

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 26 May 2016

Present:

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

Also Present:

Councillor Lydia Buttinger

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Angela Page; Councillor Nicholas Bennett JP attended as substitute.

2 DECLARATIONS OF INTEREST

Councillors Bennett JP, Michael and Wells declared a personal interest in Item 4.5 – Ravensbourne, Westerham Road, Keston, as the applicant was known to them through the Beckenham Conservative Association.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 31 MARCH 2016

RESOLVED that the Minutes of the meeting held on 31 March 2016 be confirmed and signed as a correct record.

4 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

4.1 CHISLEHURST CONSERVATION AREA

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

Description of application – Demolition of existing building and erection of three storey building comprising 52 assisted living extra care apartments (37 x 2 bed and 15 x 1 bed) (C2 use) including communal facilities, parking and landscaping.

Oral representations in objection to and in support of the application were received at the meeting.
The Chief Planner reported the following:- Further

correspondence in objection to the application had been received and circulated to Members. Condition 3 and the condition relating to balconies should be amended if permission was granted. No objection to the application had been received from Highways Officers. Having considered the option to defer the application to reduce the height and bulk of the development, the applicant had decided that Members should consider the proposal in its original form. Members having considered the report, objections and representations, **RESOLVED that the application BE REFUSED** for the following reason:-
1 The proposal, by reason of its scale, form, layout and site coverage, would constitute a cramped overdevelopment of the site, detrimental to and not preserving the character and appearance of this part of the Chislehurst Conservation Area contrary to Policies BE1 and BE11 of the Unitary Development Plan.

4.2 BROMLEY TOWN

(16/00295/FULL1) - Upfield Hillbrow Road, Bromley, BR1 4JL

Description of application – Demolition of the existing four bedroom detached dwelling and the redevelopment to provide 6 two bedroom flats.

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.

4.3 SHORTLANDS

(16/00316/FULL6) - 2 Rosemere Place, Shortlands, Bromley BR2 0AS

Description of application – Single storey side extension and single storey rear extension.

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

Comments from the Tree Officer were reported 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 a further condition to read:-

6 The development shall be implemented in accordance with the Arboricultural Survey drawing (AR/3240a/jq) submitted and approved as part of the planning application and under the supervision of a retained arboricultural specialist in order to ensure that the correct materials and techniques are employed.

Reason: To ensure that works are carried out according to good arboricultural practice and in the interests of health and amenity of the trees to be retained around the perimeter of the site and to comply with policy NE7 of the Unitary Development Plan.

4.4 PENGE AND CATOR

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

Description of application – Demolition of existing buildings and construction of a three storey building comprising 1 one bedroom, 4 two bedroom, 1 three bedroom apartments and 2 ground floor commercial units (Class B1), external car parking, landscaping, bicycle parking and refuse/recycling store. (The site includes 15-17 High Street, Penge.)

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

The Planning Officer reported that a Daylight and Sunlight Study had been received and circulated to Members and the strip of land adjacent to the site was included in the application.

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

- 1 The proposal, by reason of its size, scale and site coverage, would constitute a cramped overdevelopment of the site which would be detrimental to the character and visual amenities of the locality and fail to provide a satisfactory quality of accommodation for future occupiers contrary to Policies BE1, H7 and T3 of the Unitary Development Plan and Policy 3.5 of the London Plan (2015).
- 2 The proposed development would lack an adequate quantity of on-site car parking provision to accord with the Council's standards and would therefore generate an unacceptable increase in the demand for on-street car parking in the vicinity of the site, prejudicial to the free flow of traffic and conditions of general safety in the highway, contrary to Policies T3 and T18 of the Unitary Development Plan.

**4.5
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

**(16/00410/FULL1) - Ravensbourne, Westerham
Road, Keston BR2 6HE**

Description of application – Erection of two pairs of semi-detached houses with green landscaped courtyard on land to the south east of Ravensbourne House. Reconfiguration of parking layout in front of main building to allow additional landscaping, provision of basement parking area to be accessed via car lift and associated landscaping work.

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

The Chief Planner reported that Highways Division had raised no objection to the application but had requested further conditions in regard to lighting, access and refuse be added. Further supplementary documents 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 with the addition of a further four conditions to read:-

18 Parking bays shall measure 2.4m x 5m and there shall be a clear space of 6m in front of each space (or 7.5m if garages are provided) to allow for manoeuvring and these spaces shall be permanently retained as such thereafter.

Reason: In order to comply with Appendix II of the Unitary Development Plan and in the interest of pedestrian and vehicular safety.

19 Garages shall have minimum internal dimensions of 2.6m x 6m and there shall be a minimum clear space in front of their doors of 6m (or 7.5m where the garages are in a compound or opposite a structure or means of enclosure) to allow for manoeuvring and these dimensions shall be permanently retained as such thereafter.

Reason: In order to comply with Appendix II of the Unitary Development Plan to ensure that adequate on-site parking is provided and in the interest of pedestrian and vehicular safety.

20 Before commencement of the development hereby permitted, details of turning area(s) within the site shall be submitted to and approved in writing by the Local Planning Authority. The turning area(s)

shall be provided before any part of the development is first occupied and shall be permanently retained thereafter.

Reason: In order to comply with Policies T3 and T18 of the Unitary Development Plan and to enable vehicles to enter and leave the site in a forward direction, in the interest of pedestrian and vehicular safety.

21 Details of a scheme to light the access drive and car parking areas hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced. The approved scheme shall be self-certified to accord with BS 5489 – 1:2003 and be implemented before the development is first occupied and the lighting shall be permanently retained thereafter.

Reason: In order to comply with Policy T3 and appendix II of the Unitary Development Plan in the interest of visual amenity and the safety of occupiers of and visitors to the development.

**4.6
BROMLEY COMMON AND
KESTON**

**(16/01260/FULL6) - 4 Hathaway Close,
Bromley, BR2 8RD**

Description of application – Single storey side/rear extensions including rooflight to rear roof slope of existing garage, single storey front extension, front porch extension and roof alterations to form habitable accommodation including rear dormer and front roof lights.

The Chief Planner reported that the Highways Division had raised no objection to the application.

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 the addition of a further condition to read:-
4 Parking bays shall measure 2.4m x 5m and there shall be a clear space of 6m in front of each space (or 7.5m if garages are provided) to allow for manoeuvring and these spaces shall be permanently retained as such thereafter.

Reason: In order to comply with Appendix II of the Unitary Development Plan and in the interest of pedestrian and vehicular safety.

4.7
BICKLEY

**(16/01359/FULL6) - 38 Parkside Avenue, Bickley,
Bromley BR1 2EJ**

Description of application – Two storey part 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.

SECTION 3

(Applications recommended for permission, approval or consent)

4.8
DARWIN

**(15/3635/FULL6) - Yellow Barn, Holwood Farm,
New Road Hill, Keston BR2 6AB**

Description of application – Conversion and enlargement of existing farm building into butchery counter and butcher preparation room; addition of mezzanine floor to existing coffee shop to be converted to Class A3 (Restaurant) use, conversion of remainder of the building into 3 bedroom dwelling; and associated elevational alterations and provision of extended fire escape staircase.

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

The Chief Planner reported that further correspondence had been received from the applicant. Comments from Ward Members Councillors Richard Scoates and Julian Benington were reported at the meeting.

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 with conditions 4 and 11 and informative 1 amended to read:-

'4 The use shall not operate before 09.00 and after 18.30 Monday to Saturday and before 10.00 and after 17.30 on Sundays.

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

11 Prior to the commencement of the development hereby permitted, the applicant will submit a written proposal to the Council setting out targets for the proportion of the butchery counter produce that is to be locally, regionally and nationally sourced and sold

on the premises. This is to be agreed in writing by the Council prior to the commencement of the development and the targets agreed will be adhered to in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: The intensification of the commercial retail use on the site was granted on the basis that the operation is a Farm Shop and is intrinsically linked to the local area and local rural businesses. The proposed intensification of the use on the site was considered acceptable on this basis and this condition has been imposed to ensure that should the nature of the business change, any proposal and its impact on the sensitive rural location and the Green Belt can be properly assessed by the Council and in order to comply with Policies BE1 and G1 of the Unitary Development Plan.

Informative

1 As an indicative guide in respect of Condition 11, the applicant is referred to Government Guidance on Farm Shops and Markets.'

**4.9
CLOCK HOUSE**

**(16/00491/FULL1) - 59 Piquet Road,
Penge, SE20 7XY**

Description of application – Renovation and change of use of the existing garage adjacent to No. 59 Piquet Road, SE20, into office/studio space (Use Class B1).

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

The Planning Officer reported that the third line of the penultimate paragraph on page 151 of the report had been amended to read:- 'The overall design is considered acceptable and would **not** result in harm to the character and appearance of the streetscene. 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 the addition of two further conditions to read:-

7 Details of rain water goods shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby is first occupied and permanently retained thereafter.

Reason: To ensure satisfactory means of rain water disposal and to accord with Policy 5.12 of the London Plan.

8 Details of arrangements for storage of refuse and recyclable materials (including means of enclosure for the area concerned where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved arrangements shall be completed before any part of the development hereby permitted is first occupied and permanently retained thereafter.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects.

The follow two informatives were also added:-

1 Should your client decide to stop up the access, please contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the reinstatement of the existing crossover as a footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.

2 You are advised to contact the following address regarding alignment of, connection to or diversion of a public sewer, or adoption of a sewer – Thames Water, 1 Kew Bridge, Brentford, Middlesex TW8 0EF. Tel: 0845 850 2777. E-mail:

developer.services@thameswater.co.uk

**4.10
CHELSFIELD AND PRATTS
BOTTOM**

**(16/00515/FULL6) - 177 Warren Road, Orpington
BR6 6ES**

Description of application – Demolition of existing dwelling and erection of replacement dwelling.

Oral representations in support of the application were received. Oral representations from Ward Member Councillor Lydia Buttinger were also 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

future consideration, to seek a 2m reduction in depth of the rear elevation at ground floor level.

**4.11
PENGE AND CATOR**

**(16/00919/FULL1) - 8 Padua Road,
Penge SE20 8HF**

Description of application – Demolition of existing property and construction of a pair of two storey semi-detached five bedroom houses with associated parking and landscaping.

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.

**4.12
KELSEY AND EDEN PARK**

**(16/01269/FULL6)- 144 Village Way, Beckenham
BR3 3PH**

Description of application – Single storey rear extension with glass balcony above.

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

Comments from the Planning Officer with regard to the addition of screening and flat roof conditions were reported. Members were also informed that the neighbouring property (No. 142) did have a balcony. 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 a further condition to read:-
'5 The privacy screening for the balcony shall not be carried out otherwise than in complete accordance with the plan approved under this planning permission unless previously agreed in writing by the Local Planning Authority and permanently retained as such. 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.'

**4.13
DARWIN**

**(16/01316/FULL1) - Down House, Luxted Road,
Downe, Orpington BR6 7JT**

Description of application – Use of part of Middle Field within the Down House estate to provide an overflow visitor car parking facility for up to 50 days per year.

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Members having considered the report, **RESOLVED that PERMISSION BE GRANTED SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 LEGAL AGREEMENT** as recommended and subject to the condition set out in the report of the Chief Planner.

The meeting ended at 9.10 pm

Chairman