

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 25 August 2016

Present:

Councillor Alexa Michael (Chairman)
Councillor Charles Joel (Vice-Chairman)
Councillors Douglas Auld, Katy Boughey, Alan Collins,
Nicky Dykes, Robert Evans, Angela Page and Richard Williams

Also Present:

Councillor Catherine Rideout

7 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Terence Nathan.

8 DECLARATIONS OF INTEREST

Councillor Katy Boughey declared a non-pecuniary interest in Item 4.8.

9 CONFIRMATION OF MINUTES OF MEETING HELD ON 30 JUNE 2016

RESOLVED that the Minutes of the meeting held on 30 June 2016 be confirmed and signed as a correct record.

Prior to Members' consideration of the applications on the agenda, the Development Control Manager drew attention to the decision of a recent planning appeal in which the Inspector concluded that the Council did not have an adequate five year Housing Land Supply. Members were therefore advised that under the NPPF paragraph 49, relevant development plan policies affecting the supply of housing should be regarded as 'out of date'.

Where an increase in units was proposed, additional weight in the planning balance was recommended in favour of boosting the housing land supply. However, very special circumstances to grant planning permission for inappropriate development in the Green Belt/MOL would still need to be proven.

10 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

10.1 CRAY VALLEY WEST

**(15/05633/REG3) - Poverest Primary School,
Tillingbourne Green, Orpington BR5 2JD**

Description of application – Proposed one/two storey and first floor extension to existing primary school to provide a single form entry increase, internal and

external elevational alterations, landscaping including the re-grading of land to provide ramped access between the buildings, provision of a multi-use games area with fencing, extension to the existing car park to provide 28 additional spaces, additional vehicular access and boundary treatment.

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 and informatives set out in the report of the Chief Planner.

SECTION 2

(Applications meriting special consideration)

10.2 BROMLEY TOWN CONSERVATION AREA

(16/02779/LBC) - Old Town Hall, 30 Tweedy Road, Bromley BR1 3FE

Description of application – 5 temporary non-illuminated advertisements painted on external doors facing Court Street, South Street and Tweedy Road.

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

10.3 BROMLEY TOWN CONSERVATION AREA

(16/02801/ADV) - Old Town Hall, 30 Tweedy Road, Bromley BR1 3FE

Description of application – 5 temporary non-illuminated advertisements painted on external doors facing Court Street, South Street and Tweedy Road.

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

10.4 CHISLEHURST CONSERVATION AREA

(16/3133/FULL1) - Woodside, Yester Park, Chislehurst BR7 5DQ

Description of application – Part demolition of the existing four bedroom detached house with integral garage and extending to create a five bedroom detached house with integral garage.

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

It was reported that further objections to the application had been received. Representations from the Chislehurst Society had also been received. Paragraph 3 on page 72 of the report was amended to read:- 'Amended plans have been received dated 10/08/16 indicating an increase in the side space to the eastern boundary of the site from .8m to 1.0m at first floor level.

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.

10.5 BIGGIN HILL

(16/03135/FULL1) - 190 Main Road, Biggin Hill TN16 3BB

Description of application – Demolition of existing building and erection of a part one/two storey building comprising 2 ground floor retail units fronting main road and 2 two bedroom houses with car parking spaces and amenity area at rear.

Comments from Ward Member Councillor Julian Benington in support of the application were reported at the meeting.

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 with the addition of a further condition to read:-

14 Details of arrangements for storage of refuse and recyclable materials (including means of enclosure for the area concerned where necessary) for the two retail units hereby permitted 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.

**10.6
DARWIN**

**(16/03189/FULL1) - Elder Cottage, Jail Lane,
Biggin Hill TN16 3AU**

Description of application – Proposed demolition of existing dwelling and outbuildings and the erection of a detached chalet bungalow with accommodation in the roof space.

Comments from Ward Member Councillor Richard Scoates in support of the application were reported at the meeting.

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.

**10.7
BICKLEY**

**(16/03224/FULL1) - Applegarth, Chislehurst Road,
Chislehurst BR7 5LE.**

Description of application – Proposed demolition of existing bungalow and the erection of a 2.5 storey building comprising four x two bedroom apartments with car parking, cycle and refuse storage.

Oral representations in objection to and 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.

Members were advised that the application had been amended by documents received on 11 August 2016. Due consideration was given to the advice offered by the Development Control Manager with regard to the five year Housing Land Supply and whilst Members were not opposed to the application in general, the number of proposed units was considered to be excessive.

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

1 The proposed building would, by reason of its size, bulk and close proximity to the dwelling and rear garden of Chellows, have a seriously detrimental impact on the amenities of the adjoining occupiers by reason of loss of outlook and privacy, thereby contrary to Policies H7 and BE1 of the Unitary Development Plan.

**10.8
MOTTINGHAM AND
CHISLEHURST NORTH**

**(16/3225/FULL1) - Palmers Brothers, Albert Road,
Mottingham SE9 4SW**

Description of application – Demolition of existing buildings, change of use from MOT test and repair centre (Class B2) to residential (Class C3) and erection of a three storey block comprising 1 three bedroom and 8 two bedroom flats with associated parking and landscaping.

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.

SECTION 3

(Applications recommended for permission, approval or consent)

**10.9
CRAY VALLEY EAST**

**(16/02045/FULL6) - 1 Rutland Way, Orpington
BR5 4DY**

Description of application – Roof alterations to incorporate rear dormer and front rooflights, first floor side and single storey rear extensions.

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:-
5 Before the development hereby permitted is first occupied, the proposed window(s) in the flank elevation shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.

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

**10.10
CRAY VALLEY WEST**

**(16/02606/FULL1) - 89 Cotmandene Crescent,
Orpington BR5 2RA**

Description of application – Alterations to shopfronts (85, 87 and 89 Cotmandene Crescent).

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.

**10.11
HAYES AND CONEY HALL**

**(16/02851/FULL6) - 47 Pickhurst Mead, Bromley
BR2 7QP**

Description of application – Part one/two storey side/rear extension and associated elevational alterations, demolition of existing detached garage.

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.

**10.12
CRAY VALLEY WEST**

**(16/02926/ADV) - 89 Cotmandene Crescent,
Orpington BR5 2RA**

Description of application – 2 x non-illuminated fascia signs (85, 87 and 89 Cotmandene Crescent).

Members having considered the report, **RESOLVED that ADVERTISEMENT CONSENT 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)

**10.13
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

**(16/02119/FULL1) - Forest Lodge, Westerham
Road, Keston BR2 6HE**

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

**10.14
FARNBOROUGH AND
CROFTON
CONSERVATION AREA**

**(16/02576/FULL1) - 1 Meadow Way, Orpington
BR6 8LN**

Description of application – Demolition of existing dwelling and erection of a replacement detached four bedroom dwelling with integral garage, swimming pool, loft spaces and associated landscaping.

Further objections from the applicant's neighbour were reported at the meeting. Further objections from Farnborough Park Residents' Association had also been received.

A revised proposal submitted by the applicant's architect had been received and circulated to Members.

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.

The meeting ended at 8.10 pm

Chairman