

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 2 April 2015

Present:

Councillor Simon Fawthrop (Chairman)
Councillor Michael Turner (Vice-Chairman)
Councillors Kevin Brooks, Peter Dean, Samaris Huntington-Thresher, Kate Lymer, Russell Mellor and Richard Scoates

Also Present:

Councillors William Huntington-Thresher, Angela Page and Catherine Rideout

24 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Kathy Bance and Councillor Kevin Brooks attended as her substitute. An apology for absence was also received from Councillor Nicky Dykes.

25 DECLARATIONS OF INTEREST

Councillor Peter Dean declared a Personal Interest in Item 4.5 as he was acquainted with the applicant; he left the Chamber for the debate and vote.

Councillors Kate Lymer and Michael Turner declared a Prejudicial and a Personal Interest in Item 4.7 being Members of the Bromley and Chislehurst Conservative Party. They left the Chamber for the debate and vote.

26 CONFIRMATION OF MINUTES OF MEETING HELD ON 5 FEBRUARY 2015

RESOLVED that the Minutes of the meeting held on 5 February 2015 be confirmed.

27 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

27.1 BROMLEY TOWN

(14/04694/FULL6) - 2 St Blaise Avenue, Bromley.

Description of application – Single storey side/rear and single storey 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 with an Informative to read:-

“INFORMATIVE: The side extension shall not be illuminated between the 23.00 hours and 07.00 hours in order to safeguard the amenities of the immediate neighbour.”

SECTION 2

(Applications meriting special consideration)

27.2 COPERS COPE

(14/01637/FULL6) - 57 Albemarle Road, Beckenham.

Description of application – Demolition of 57 and 57B Albemarle Road and erection of a part four/five storey detached building consisting of 16 retirement apartments with 19 parking spaces, bin store, cycle store and associated landscaping.

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 SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT** for education, health and affordable housing as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with an amendment to Condition 17, an additional condition and Informative to read:-

“17. “Before the development hereby permitted is first occupied, the proposed window(s) in the eastern and western flank elevations of the development hereby permitted (excluding those windows to Bedroom 2 at lower ground floor level,) shall be obscure glazed to a minimum of privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor of the room in which the window is installed, details of which are to be first agreed in writing by the Local Planning Authority and shall subsequently be permanently retained as such.”

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

20. Notwithstanding the details hereby approved no development shall commence until a revised parking scheme for the site increasing the number of parking

spaces to a minimum of 21 has been submitted to and approved in writing by the Local Planning Authority. Once approved the details shall be fully implemented prior to the use commencing and permanently maintained thereafter.

REASON: In the interest of residential amenity and sufficient parking capability, and to comply with Policy BE1 and T3 of the Unitary Development Plan.

INFORMATIVE: The applicant is advised that any trees subject to preservation orders on the site shall not be unduly harmed throughout the development process. Any works undertaken to the trees will be subject to a formal application to the Local Planning Authority and will need to be agreed in writing prior to the works being undertaken”.

27.3 PENGE AND CATOR

(14/04392/FULL1) - The Alexandra, 163 Parish Lane, Penge.

Description of application – Elevational alterations including ventilation ducting to the rear, change of use of public house (Class A4) to mixed public house/restaurant use (Class A4/A3) and conversion to provide HMO accommodation comprising 1 self-contained unit on the ground floor, 12 bedrooms with shared kitchen facilities on first and second floors, amenity space, cycle and refuse storage (at the 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 the application BE DEFERRED**, without prejudice to any future consideration for an increase in parking provision and to undertake a parking survey and to be reconsidered at Plans Sub-Committee 4 on 30 April 2015.

27.4 ORPINGTON

(14/04452/FULL1) - 87 The Walnuts, Orpington.

Description of application - Third storey extension, first and second floor rear extension together with change of use of part ground floor, first and second floors to provide a part one/part four storey 61 room Class C1 Hotel with elevational alterations and associated servicing and access.

Oral representations from Ward Member, Councillor William Huntington-Thresher, 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 PRIOR COMPLETION OF A LEGAL AGREEMENT** for public realm works as recommended, subject to the conditions and informative in the report of the Chief Planner with an additional Informative to read:-
“INFORMATIVE: The applicant is advised that as part of the Travel Plan it will be necessary to encourage the use of the Walnuts car park above any other on-street parking facilities and provision must be made for taxi pick-ups from the rear of the building (service area and coach drop off area).”

**27.5
CHISLEHURST
CONSERVATION AREA**

(14/04531/FULL1) - 37 High Street, Chislehurst.

Description of application – Demolition of existing buildings and construction of a two storey building to accommodate 6 two bedroom and 2 one bedroom dwellings with separate office unit (Class B1), associated parking, amenity space, bin and cycle storage on land to the rear of Nos. 35-41 High Street, Chislehurst.

Oral representations in support of the application were received at the meeting. Comments from Councillor Katy Boughey were reported and circulated to Members.

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

**27.6
CRAY VALLEY WEST**

(14/04624/FULL1) - Kemnal Technology College, Sevenoaks Way, Sidcup.

Description of application – Creation of 3G artificial turf sports pitch with 4.5m high perimeter ball-stop fencing, 8 x 15m high floodlights, hard surfacing for pedestrian access, and storage equipment container.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**27.7
CHISLEHURST
CONSERVATION AREA**

(14/04838/FULL1) - Builders Yard Rear Of 1-4 Albany Road, Chislehurst.

Description of application - Demolition of existing buildings and erection of a single storey building

comprising 1 one bedroom dwelling and offices (Bromley and Chislehurst Conservative Party).

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 March 2015.

The following comments from Councillor Ellie Harmer, the Chairman of the Bromley and Chislehurst Conservative Association were reported.

"I would like to clarify the situation. Although we have had several conversations with Mr Moyce regarding the potential purchase of the office, to date we have neither written nor verbal agreements with Mr Moyce for such a purchase. Furthermore although the Bromley and Chislehurst Conservation Association Executive and the Trustees have been informed of this potential office, neither party has given their approval for such a purchase."

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.

**27.8
FARNBOROUGH AND
CROFTON**

(15/00403/FULL6) - 35 Crofton Road, Orpington.

Description of application – Enlargement of roof to provide first floor accommodation including rear dormer and single storey rear extension and conversion of garage to habitable room.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**27.9
SHORTLANDS**

(15/00546/FULL6) - 90 Malmains Way, Beckenham.

Description of application – First floor front/side and rear extension.

Comments from Councillor Mary Cooke in objection to the application were reported and circulated to Members.

Members having considered the report and objections, **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)

**27.10
WEST WICKHAM**

(14/03898/FULL1) - 128 Barnfield Wood Road, Beckenham.

Description of application – Single storey front extension and porch, single storey rear extension, first floor side extension and roof 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.

**27.11
PENGE AND CATOR**

(14/04287/FULL1) - Buildings Adjacent to 1-1A Kingswood Road, Penge.

Description of application – Demolition of existing buildings and construction of 3 two bedroom houses with associated landscaping and amenity areas.

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 and informatives set out in the report of the Chief Planner.

**27.12
DARWIN**

(14/04762/FULL6) - Redriff, Birdhouse Lane, Downe.

Description of application – Roof extensions to provide first floor accommodation including front/side/rear dormers and rooflights and elevational alterations RETROSPECTIVE APPLICATION.

Members having considered the report, **RESOLVED that PERMISSION be GRANTED** as recommended in the report of the Chief Planner subject to the following condition:-

“1. ‘The development hereby approved shall be retained in complete accordance with the plans approved under this planning permission.

REASON: In the interests of protecting the visual appearance of the property and character of the Green Belt in accordance with Policies BE1 and G4 of the Unitary Development Plan. ”

**27.13
CRAY VALLEY EAST**

**(14/04830/FULL1) - 23 Chalk Pit Avenue,
Orpington.**

Description of application – Single storey rear extension.

Oral representations in objection to and in support of the application were received.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration to request amended plans in which the extension will not project past the rear of the neighbouring rear extension.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**27.14
BICKLEY**

**(14/04366/FULL1) - 49 Southborough Road,
Bickley.**

Description of application – Elevational alterations and roof extension to the existing dwelling at No.49 Southborough Road, demolition of the ancillary Coach House and construction of 1 two storey 5 bedroom replacement dwelling, 2 two storey 6 bedroom dwellings (including accommodation in the roofspace) attached double garages to plots 3 and 4 at the rear of the site, alterations to vehicular access, provision of associated private amenity space, parking and formation of new public footway.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Catherine Rideout, in objection to the application were received at the meeting. Councillor Rideout's comments are attached as Appendix 1 to these Minutes.

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 with an amendment to Reason 1 to read:-

“REASON 1: The proposal including lack of parking provision, would represent a cramped form of development, harmful to the spatial standards, level of visual amenity and highway safety to which the area is currently developed and detrimental to the character of the locality, contrary policies BE1, H7,H9 and T3 of the Unitary Development Plan.”

29 TREE PRESERVATION ORDERS

**29.1
CHISLEHURST**

**Confirmation of Tree Preservation Order No.2603 -
Murray Downs, 6 Bromley Lane, Chislehurst.**

Members having considered the report **RESOLVED**
that TREE PRESERVATION ORDER NO 2603
relating to 1 sycamore tree **BE CONFIRMED**
WITHOUT MODIFICATION as recommended in the
report of the Chief Planner.

The Meeting ended at 8.20 pm

Chairman

MINUTE ANNEX

APPENDIX 1

ITEM 4.14 (14/04366/FULL1) – 49 SOUTHBOROUGH ROAD, BICKLEY.

COMMENTS REPORTED BY WARD MEMBER, COUNCILLOR CATHERINE RIDEOUT

Chairman,

Thank you for giving me to opportunity to speak. I wholeheartedly agree with the Chief Planners' recommendation to refuse this application. This constitutes a gross cramped over-development of the site, not I keeping with the spatial standards, and harmful to the visual amenities of the area. It would result in a significant loss of amenity to local residents.

Most of the houses were built in 1905 and because there was a covenant in existence at the time very little has changed in the ensuring years and in fact they characterize the area. I have been told by residents that the Applicant has threatened that if they cannot get what they want, they might consider demolition and the erection of something far more modernistic instead.

I would draw your attention to the massive alterations proposed for the main house as listed under the seven bullet points of the Proposal on page 2 of the Chief Planner's report, and the elevational alterations which would completely destroy the character of this beautiful Edwardian building and, in my opinion, is totally unacceptable. The intention to demolish the Coach House and replace it with three new dwellings would mean that most of the garden would be lost. This is not acceptable and, as you know gardens have now been classified as green sites and garden grabbing should be resisted at all costs. It would be totally out of keeping with the area and would have an adverse effect on the street scene and cause overlooking to adjacent properties

Road safety should also be borne in mind. Because the road is so narrow at this point, 49 has no pavement outside its boundary and the Coach House has only a narrow strip. The house is a multi-occupancy dwelling as evidenced by the number of dustbins in the front garden. The potential for excessive vehicular movements on a narrow bend could be hazardous.

Please endorse the recommendation for Refusal.

Thank you

Councillor Catherine Rideout
Ward Member for Bickley

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