

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 16 July 2015

Present:

Councillor Alexa Michael (Chairman)

Councillors Katy Boughey, Kevin Brooks, Robert Evans,
Simon Fawthrop and Angela Page

Also Present:

Councillors Russell Mellor and Tim Stevens

6 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Douglas Auld and Ian Dunn and Councillors Simon Fawthrop and Kevin Brooks attended as their substitutes.

Apologies for absence were also received from Councillors Alan Collins, Nicky Dykes, Charles Joel and Terence Nathan.

7 DECLARATIONS OF INTEREST

Councillor Bob Evans declared a prejudicial interest in item 4.4 as a Governor of the Kings Hospital Unit Trust; he did not speak or vote.

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8 CONFIRMATION OF MINUTES OF MEETING HELD ON 21 MAY 2015

RESOLVED that the Minutes of the meeting held on 21 May 2015 be confirmed.

9 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

9.1 CLOCK HOUSE

**(15/01691/FULL1) - Stewart Fleming School,
Witham Road, Penge London SE20 7YB.**

Description of application – Temporary two storey, four classroom modular block with entrance lobby, toilets, stoves and associated external works including ramp and steps.

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 be considered at a future Plans Sub-Committee in conjunction with application reference 15/02597/FULL1 (Part demolition to rear and demolition of single storey front element and erection of two storey building to northern elevation with roof level amenity area, two storey front extension with enclosed roof level games area, landscaping and expansion from 2FE TO 3FE).

SECTION 2

(Applications meriting special consideration)

9.2 BICKLEY

(14/04805/FULL1) - White Wings, Bickley Park Road, Bickley, Bromley BR1 2BE

Description of application – Demolition of existing dwelling and erection of 2 detached two storey 6 bedroom dwellings with accommodation in roofspace, integral garage and re-location of vehicular access.

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.

9.3 ORPINGTON

(15/00082/FULL3) - 16 Station Road, Orpington, BR6 0SA

Description of application – Change of use from dwelling house (Class C3) to children's day nursery (Class D1), single storey rear extension and widening of existing vehicular access.

Oral representations in support of the application were received at the meeting. Comments from Educational and Child Services were reported.

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.

9.4 FARNBOROUGH AND CROFTON

(15/00842/FULL1) - The Princess Royal University Hospital Farnborough Common Orpington BR6 8ND

Description of application amended to read, 'Erection of: a two storey office building to the north-western elevation of the main hospital for a temporary period

of 3 years; a single storey Critical Care Unit to the south-eastern elevation; removal of two existing structures and erection of a two storey extension to the south-western elevation to provide an Urgent Care Centre; a two storey Medical Records Distribution building to the north-eastern boundary with Starts Hill Road; and a two storey extension to the northern elevation to provide a Medical Records Storage facility and provision of additional 93 car parking spaces with alterations to landscaping PART RETROSPECTIVE'

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Tim Stevens, in support of the application were received at the meeting. Councillor Stevens reported that his fellow Ward Members supported the application.

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 10 and the addition of two further conditions to read:-

"10. Of the 93 parking spaces hereby approved, 70 shall be allocated to staff by way of staff parking permits and six months after the completion of the new parking layout, the applicant will provide to the Local Planning Authority details of the number of additional staff parking permits issued. If this is less than the number of spaces provided in this permission they will also include details of proposals to increase the take up of the staff parking permits to be agreed by the Local Planning Authority.

REASON: In order to comply with Policy T3 of the Unitary Development Plan and in the interests of fully utilising the parking provision and reducing on street parking.

11. The landscaping and planting that presently exists at the boundary of the hereby approved Medical Records Distribution Building and Starts Hill Road shall be permanently retained. Any trees removed or which die through lopping, topping or pruning shall be replaced in the next planting season with trees of such size and species as may be agreed with the Local Planning Authority.

REASON: In order to comply with Policies BE1 and NE7 of the Unitary Development Plan and to ensure that as many trees as possible are preserved at this stage in the interest of visual amenity and the amenities of adjacent properties.

12. Before the Medical Records Distribution Building hereby permitted is first occupied, the proposed windows in the north-eastern elevation of the building to Starts Hill Road 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 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.”

**9.5
COPERS COPE**

**(15/01541/FULL1) - 32 Church Avenue,
Beckenham, BR3 1DT**

Description of application – New dwellinghouse to the rear of No.32 Church Road.

Oral representations from Ward Member, Councillor Russell Mellor, in objection to the application were received and a late representation was reported at the meeting. It was reported that an appeal for non-determination had been lodged with the Planning Inspectorate and therefore Members had to consider whether or not to contest the appeal. It was also reported that comments from The Environment Agency with regard to drainage were incorrect and Members noted that the site was classified as flood zone 2.

Members having considered the report, objections and representations, **RESOLVED to CONTEST the APPLICANT'S APPEAL AGAINST NON-DETERMINATION** on the grounds set out in the report of the Chief Planner.

**9.6
PETTS WOOD AND KNOLL**

**(15/01922/FULL6) - 201 Chislehurst Road,
Orpington BR5 1NP**

Description of application – Detached single storey enclosure to Jacuzzi RETROSPECTIVE APPLICATION.

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 REFUSED** for the following reason:-

1. The proposed development, by reason of its excessive height and proximity to the boundary, is considered to result in a harmful visual impact detrimental to the outlook and amenities of the

neighbouring property at 199 Chislehurst Road contrary to Policy BE1 of the Unitary Development Plan and the National Planning Policy Framework. It was **FURTHER RESOLVED** that **ENFORCEMENT ACTION BE AUTHORISED** for the removal of the structure and to be deferred for a period of one month from the date of this decision to allow the applicant the opportunity to relocate the structure to a less obtrusive position within the rear garden.

SECTION 3

(Applications recommended for permission, approval or consent)

9.7 DARWIN

(15/02381/FULL6) - Stoneridge, Silverstead Lane, Westerham, TN16 2HY

Description of application - Two storey side extension and basement.

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 5 to read:-

“5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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 2015 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 and to prevent the overdevelopment of the site.”

The Meeting ended at 8.10 pm

Chairman