

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 28 April 2016

Present:

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

Also Present:

Councillor Richard Scoates

31 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Nicky Dykes, Terence Nathan and Angela Page.

32 DECLARATIONS OF INTEREST

There were no declarations of interest.

33 CONFIRMATION OF MINUTES OF MEETING HELD ON 3 MARCH 2016

RESOLVED that the minutes of the meeting held on 3rd March 2016 be confirmed.

34 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

34.1 CHISLEHURST CONSERVATION AREA

(15/05237/FULL1) - Queen Mary House, Manor Park Road, Chislehurst BR7 5PY

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 seek a substantial reduction to the bulk, footprint and height of the development and to allow for the parking spaces to be defined by the user.

**34.2
WEST WICKHAM**

**(16/00262/RECON) - 7 Barnfield Wood Close,
Beckenham, BR3 6SY.**

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 seek reduction in height by 2ft. It was agreed the amended application can be dealt with under delegated authority.

**34.3
BROMLEY TOWN**

**(16/00367/FULL6)- 46 Ravensbourne Avenue,
Bromley BR2 0BP**

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 the addition of the following conditions:-

7 The additional accommodation shall be used only by members of the household occupying the dwelling; and shall not be severed to form a separate self-contained unit.

Reason: In order to comply with Policy H8 of the Unitary Development Plan, to ensure that the accommodation is not used separately and unassociated with the main dwelling and so as to prevent an unsatisfactory sub-division into two dwellings

8 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 buildings, structures, alterations, walls or fences of any kind 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: To prevent an overdevelopment of the site and to allow the Local Planning Authority to make an assessment on any future development in the interest of neighbouring amenity in accordance with policy BE1.

**34.4
PENGE AND CATOR**

**(16/00377/FULL1) - 2 Crampton Road, Penge SE20
7AT**

Members having considered the report and objections **RESOLVED** that the application be **DEFERRED** without prejudice to seek a reduction in the number of residential units from 6 to 4 to allow for a higher standard of residential accommodation.

**34.5
DARWIN**

**(16/00594/FULL1) - Bristol Street Motors Ltd,
Sevenoaks Road, Pratts Bottom, Orpington, BR6
7LP**

Oral representations in objection to the application were received at the meeting. Ward Member Councillor Richard Scoates spoke in objection to the application.

Members having considered the report, objections and representations **RESOLVED** that the application be **REFUSED** for the reason set out in the report of the Chief Planner.

**34.6
MOTTINGHAM AND
CHISLEHURST NORTH**

**(16/00636/FULL6) - 233 Beaconsfield Road,
Mottingham, SE9**

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 and subject to the following additional informative:

The Applicant is asked to contact Thames Water in order to investigate whether additional permissions from Thames Water will be required and to locate the position of the mains sewer

**34.7
PETTS WOOD AND KNOLL**

**(16/00637/FULL6) - 67 Beaumont Road, Petts
Wood, Orpington**

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 and subject to the following informative:

The Applicant is asked to contact Thames Water in order to investigate whether additional permissions from Thames Water will be required and to locate the position of the mains sewer.

**34.8
COPERS COPE**

**(16/00689/FULL6) - 11 Brindlewick Gardens,
Beckenham, BR3 1DG**

An updated Ordnance Survey map was tabled, and it was reported that on page 119 of the agenda the Chief Planner's report should be amended to read "Whilst concerns raised regarding its size are noted, following a visit to the site it does not appear overly dominant within the garden ..."

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.

**34.9
DARWIN**

**(16/01124/FULL1) - Bristol Street Motors Ltd,
Pratts Bottom, Orpington, BR6 7LP**

Oral representations in objection to the application were received at the meeting. Ward Member Councillor Richard Scoates spoke in objection to the application.

Members having considered the report, objections and representations **RESOLVED** that the application be **REFUSED** on the following grounds:

1 The proposed air handling unit, by reason of its unacceptable level of noise generation and disturbance, would result in a detrimental impact upon the amenities of the adjoining neighbours thereby contrary to Policy BE1 of the Unitary Development Plan and 7.15 of the London Plan.

SECTION 3

(Applications recommended for permission, approval or consent)

**34.10
CHISLEHURST
CONSERVATION AREA**

(15/05248/FULL1) - The Orchard, 1 Cricket Ground Road, Chislehurst BR7 5HD

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.

**34.11
FARNBOROUGH AND
CROFTON**

(16/00064/FULL1) - Recreation Ground, Grasmere Avenue, Orpington

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 and subject to the following additional condition:

5 The development hereby permitted will be open only within the hours of 10:00-19:30 Monday to Friday and 10:00-20:00 Saturday and Sunday. The cricket nets will remain closed outside of these operating hours and within the months of January, February, November and December.

Reason: In order to protect neighbouring residential amenity in accordance with policy BE1 of the Unitary Development Plan.

**34.12
PETTS WOOD AND KNOLL
CONSERVATION AREA**

(16/00192/FULL1) - 5 Station Square, Petts Wood, Orpington, BR5 1LY

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 with the addition of the following additional condition:-

3 The use of the outside seating area hereby permitted shall not operate outside of the hours the

hours specified in the licence which must be obtained from the London Borough of Bromley's Licensing Department.

Reason: In the interest of neighbouring residential amenity in accordance with policy BE1 of the Unitary Development Plan.

(Councillor Douglas Auld requested that his vote against granting permission be recorded.)

**34.13
ORPINGTON**

(16/00538/FULL6) - 20 Bark Hart Road, Orpington, BR6 0QD

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.

**34.14
HAYES AND CONEY HALL**

(16/00605/FULL6) - 1 Hayes Close, Hayes, Bromley, BR2 7BZ

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 and to the following additional condition –

4 Should any trees be felled in order to implement the development hereby permitted, trees of a size and species to be agreed in writing by the Local Planning Authority shall be planted as replacements in such positions as shall be agreed by the Authority in the first planting season following completion of the development. Any trees which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.

Reason: In order to comply with Policy NE8 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

**34.15
FARNBOROUGH AND
CROFTON**

**(16/00634/OUT) - 39 Oregon Square, Orpington
BR6 8BH**

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 allow officers to ensure highways amendments are shown on the approved plans. It was agreed that the application can be dealt with under delegated authority following this.

**34.16
BICKLEY**

**(16/00728/FULL6) - Greenwood, Bickley Park
Road, Bickley, BR1 2AT**

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.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**34.17
BROMLEY COMMON AND
KESTON CONSERVATION
AREA**

**(16/01288/FULL5) Keston Village Hall, Heathfield
Road, Keston, BR2 6BF**

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.

35 TREE PRESERVATION ORDERS

**35.1
BROMLEY COMMON AND
KESTON**

**(16/00597/TPO) - The Lodge, Cowper Road,
Bromley BR2 9RT**

Members having considered the report and representations, **RESOLVED** that

(1) The application for consent to fell a Cider Gum (T1) be **DEFERRED** without prejudice for the tree officer's advice on pollarding work to be obtained.

(2) The application to reduce the crown of the Lime (T2) by no more than 2m be **REFUSED** as recommended, for the reason set out in the report of the Chief Planner.

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(3) The application for consent to reduce the crown of the Sycamore (T3) by no more than 2.5m be **GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

The Meeting ended at 9.12 pm

Chairman