

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 13 April 2017

Present:

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

Also Present:

Councillors Samaris Huntington-Thresher

23 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Nicky Dykes and Alan Collins.

24 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

25 CONFIRMATION OF MINUTES OF MEETING HELD ON 16 FEBRUARY 2017

RESOLVED that the Minutes of the meeting held on 16 February 2017 be confirmed.

26 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

26.1 SHORTLANDS CONSERVATION AREA

(17/00731/LBC) - War Memorial at Junction with Church Road and Kingswood Road, Shortlands

Description of application – Repair and re-instatement of Shortland War Memorial.

Comments from Ward Member Councillor Mary Cooke were received and circulated to Members.

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

SECTION 2

(Applications meriting special consideration)

26.2 CHELSFIELD AND PRATTS BOTTOM

(16/05429/FULL1) - Little Lavender, Orchard Road, Pratts Bottom, Orpington BR6 7NT

Description of application – Demolition of existing dwelling and detached garage, and erection of detached two storey 5 bedroom dwelling with parking and detached part one/two storey 4 bedroom dwelling with attached double garage and associated parking.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Samaris Huntington-Thresher in support of to the application were received at the meeting. Councillor Huntington-Thresher acknowledged that the application was borderline but in view of a recent planning appeal in the local vicinity she accepted that two modest properties was an appropriate way to split the site.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION be GRANTED**, subject to the following conditions and informatives:-

“1. The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.

REASON: Section 91, Town and Country Planning Act 1990.

2. Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial 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 BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

3. Details of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

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. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.

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

5. Details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

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

6. Before the development hereby permitted is commenced, details of the specification and position of fencing (and any other measures to be taken) for the protection of any retained tree shall be submitted to and approved in writing by the Local Planning Authority. The areas enclosed by fencing shall not be used for any purpose and no structures, machinery, equipment, materials or spoil shall be stored or positioned within these areas. Such fencing shall be retained during the course of building work.

REASON: In order to comply with Policies NE7 and NE8 of the Unitary Development Plan to ensure works are carried out according to good arboricultural practice and in the interest of the health and visual amenity value of trees to be retained.

7. While the development hereby permitted is being carried out a suitable hardstanding shall be provided with wash-down facilities for cleaning the wheels of vehicles and any accidental accumulation of mud of the highway caused by such vehicles shall be removed without delay and in no circumstances be left

behind at the end of the working day.

REASON: In the interest of pedestrian and vehicular safety and in order to comply with Policy T18 of the Unitary Development Plan.

8. Whilst the development hereby permitted is being carried out, provision shall be made to accommodate operatives and construction vehicles off-loading, parking and turning within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall remain available for such uses to the satisfaction of the Local Planning Authority throughout the course of development.

REASON: In the interests of pedestrian and vehicular safety and the amenities of the area and to accord with Policy T18 of the Unitary Development Plan.

9. Details of a surface water drainage system (including storage facilities 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 system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

REASON: To ensure satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.

10. No development shall take place until details of drainage works have been submitted to and approved in writing by the Local Planning Authority, and drainage works shall be carried out in accordance with the approved details prior to first use of any dwelling. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles of sustainable drainage systems set out in Annex F of PPS25, and the results of the assessment provided to the Local Planning Authority. Where a sustainable drainage system scheme (SuDS) is to be implemented, the submitted details shall:

i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and / or surface waters;

ii) specify the responsibilities of each party for

the implementation of the SuDS scheme, together with a timetable for that implementation; and

iii) provide a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall be implemented, maintained and managed in accordance with the approved details.

REASON: To ensure satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 1995 Order (as amended), 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 the interest of the amenities of nearby residential properties and to prevent an overdevelopment of the site and to accord with Policies BE1 and H8 of the Unitary Development Plan.

12. The development hereby permitted shall be built in accordance with the criteria set out in Building Regulations M4(2) 'accessible and adaptable dwellings' and shall be retained permanently thereafter.

REASON: To comply with Policy 3.8 of the London Plan 2015 and the Mayors Housing Supplementary Planning Guidance 2016 and to ensure that the development provides a high standard of accommodation in the interests of the amenities of future occupants.

INFORMATIVE 1: The applicant is advised that any works associated with the implementation of this permission (including the demolition of any existing buildings or structures) will constitute commencement of development. Further, all pre commencement conditions attached to this permission must be discharged, by way of a written approval in the form of an application to the Planning Authority, before any such works of demolition take place.

INFORMATIVE 2: You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering. Fees and application forms are available on the Council's website at www.bromley.gov.uk

INFORMATIVE 3: You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)). If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt. Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

INFORMATIVE 4: Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the modification of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.

INFORMATIVE 5: The applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

INFORMATIVE 6: Legal changes under The Water Industry (Scheme for the Adoption of private sewers)

Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk

INFORMATIVE 7: Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development."

**26.3
HAYES AND CONEY HALL**

(17/00421/FULL6) - 107 Bourne Vale, Hayes, Bromley, BR2 7NW

Description of application – Conversion of garage, part one/ two storey rear extension and two storey side extension.

It was noted that on Page 27 of the Chief Planner's report, the first two sentences of the second paragraph should be amended to read, "The property forms one half of a pair of semi-detached properties located on the north-western side of Bourne Vale, Hayes. Number 105 has been extended."

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 with a further condition to read:-
"6. 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 Classes A, B, C, D and E of Part 1 of Schedule 2 of the 2015 Order (as amended), 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 the interest of the amenities of nearby residential properties and to prevent an overdevelopment of the site and to accord with Policies BE1 and H8 of the Unitary Development Plan (2006)."

SECTION 3

(Applications recommended for permission, approval or consent)

**26.4
CRAY VALLEY WEST**

(16/05004/FULL1) - Land at Former Grays Farm Production Village, Grays Farm Road, Orpington

Description of application - Erection of 8 three bedroom terraced houses with 14 car parking spaces, cycle parking and refuse stores.

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.

**26.5
CLOCK HOUSE**

(16/05564/FULL6) - Broadwater Cottage, Blakeney Road, Beckenham, BR3 1HA.

Description of application – Part 1/2 storey front/side/rear extensions. Roof alterations incorporating dormers to rear and rooflights to front. Alterations to fenestration layout, elevational alterations and conversion of garage to habitable room.

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

It was noted that no objections to the application had been received.

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.

**26.6
PENGE AND CATOR
CONSRVATION AREA**

(16/05652/FULL6) - 130 Victor Road, Penge, London, SE20 7JT

Description of application – Single storey rear extension. Demolition of existing detached garage and replacement windows.

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 PERMISSION be GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**26.7
MOTTINGHAM AND
CHISLEHURST NORTH**

(16/05879/FULL1) - Palmer Bros, 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 8 x two bedroom and 2 x one 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 set out in the report of the Chief Planner.

**26.8
PENGES AND CATOR**

(17/00398/DET) - 213 Kings Hall Road, Beckenham, BR3 1LL.

Description of application – Details of scale, appearance and landscaping of development granted planning permission on appeal (LBB ref. 15/04458/OUT) for the introduction of an access road and erection of three detached dwellings, each with a double garage, parking and associated landscaping.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**26.9
WEST WICKHAM
CONSERVATION AREA**

(17/00444/FULL6) - 39 The Avenue, West Wickham, BR4 0DX

Description of application – Part 1/2 side/rear/front extension, formation of front porch.

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)

**26.10
CHELSFIELD AND PRATTS
BOTTOM CONSERVATION
AREA**

(16/05334/FULL1) - Rosewood Farm, Warren Road, Orpington BR6 6EP

Description of application – Demolition of storage/workshop buildings and erection of detached three bedroom bungalow with attached garage and associated parking on land to the north-east of Rosewood Farm.

Oral representations from Ward Member, Councillor

Samaris Huntington-Thresher in objection to the application were received at the meeting. In her opinion there were no special circumstances to grant permission as the site was situated in the green belt. Councillor Alexa Michael had visited the site and agreed with Councillor Huntington-Thresher. 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.

**26.11
HAYES AND CONEY HALL**

**(16/05756/FULL6) - 47 Hayes Wood Avenue,
Hayes, Bromley, BR2 7BG**

Description of application – Roof alterations to incorporate hip to gable extension, side and rear dormers and first floor rear extension.

Oral representations in support of the application were received at the meeting. A photo montage from the applicant had been received and circulated to Members highlighting properties in the local vicinity that had been developed in a similar way without planning permission having been sought. The Chief Planner's representative informed Members that following receipt of the montage the Planning Enforcement Manager had been notified and requested to investigate.

Members having considered the report and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, pending the outcome of the enforcement investigation or to report back to Members within six months of the date of this meeting on the pending investigations whichever was sooner.

**26.12
HAYES AND CONEY HALL**

**(17/00472/FULL1)- 14 Kechill Gardens, Hayes
Bromley, BR2 7NQ**

Description of application – Single storey rear extension.

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

Councillors Alexa Michael and Robert Evans had visited the site. In Councillor Michael's opinion the rearward projection was excessive and should be reduced by 1 metre but Councillor Evans felt that the impact on Number 12 Kechill Gardens would not be overbearing. Councillor Charles Joel also felt that the

rearward projection would be excessive, affect daylight and have a visual impact on Number 12.

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.

26.13
HAYES AND CONEY HALL

**(17/00675/FULL6) - 47 Hayes Wood Avenue,
Hayes, Bromley, BR2 7BG**

Description of application – Roof alterations to incorporate front/side dormer.

Oral representations in support of the application were received at the meeting. A photo montage from the applicant had been received and circulated to Members highlighting properties in the local vicinity that had been developed in a similar way without planning permission having been sought. The Chief Planner's representative informed Members that following receipt of the montage the Planning Enforcement Manager had been notified and requested to investigate.

Members having considered the report and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, pending the outcome of the enforcement investigation or to report back to Members within six months of the date of this meeting on the pending investigations whichever was sooner.

The Meeting ended at 8.07 pm

Chairman