

PLANS SUB-COMMITTEE NO. 4

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

Present:

Councillor Richard Scoates (Chairman)
Councillor Peter Dean (Vice-Chairman)
Councillors Vanessa Allen, Lydia Buttinger, Simon Fawthrop,
Ellie Harmer, Samaris Huntington-Thresher, Russell Mellor and
Melanie Stevens

Also Present:

Councillors Kevin Brooks, Judi Ellis, Will Harmer, Terence Nathan
and David Livett

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Michael Turner; Councillor Ellie Harmer acted as substitute.

2 DECLARATIONS OF INTEREST

No declarations of interest were received.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 30 APRIL 2015

RESOLVED that the Minutes of the meeting held on 30 April 2015 be confirmed and signed as a correct record.

4 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

4.1 BROMLEY TOWN

(14/03400/FULL1) - Blyth Wood Park, 20 Blyth Road, Bromley BR1 3TN

Description of application – Change of use of ground and first floor from sports hall (use class D2) to C3, incorporating the existing residential unit in the roof space to form a single 4 bedroom dwelling, new vehicular access on to Bracken Hill Lane and associated replacement fencing.

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

from Ward Member Councillor William Harmer in objection to the application were received at the meeting.

Comments from Ward Member Councillor Nicky Dykes in objection to the application were reported. Comments from the Highways Division were also reported.

Councillor Fawthrop suggested that enforcement action be implemented in regard to the possible loss of trees covered by TPOs.

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

1 The proposal would prejudice the amenities of neighbouring residents along Bracken Hill Lane, by reason of additional noise and disturbance resulting from the proposed vehicular access and associated activity, contrary to Policy BE1 of the Unitary Development Plan.

2 The proposal, resulting as it does, in the loss of mature trees and foliage along the boundary with Bracken Hill Lane and replacement by a vehicular access and new fence and gate, would result in an undesirable feature, undermining the established verdant frontage and the character and appearance of the wider street scene, contrary to Policy BE1 of the Unitary Development Plan.

3 The proposed vehicular access would lack adequate sightlines, which would therefore prejudice road safety conditions along Bracken Hill Lane, contrary to Policy T18 of the Unitary Development Plan.

IT WAS FURTHER RESOLVED that planning investigations be undertaken to consider potential enforcement action in relation to the possible loss of trees covered by TPOs.

4.2 CRAY VALLEY WEST

(14/04624/FULL1) - Kemnal Technology College, Sevenoaks Way, Sidcup DA14 5AA

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.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member Councillor Terence Nathan in support of the application were received. Oral

representations from Ward Member Councillor Judi Ellis in objection to the application were also received at the meeting.

It was reported that further letters in objection to and in support of the application had been received (these were circulated to Members in the form of a written summary).

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

**4.3
WEST WICKHAM**

(15/00792FULL6) - 15 Copse Avenue, West Wickham BR4 9NL

Description of application – First floor side extension and roof alterations incorporating rear dormers and front rooflights to extend habitable accommodation.

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.

**4.4
HAYES AND CONEY HALL**

(15/00987/FULL6) - 39 Hayes Wood Avenue, Hayes BR2 7BG

Description of application – Roof alterations to incorporate rear dormer and two storey front extension.

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.

**4.5
COPERS COPE**

(15/01334/FULL1) Ground Floor, 2 - 4 Fairfield Road, Beckenham, BR3 3LD

Description of application – Change of use of ground floor from former members social club (Sui generis) to restaurant (Use Class A3) Front elevational changes to incorporate stairs.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

4.6
PETTS WOOD AND KNOLL

**(15/01398/FULL1) - Mega House, Crest View Drive,
Petts Wood, BR5 1BY**

Description of application – Erection of roof extension over part of building to provide B1(a) office accommodation.

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

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to await the outcome of the appeal decision concerning ref. 14/04309.

4.7
WEST WICKHAM

**(15/01616/VAR) - Summit House, Glebe Way, West
Wickham, BR4 0RJ**

Description of application – Variation of condition 13 of ref. 14/03324 (granted permission for demolition of existing buildings and redevelopment to provide a four storey building comprising 1,623sqm Class A1 (retail) use at ground floor and 54 residential units at first, second and third floor (8x1 bedroom, 43x2 bedroom and 3x3 bedroom) with associated car parking, landscaping and infrastructure) to amend hours of delivery from between 8am – 6pm to between 7am – 10pm Monday to Saturday and 10am – 5am Sundays and bank holidays

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 SECTION 106 LEGAL AGREEMENT** as recommended and subject to the conditions and informatives set out in the report of the Chief Planner with condition 13 amended to read:-
'13 There shall be no deliveries to or from the Class A1 retail premises except within the hours of 07:00 to 18:00 Monday to Saturday; or 10:00 to 17:00 on Sundays and Bank Holidays.

Reason: In order to comply with Policy BE1 of the Unitary development Plan and in the interest of the amenities of the area.'

4.8
DARWIN

**(15/01698/FULL6) - 121 Cudham Lane North,
Orpington, BR6 6BY**

Description of application – creation of enlarged first floor accommodation including increase in roof height, side dormer and rooflights, single storey front/side extension and elevational alterations.

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

Planning officer comments were reported.

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

1 The proposed extension would, by virtue of its size and location, have a detrimental impact on the visual amenity and openness of the Green Belt, thereby contrary to Policy G4 of the Unitary Development Plan and the National Planning Policy Framework, Section 9 “Protecting Green Belt Land”.

SECTION 3

(Applications recommended for permission, approval or consent)

4.9
PENGE AND CATOR

**(15/00357/OUT) - 213 Kings Hall Road,
Beckenham, BR3 1LL**

Description of application - Construction of 5 dwellinghouses comprising 2 pairs of semi-detached and 1 detached property, access road, parking and associated landscaping. **OUTLINE APPLICATION FOR ACCESS, LAYOUT WITH ALL OTHER MATTERS RESERVED.**

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member Councillor Kevin Brooks in objection to the application were received at the meeting.

The Chief Planner reported that an expert consultant's habitat survey had uncovered no evidence of bat habitation.

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

1 The proposed development by reason of the restricted plot size and amenity space would be an overdevelopment of the site which would not accord with the spatial standards prevailing in the locality and

the proposal would therefore not be sensitive to the character of the surrounding residential area. The proposal is therefore contrary to Policies BE1 and H7 of the Unitary Development Plan.

**4.10
PENGE AND CATOR**

**(15/00970/FULL3) - 110 Beckenham Road,
Beckenham. BR3 4RH**

Description of application – Change of use of ground floor A1 (retail) unit to mixed use A3 (restaurant) and A5 (takeaway) uses, together with the installation of flue to rear elevation of 108 Beckenham Road (revised plans submitted with ventilation arrangement amended and opening hours revised to 12 – 9pm Monday – Saturday).

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**

**(15/01106/FULL1) - 30 Harvest Bank Road, West
Wickham, BR4 9DJ**

Description of application – Demolition of single storey side extension and associated alterations to existing dwelling and erection of one, two storey detached four bedroom dwelling with roof space accommodation; parking provision to front.

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.

**4.12
BROMLEY TOWN**

**(15/01177/FULL6) - 23 Stone Road, Bromley,
BR2 9AX**

Description of application – Two storey side and single storey rear extensions.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member Councillor William Harmer in objection to the application were received at the meeting.

Comments from Ward Member Councillor Nicky Dykes in objection to the application were reported. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-

1 The depth, height, overall scale and bulky design of the proposed extension is such that it represents a disproportionate addition to the dwelling, which fails to respect the character of the dwelling. In addition, the significantly increased depth would be evident from the street and when viewed within the context of the streetscene, the resultant dwelling would appear overly large and bulky, therefore giving the dwelling undue prominence and adversely impacting upon the character of the area and the amenities of neighbouring properties. The proposal would therefore be contrary to Policies BE1 and H8 of the Unitary Development Plan and the Council's Supplementary Guidance 1 and 2.

**4.13
PETTS WOOD AND KNOLL**

(15/01312FULL1) - 6 Ladywood Avenue, Petts Wood BR5 1QJ

Description of application – Demolition of 6 Ladywood Avenue (former Friends Meeting House) and construction of 2 two-storey detached five bedroom dwellings with new vehicular access and associated parking and landscaping.

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

Comments from Tree Officers suggesting the addition of two further conditions were reported.

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 proposal to one house.

**4.14
PETTS WOOD AND KNOLL**

(15/01604/VAR) 9 Irene Road, Orpington, BR6 0HA.

Description of application – Variation of Condition 8 of planning permission ref. 14/03673 (Demolition of existing dwelling and erection of 1 five bedroom and 1 four bedroom dwelling) to create provision of one rear dormer in roof slope of the two houses.

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
CHISLEHURST
CONSERVATION AREA**

**(15/01663/FULL3) - 37 High Street, Chislehurst,
BR7 5AE**

Description of application – Demolition of existing buildings and construction of two storey building to accommodate 5 two bedroom and 2 one bedroom dwellings with separate office unit (Class B1), associated parking, bin and cycle store on land to the rear of Nos 35-41 High Street.

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.

5 TREE PRESERVATION ORDERS

**5.1
PLAISTOW AND
SUNDRIDGE**

**(DRR/15/068) - Consent to undertake Tree Works
within Woodland Areas adjacent to Sundridge
Park Manor. Willoughby Lane, Bromley, BR1 3FZ**

Description of application – To carry out works to trees situated within the area of woodland located immediately north of Sundridge Park Mansion and the subject of Tree Preservation Order No. 2432.

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 the application be DEFERRED** without prejudice to any future consideration, to seek more specific details in the officer's report of the nature of the works sought and to provide recommendations.

6

SUPPLEMENTARY AGENDA

6.1
BROMLEY TOWN

(15/01822/FULL1) - Beacon House, Old Homesdale Road, Bromley BR2 9LJ

Description of application – Continued use as a training centre (Use class D1) and refurbishment works to existing building comprising entrance feature, replacement windows/doors, rooflights, rendering and landscaping works.

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

The Planning Officer recommended the inclusion of a further condition in relation to the submission of a Travel Plan.

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 with the addition of a further condition to read:-

'7 Prior to the commencement of the use hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan should include measures to promote and encourage the use of alternative modes of transport to the car. It shall also include a timetable for the implementation of the proposed measures and details of the mechanisms for implementation and for annual monitoring and updating. The Travel Plan shall be implemented in accordance with the agreed timescale and details.

Reason: In order to ensure appropriate management of transport implications of the development and to accord with Policy T2 of the Unitary Development Plan.

The meeting ended at 9.25 pm

Chairman