/FULL6) - 74 Woodland Way, West Wickham.

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

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

1. The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policy H9 of the Unitary Development Plan.

**17.14
WEST WICKHAM**

(14/03598/FULL6) - 32 Hawkhurst Way, West Wickham.

Description of application – Two storey side extension.

Members having considered the report, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration to seek a 1 metre side space between the flank wall of the extension and the side boundary and, if appropriate, to be considered under the Chief Planner's delegated authority.

**17.15
PENGE AND CATOR**

(14/03647/FULL1) - 111 Maple Road, Penge.

Description of application – Change of use of ground floor to residential (studio apartment) and continued use of upper floors as 3 self-contained studio flats, retention of three storey rear extension and 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 with a further condition to read:-

“5. Details of arrangements for storage of refuse and recyclable materials (including means of enclosure for the area concerned where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved arrangements shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects.”

**17.16
BROMLEY COMMON AND
KESTON**

(14/03670/FULL6) - 10 Croydon Road, Keston.

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

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

SECTION 4

(Applications recommended for refusal or disapproval of details)

**17.17
PENGE AND CATOR**

(14/03823/ADV) - 14-16 High Street, Penge.

Description of application – Continued display of eight, non-illuminated PETG panel signs.

Members having considered the report, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner. **IT WAS FURTHER RESOLVED THAT ENFORCEMENT ACTION BE AUTHORISED FOR THE REMOVAL OF THE BOARDS AND REINSTATEMENT OF GLAZING TO THE SHOP WINDOWS.**

The Meeting ended at 8.02 pm

Chairman