

## **PLANS SUB-COMMITTEE NO. 3**

Minutes of the meeting held at 7.00 pm on 18 June 2015

### **Present:**

Councillor Katy Boughey (Chairman)  
Councillor Douglas Auld (Vice-Chairman)  
Councillors Kevin Brooks, Nicky Dykes,  
William Huntington-Thresher, Charles Joel, Alexa Michael and  
Angela Page

### **Also Present:**

Councillors Samaris Huntington-Thresher, Russell Mellor,  
Peter Morgan and Catherine Rideout

#### **1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**

An apology for absence was received from Councillor Stephen Wells and Councillor Angela Page attended as his substitute.

#### **2 DECLARATIONS OF INTEREST**

There were no declarations of interest reported.

#### **3 CONFIRMATION OF MINUTES OF MEETING HELD ON 16 APRIL 2015**

**RESOLVED** that the Minutes of the meeting held on 16 April 2015 be confirmed.

#### **4 PLANNING APPLICATIONS**

##### **SECTION 2**

(Applications meriting special consideration)

##### **4.1 PLAISTOW AND SUNDRIDGE**

##### **(14/03125/FULL2) - 1 Edward Road Bromley.**

Description of application – Change of use from house in multiple occupation (HMO)(used by 6 unrelated persons) to a day Nursery (Class D1) for a maximum number of 36 children with associated car parking spaces, refuse storage, cycle parking and 2m high front boundary wall and railings.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Peter Morgan, in objection to the application were received at the meeting. It was reported that further objections to the application had been received.

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

1. The proposed change of use would result in an unacceptable loss of self-contained residential accommodation which cannot be overcome by provision of staff accommodation on site contrary to the provisions of Policy H1 of the Unitary Development Plan and Policy 3.14 of the London Plan.
2. The proposed development, including the acoustic fence, would be detrimental to the residential amenities of the neighbouring properties, in particular no. 3 Edward Road, and would give rise to a loss of visual amenity and an unacceptable degree of noise and disturbance which the occupiers of these neighbouring properties would expect to enjoy, thus contrary to Policy BE1 of the Unitary Development Plan and Policy 7.15 of the London Plan.
3. The proposal would lack adequate on-site car parking resulting in increased stress on existing on-street parking in the area and leading to concerns regarding highway safety, Furthermore the applicant has failed to demonstrate that adequate cycle parking could be accommodated on the site. Consequently the proposal is contrary to Policies T2, T3 and T18 of the Unitary Development Plan and Policy 6.3 of the London Plan.

#### 4.2 BROMLEY COMMON AND KESTON

#### **(15/00802/FULL1) - Potters Farm, Turpington Lane, Bromley.**

Description of application – Demolition of existing buildings at Potters Farm and Sea Cadets Magpie Hall Lane and erection of two part two/three storey blocks comprising a total of 39 flats (25x1 bed and 14x2 bed), reprovision of Sea Cadets facility with residential parking for 34 cars, cycle storage and landscaping.

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

The Chief Planner's representative referred Members to correspondence that had been circulated to them

between officers and the agent in respect of the approach taken to Green Belt policy and also to an appeal case submitted by the applicant.

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.

#### 4.3 COPERS COPE

#### **15/01044/FULL1) - Tudor Manor, Beckenham Place Park, Beckenham.**

Description of application – Demolition of existing dwelling and construction of 3 four bedroom two storey detached dwellinghouses with integral garages

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Russell Mellor, in objection to the application were received at the meeting. It was reported that further objections to the application had been received.

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.

#### 4.4 BICKLEY CONSERVATION AREA

#### **(15/01173/DEMCON) - 107 Plaistow Lane, Bromley.**

Description of application - Demolition of dwelling (Consultation under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995/as amended).

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. It was reported that further objections to the application had been received together with comments from Councillor Nicholas Bennett JP, Design and Heritage Champion, in objection to the application.

The Chief Planner's representative advised Members to consider only the proposed method of demolition of the site and its restoration and whether this was acceptable.

Members having considered the report, objections and representations, **RESOLVED that PRIOR APPROVAL REQUIRED be GRANTED** as recommended, subject to two informatives set out in

the report of the Chief Planner. **IT WAS FURTHER RESOLVED** that a formal letter be sent to the Applicant with the Decision Notice setting out Members' aspirations for the site.

**4.5  
CRYSTAL PALACE**

**(15/01267/FULL6) - 59 Anerley Park, Penge.**

Description of application – Single storey side/rear extension with roof lights and elevational alterations including juliet balcony.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that the application should have appeared under Section 3 of the agenda and that a letter of support had been received.

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.

**4.6  
WEST WICKHAM**

**(15/01327/FULL6) - 1 The Crescent, West Wickham.**

Description of application – Part one/two storey side extension and single storey rear extension.

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 11 June 2015.

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.

(Councillor Douglas Auld wished his vote for 'refusal' to be recorded.)

**4.7  
CHELSFIELD AND PRATTS  
BOTTOM**

**(15/01533/ELUD) - Woodhill Farm, Norsted Lane, Orpington.**

Description of application - Use of Site A for the parking of two lorries in connection with a haulage business, and two buildings on-site used for ancillary storage purposes, and use of building on Site B as a repair workshop ancillary to Site A with external storage and parking of two lorries again ancillary to Site A.

CERTIFICATE OF LAWFULNESS FOR AN

## EXISTING USE.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Samaris Huntington-Thresher, in objection to the application were received at the meeting. It was reported that further objections to the application had been received.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, to enable consultations to take place with the applicant's agent regarding modification of the description of the use to accord with the report and, in particular, to make clear that the certified use did not include a haulage use or haulage yard.

### SECTION 3

(Applications recommended for permission, approval or consent)

#### 4.8 BICKLEY

#### **(15/01049/FULL1) - St Georges School, Tylney Road, Bromley.**

Description of application – Part one/two storey extension comprising 3 classrooms and studio to enable expansion of school from one and a half form entry to two form entry, single storey extensions to provide enlarged Year 1 classroom and toilet facilities and provision of canopies, decking, replacement steps and landscaping.

Oral representations in support of the application were received at the meeting. It was reported that this application should have appeared under Section 1 of the agenda.

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.

#### 4.9 WEST WICKHAM

#### **(15/01088/FULL6) - 11 Boleyn Gardens, West Wickham.**

Description of application – First floor side extension (amendment to permitted application 14/03116/FULL6 to include alterations to roof and bay window)  
RETROSPECTIVE APPLICATION.

Comments from a Neighbour in objection to the

application were received and circulated to Members. 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.

**4.10  
BICKLEY**

**(15/01265/FULL1) - 5 Wells Road, Bickley.**

Description of application – Demolition of existing dwelling and erection of detached two storey 5 bedroom dwelling with accommodation in roof and integral garage.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Catherine Rideout, in objection to the application were received at the meeting. It was reported that a further objection to the application had been received.

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.

**4.11  
PETTS WOOD AND KNOLL**

**(15/01312/FULL1) - 6 Ladywood Avenue, Petts Wood.**

Description of application – Demolition of 6 Ladywood Avenue (former Friends Meeting House) and construction of 2 no. two storey detached five bedroom dwellings with new vehicular access and associated parking and landscaping.

**THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.**

**4.12  
CRAY VALLEY WEST**

**(15/01431/FULL6) - 197 Leasons Hill, Orpington.**

Description of application – Two storey side/rear extension.

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)

**4.13  
CHELSFIELD AND PRATTS  
BOTTOM**

**(15/00864/FULL1) - Cookham Farm, Skeet Hill Lane, Orpington.**

Description of application – Demolition of existing dwelling garage, barn and outbuildings and erection of detached two storey 4 bedroom dwelling with first floor terrace and solar panels on roof.

Oral representations in support of the application were received at the meeting. Comments from Ward Member, Councillor Lydia Buttinger, in support of the application were received and circulated to Members. Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration for the application to come back to a future Plans Sub-Committee on Section 2 of the agenda and also to establish the residential curtilage within the site and the slab levels of the proposed new dwelling.

**4.14  
CRAY VALLEY EAST**

**(15/01911/TELCOM) - Land Opposite 27-33 Chelsfield Road, Orpington.**

Description of application – Proposed replacement telecommunications installation upgrade and associated works. CONSULTATION BY CTIL, TELEFONICA UK LTD AND VODAFONE LTD REGARDING THE NEED FOR PRIOR APPROVAL OF SITING AND APPEARANCE.

Oral representations in objection to the application were received at the meeting. It was reported that further objections to the application had been received together with an objection from St Philomena's Primary School.

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

## **SUPPLEMENTARY AGENDA**

### **4.15 CHELSFIELD AND PRATTS BOTTOM**

**(15/00101/FULL1) Bow Wood, Stonehouse Road, Orpington.**

Description of application – Proposed new dwelling.

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.

## **URGENT SUPPLEMENTARY AGENDA**

### **8.1 WEST WICKHAM**

**(15/00792/FULL6) - 15 Copse Avenue, West Wickham**

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

**THIS REPORT WAS DESPATCHED AS A SUPPLEMENTARY ITEM WITH GROUNDS OF URGENCY BUT WAS WITHDRAWN BY THE CHIEF PLANNER PRIOR TO THE MEETING.**

The Chairman moved that Item 8.2 not included in the published agenda, be considered as a matter of urgency on the following grounds:-  
“Members will recall that this matter was reported to the sister Committee and therefore this Committee would be the appropriate forum.”

### **8.2 COPERS COPE**

**(15/01235/FULL1) - 9 St Clare Court, Foxgrove Avenue, Beckenham**

Description of application – Conversion of basement storage to two bedroom self-contained flat.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Russell Mellor, in objection to the application were received at the meeting.



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

1. The proposed windows within the bedrooms of the proposed basement flat do not provide a reasonable view or outlook and the kitchen and bathroom do not provide adequate means of natural light or ventilation which would be harmful to the amenities of the user of the habitable room contrary to policy BE1 and H11 of the Unitary Development Plan and the Mayors Housing Supplementary Planning Guidance.
2. The proposed windows within the bedrooms of the proposed basement flat do not provide a reasonable view or outlook and the kitchen and bathroom do not provide adequate means of natural light or ventilation which would be harmful to the amenities of the user of the habitable room contrary to Policies BE1 and H11 of the Unitary Development Plan and the Mayors Housing Supplementary Planning Guidance.
3. The proposal would lack adequate on-site car parking resulting in increased stress on existing on-street parking in the area and leading to concerns regarding highway safety, Furthermore the applicant has failed to demonstrate that adequate cycle parking could be accommodated on the site. Consequently the proposal is contrary to Policies T2, T3 and T18 of the Unitary Development Plan and Policy 6.3 of the London Plan.

The Meeting ended at 9.23 pm

Chairman