

## PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 5 November 2015

### Present:

Councillor Alexa Michael (Chairman)  
Councillor Charles Joel (Vice-Chairman)  
Councillors Douglas Auld, Katy Boughey, Alan Collins, Ian Dunn,  
Robert Evans, Terence Nathan and Angela Page

### 14 DECLARATIONS OF INTEREST

Councillor Katy Boughey declared an Interest as the applicant in Item 4.3; she left the Chamber for the duration of this item.

Councillor Alexa Michael declared a Personal Interest in Item 4.5 as she knew the applicant personally through the local Conservative Association.

### 15 CONFIRMATION OF MINUTES OF MEETING HELD ON 10 SEPTEMBER 2015

**RESOLVED** that the Minutes of the meeting held on 10 September 2015 be confirmed.

### 16 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillor Nicky Dykes.

### 17 PLANNING APPLICATIONS

#### SECTION 2

(Applications meriting special consideration)

#### 17.1 CHISLEHURST CONSERVATION AREA

#### **(15/03064/FULL6) - West Pelham, Manor Park, Chislehurst, BR7 5QE**

Description of application – Roof alterations to provide habitable accommodation in roofspace and single storey side extension.

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.

**17.2  
PENGE AND CATOR**

**(15/03184/FULL1) - 30 St John's Road, Penge,  
SE20 7ED**

Description of application – Construction of a ground floor rear extension together with provision of associated cycle and refuse storage.

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received. It was noted that on page 19 of the Chief Planner's report under the heading 'Proposal', the second paragraph, should be amended to read, 'This application was withdrawn from a previous Plans-Sub Committee meeting on 8<sup>th</sup> October 2015 for the roof extensions to be removed from the description of the application description and the conversion to flats. The application now solely relates to a single storey rear extension. Neighbours have been advised of a revision to the description of the application coupled with revised plans.'

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.

**17.3  
CHISLEHURST  
CONSERVATION AREA**

**(15/04028/FULL1) - 6 The Meadow, Chislehurst  
BR7 6AA**

Description of application – Erection of four bedroom dwelling and attached garage (Minor Material Amendment Application to approved application Ref DC/15/01930/FULL1 for widened attached garage and redesigned and repositioned rear single storey family room).

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.

**SECTION 3**

(Applications recommended for permission, approval or consent)

**17.4  
HAYES AND CONEY HALL**

**(15/00832/FULL6) - 74 West Common Road, Hayes,  
Bromley BR2 7BY**

Description of application - Two storey rear extension and rooflights.

Oral representations in support of the application were

**17.5  
CHISLEHURST  
CONSERVATION AREA**

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.

**(15/01879/OUT) - 27 Heathfield, Chislehurst, BR7 6AF**

Description of application – Demolition of existing dwelling and erection of a 2 storey 4 bedroom dwelling. OUTLINE APPLICATION.

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 with three further conditions to read:-

“15. Details of the proposed slab levels of the building(s) and the existing site levels and details of the proposed and existing ridge heights shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

16. A side space of a between 1 metre and 2 metres shall be provided between the northern flank wall of the development hereby permitted and the flank boundary of the property and a side space of between 1.5 metres and 2.5 metres shall be provided between the southern flank wall of the development hereby permitted and the flank boundary of the property as outlined on the submitted Block Plan drawing no. 102 dated 26 May 2015.

REASON: In order to comply with Policy H9 of the Unitary Development Plan and in the interest of the visual amenities of the area.

17. The roof space of the proposed dwelling shall not be used as habitable accommodation.

REASON: In order to prevent overdevelopment of the site in future, to protect the amenities of nearby residents and to comply with Policy BE1 of the Unitary Development Plan.”

**17.6  
CRYSTAL PALACE  
CONSERVATION AREA**

**(15/02847/LBC)- Crystal Palace Park, Thicket  
Road, Penge, London SE20 8DT**

Description of application – Conservation works to dinosaur sculptures, to include cleaning, repair and associated works.

A statement from the applicant was read.  
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.

**17.7  
CHISLEHURST**

**(15/02918/FULL6) - 1 Downs Avenue, Chislehurst,  
BR7 6HG**

Description of application - Part two storey/first floor side/rear extension.

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.

**17.8  
FARNBOROUGH AND  
CROFTON**

**(15/02996/FULL6) - 125 Tubbenden Lane,  
Orpington, BR6 9PP**

Description of application – First floor side extension, single storey front porch and elevational alterations to incorporate conversion of garage to habitable accommodation.

It was noted that no objections to the application had been received.

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. A side space of 1.2 metres shall be provided between the first floor flank wall of the extension hereby permitted and the flank boundary of the property.

REASON: In order to comply with Policy H9 of the Unitary Development Plan and in the interest of the visual amenities of the area.”

**17.9  
DARWIN**

**(15/03262/FULL1) - The Warren, Single Street,  
Berrys Green, Westerham, TN16 3AB**

Description of application – Demolition of existing bungalow and garage and erection of detached two storey 4 bedroom dwelling with detached garage.

A statement from Ward Member, Councillor Richard Scoates, was read.

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

**17.10  
CHELSFIELD AND PRATTS  
BOTTOM**

**(15/03284/FULL1) - 68 Windsor Drive, Orpington, BR6 6HD**

Description of application – Detached two storey 3 bedroom dwelling on land adjacent to 68 Windsor Drive with new vehicular access to No. 68 and associated parking.

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

1. The proposed development by reason of its size, design and lack of adequate space around the building, would constitute a cramped overdevelopment of the site, and would result in a loss of garden land, and would therefore be out of character with and harmful to the spatial standards of the area thereby contrary to Policies H7, H9 and BE1 of the Unitary Development Plan.

**17.11  
HAYES AND CONEY HALL**

**(15/03604/FULL6) - 58 Harvest Bank Road, West Wickham BR4 9DJ**

Description of application – Extension to lower ground and ground floors with balcony and terrace area and construction of an additional floor to form 3 storey dwelling.

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 a further condition to read:-

“6. Details of the proposed slab levels of the building(s) and the existing site levels and details of the proposed and existing ridge heights shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

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

**SECTION 4**

(Applications recommended for refusal or disapproval of details)

**17.12  
CRAY VALLEY EAST  
CONSERVATION AREA**

**(15/03169/FULL1) - Old School Studio Main Road  
St Pauls Cray Orpington BR5 3HQ**

Description of application – Proposed conversion of existing school building into 1x 3 bed, 1x 2 bed and 1x studio apartments facilitated by the raising of the ridge, introduction of dormer windows, alterations to the elevations and access ramp to front entrance.

Oral representations in objection to and in support of the application were received at the meeting. Ward Member, Councillor Angela Page, reported that she and her fellow Ward Members would support another application if it were more sympathetic to neighbouring properties but that they could not support this application.

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.

The Meeting ended at 7.59 pm

Chairman