

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 3 December 2015

Present:

Councillor Katy Boughey (Chairman)
Councillor Douglas Auld (Vice-Chairman)
Councillors Kevin Brooks, Alan Collins, William Huntington-Thresher, Charles Joel, Alexa Michael and Stephen Wells

Also Present:

Councillors Robert Evans and Tim Stevens J.P.

17 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Nicky Dykes.

18 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

19 CONFIRMATION OF MINUTES OF MEETING HELD ON 8 OCTOBER 2015

RESOLVED that the Minutes of the meeting held on 8 October 2015 be confirmed.

20 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

20.1 FARNBOROUGH AND CROFTON

(15/03456/FULL1) - Farnborough Primary School, Farnborough Hill, Orpington BR6 7EQ

Description of application – Demolition of existing classroom extension, erection of two storey classroom extension, refurbishment of existing school buildings, provision of two temporary classroom buildings, bike store, refuse store and two sheds, with additional car parking and associated landscaping to enable expansion of school from 1 form of entry to 2 forms of entry.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that a petition had been received signed by 358 residents in objection to the application on highway grounds, the risk of accidents and the need to re-route buses to the A21. Comments from the Tree Officer were also reported.

Ward Member, Councillor Charles Joel, said that during the summer he and his fellow Ward Members, Councillors Bob Evans and Tim Stevens, had attended various meetings of the Farnborough Village Society where residents had voiced their concerns to increase the expansion of the school from one form of entry to 2 forms of entry, which would increase pupil numbers by nearly one hundred percent. This would result in seven full time teachers and fourteen part-time support staff being employed with the possibility of further catering and cleaning staff. Currently a number of staff parked outside the school premises as there was insufficient parking on site and, if there was further staff employed, this would add pressure to the limited street parking in the village in addition to the parental parking and additional traffic movements.

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

1. The proposed development is considered to be detrimental to highways safety and residential amenity by virtue of increased traffic congestion, inadequate on-site parking provision and increased levels of on street parking contrary to policy T18 and BE1 of the Unitary Development Plan.

SECTION 2

(Applications meriting special consideration)

20.2 SHORTLANDS

(14/1464/FULL6) - 2 Rosemere Place, Shortlands, Bromley BR2 0AS

Description of application – Single storey side and rear extensions.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 21 May 2015. Comments from the Drainage Officer were reported and photographs had been received from the objector and circulated to Members.

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 additional condition and Informative to read:-
“4. Details of the drainage layout plan including the locations of the tank and pipe networks are required to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and maintained as such thereafter.
REASON: To ensure satisfactory means of surface water drainage and to accord with Policy 5.12 of the London Plan.
INFORMATIVE: The recommendations within the tree report shall be carried out in accordance with British Standard (BS5837) under the supervision of an approved arboricultural consultant.”

**20.3
CHELSFIELD AND PRATTS
BOTTOM**

(15/01516/FULL1) - Fairtrough Farm, Fairtrough Road, Orpington, BR6 7NY

Description of application – Conversion of existing barn and adjoining building to create 3 three bedroom dwellings including front and rear dormer extensions, elevational alterations and associated landscaping/car parking.

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 15 October and 9 November 2015. Comments from Ward Member, Councillor Lydia Buttinger, were reported.

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 a further condition to read:-
“13. A full structural survey, including details on the foundations, is required to be undertaken and submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
REASON: In order to provide a satisfactory form of development in compliance with policy BE1 of the Unitary Development Plan.”

**20.4
CHELSFIELD AND PRATTS
BOTTOM**

(15/01932/PLUD) - Knockholt Farm, New Years Lane, Knockholt, Sevenoaks TN14 7PQ

Description of application - Change of use and operational development to create Class C3 dwellinghouse of 223.3sqm floorspace with residential curtilage of 223.3sqm in accordance with details submitted under ref. 14/04750/FLXAG.
CERTIFICATE OF LAWFULNESS FOR A PROPOSED CHANGE OF USE AND DEVELOPMENT.

Oral representations in support of the application were received at the meeting. Advice from the Legal Officer was given and received.

It was reported that an information pack had been received from the applicant and circulated to Members together with an email response from the Planning Department.

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.

**20.5
PLAISTOW AND
SUNDRIDGE**

(15/03561/FULL1) - Sundridge Park Management Centre Ltd Plaistow Lane Bromley BR1 3TP

Description of application – Partial demolition and single storey extension to gate house and erection of garage and related works.

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 10 November, 25 November and 26 November 2015.

A revised ordnance survey map was circulated. 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.

**20.6
PLAISTOW AND
SUNDRIDGE**

(15/03688/LBC) - Sundridge Park Management Centre Ltd Plaistow Lane Bromley BR1 3TP

Description of application – Demolition of the existing Gate House and erection of a two storey 2-bedroom dwelling with detached garage, entrance piers to Willoughby Lane, and alterations to vehicular and pedestrian access (Listed Building Consent).

Oral representations in support of the application were

received at the meeting. A revised ordnance survey map was circulated. Comments from Ward Member, Councillor Peter Morgan, in support of the application were reported.

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.

**20.7
SHORTLANDS**

(15/03804/FULL6) - 90 Malmains Way, Beckenham, BR3 6SF.

Description of application - First floor front, side, rear extension.

The Chief Planner's report had correctly indicated that the application site was within Shortlands Ward. Councillor Alan Collins was requested by the Chairman to speak to this application as the Ward Member in error. Councillor Stephen Wells requested this be minuted.

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.

**20.8
PLAISTOW AND
SUNDRIDGE**

(15/03927/LBC) - Sundridge Park Management Centre Ltd Plaistow Lane Bromley BR1 3TP

Description of application – Partial demolition and single storey extension to gate house and erection of garage and related works (Listed Building Consent).

Oral representations in support of the application were received at the meeting. A revised ordnance survey map was circulated.

Members having considered the report, objections and representations, **RESOLVED that LISTED BUILDING CONSENT be GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner.

**20.9
PLAISTOW AND
SUNDRIDGE**

(15/03928/FULL1) - Sundridge Park Management Centre Ltd Plaistow Lane Bromley BR1 3TP

Description of application – Demolition of the existing Gate House and erection of a two storey 2-bedroom dwelling with detached garage, entrance piers to Willoughby Lane, and alterations to vehicular and pedestrian access.

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 12 November and 25 November 2015. A revised ordnance survey map was circulated. Comments from Ward Member, Councillor Peter Morgan, in support of the application were reported. 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.

SECTION 3

(Applications recommended for permission, approval or consent)

20.10 CHISLEHURST

(15/03963/FULL6) - 25 Berens Way, Chislehurst, BR7 6RH

Description of application – Part one/two storey rear and first floor side extensions, front porch and conversion of garage to form granny annexe.

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:-

“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, 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 prevent the overdevelopment of the site in compliance with policy BE1 of the Unitary Development Plan.”

20.11 HAYES AND CONEY HALL

(15/04012/FULL6) - 22 Dartmouth Road, Hayes, BR2 7ME

Description of application – Two storey rear and side extension and front porch.

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 an amendment to Condition 4 and a further condition to read:-

“4. Before the development hereby permitted is first occupied the proposed window(s) in the first floor flank south eastern elevation shall be obscure glazed to a minimum of Pilkington 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 the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such.

REASON: In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan.

5. The development hereby permitted shall be started and finished within 6 months of the development as permitted within reference 15/04013/FULL6 (20 Dartmouth Road, Hayes).

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

**20.12
HAYES AND CONEY HALL**

**(15/04013/FULL6) - 20 Dartmouth Road, Hayes,
BR2 7NE**

Description of application – 2 storey rear extension, single storey side extension and porch to front.

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 an amendment to Condition 4 and a further condition to read:-

“4. Before the development hereby permitted is first occupied the proposed window(s) in the first floor northern eastern flank shall be obscure glazed to a minimum of Pilkington 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 the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such.

REASON: In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan.

5. The development hereby permitted shall be started and finished within 6 months of the development as permitted within reference 15/04012/FULL6 (22 Dartmouth Road, Hayes).

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

SECTION 4

(Applications recommended for refusal or disapproval of details)

**20.13
CHELSFIELD AND PRATTS
BOTTOM**

(15/03601/RECON) - Scout Hall, Highfield Avenue, Orpington.

Description of application amended to read, ‘Variation of Condition 99 of planning permission reference 83/02042, to extend hours of operation from 9am-12 noon Monday to Friday to 7:30am-12 noon and 3pm-6.30pm during school times Monday to Friday, and to 7:30am- 6:30pm during school holidays Monday to Friday. RETROSPECTIVE APPLICATION.’

Oral representations in objection to the application were received at the meeting. The objector reported that Ward Member, Councillor Keith Onslow, had given permission for her to inform the Sub-Committee that he objected to the application. It was reported that the Council was aware that the use was operating from 7.30 am to 12 noon retrospectively. 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.

**20.14
PENGE AND CATOR**

(15/03813/FULL1) - 11 Provincial Terrace, Green Lane, Penge, London, SE20 7JQ.

Description of application – Demolition of two-storey side extension and creation of access road; erection of a pair of 1 1/2 storey semi-detached two bedroom houses with associated parking and residential curtilage.

Ward Member, Councillor Kevin Brooks reported that he had received a petition signed by 32 residents objecting to the application.

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.

**20.15
PENGE AND CATOR**

(15/03823/FULL1) - 11 Provincial Terrace, Green Lane, Penge, London, SE20 7JQ

Description of application – Demolition of two-storey side extension and creation of access road and 2 car park spaces, and erection of a two bedroom dormer

bungalow with residential curtilage.

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.

The Meeting ended at 9.10 pm

Chairman