

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 28 July 2016

Present:

Councillor Katy Boughey (Chairman)
Councillor Douglas Auld (Vice-Chairman)
Councillors Kevin Brooks, Alan Collins, Robert Evans,
William Huntington-Thresher, Russell Mellor, Alexa Michael and
Angela Page

Also Present:

Councillors Nicky Dykes and Catherine Rideout

5 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Charles Joel and Stephen Wells - Councillors Robert Evans and Russell Mellor attended as substitutes.

6 DECLARATIONS OF INTEREST

Cllr Angela Page declared a non-pecuniary interest in agenda item 4.1 and left the room.

7 CONFIRMATION OF MINUTES OF MEETING HELD ON 26 MAY 2016

RESOLVED that the Minutes of the meeting held on 26 May 2016 be confirmed and signed as a correct record.

8 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

8.1 DARWIN

(16/01961/OUT) - Warren Farm, Berrys Green Road, Berrys Green, Westerham, TN16 3AJ

Description of application – Demolition of all existing buildings and erection of six detached dwellings, with reconfigured access road and dedicated parking spaces
OUTLINE APPLICATION REGARDING ACCESS AND LAYOUT.

Oral representations in support of the application were 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, and subject to the following additional conditions -

20. The total gross internal floor area of the development hereby permitted shall not exceed 1490 sq m.

REASON: In the interest of the visual amenities and openness of the Green Belt and to accord with Policies G1 and BE1 of the Unitary Development Plan and Section 9 of the National Planning Policy Framework.

21. 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 permanently retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON In order to accord with Policy 3.8 of the London Plan and in the interest of a suitable provision of accessible and adaptable dwellings.

8.2 COPERS COPE

(16/01994/FULL1) - 37 Stanley Avenue, Beckenham, BR3 6PU

Description of application – Part one/part two storey side/rear extension, alterations to the roof to include two dormers to accommodate the conversion of the existing dwelling into 2x3 bed dwellings.

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, and subject to amendments to condition 4 to read -

4. No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the elevation(s) of the side extension hereby permitted, without the prior approval in writing of the Local Planning Authority.

8.3 BROMLEY COMMON AND KESTON

(16/02870/TELCOM) - Land adjacent 26 Hazel Walk, Bromley

Description of application – Installation of 10m high telecommunications replica telegraph pole and 1

equipment cabinet (CONSULTATION BY TELEFONICA AND VODAFONE REGARDING THE NEED FOR APPROVAL OF SITING AND APPEARANCE).

Members having considered the report, objections and representations, RESOLVED that **PRIOR APPROVAL IS REQUIRED AND 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)

8.4 BROMLEY TOWN

(15/05521/FULL1) - The Ravensbourne School, Hayes Lane, Hayes, Bromley, BR2 9EH

Description of application – Temporary siting of a two-storey structure for educational use (Class D1) for 2 academic years (until 31 July 2019) and associated external works including access ramp and stairs.

Members having considered the report, objections and representations, RESOLVED that the application be **DEFERRED** without prejudice to await outcome of the application for a permanent site and to seek further information in respect of the demand for pupil places in the local area.

8.5 ORPINGTON

(16/01817/FULL1) - Burwood School, Avalon Road, Orpington, BR6 9BD

Description of application – Proposed partial demolition and erection of part one/two storey extensions to existing school building to provide for KS2 and KS3 pupils with elevational alterations, landscaping including the relocation of playground/games court, provision of bin and cycle stores, new boundary treatment and extensions and alterations to the existing car parking with new vehicle/pedestrian access points.

Oral representations in support of the application were received.

The Chief Planner's representative confirmed that an objection had been received from Sport England and that the application would need to be referred to the Secretary of State should Members resolve to grant planning permission.

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, and subject to any direction by the Secretary of State.

**8.6
BIGGIN HILL**

(16/02176/FULL) - Biggin Hill Airport Ltd, Churchill Way, Biggin Hill, TN16 3BN

Description of application – Installation and operation of runway approach lights and associated security fencing for the end of runway 03 on land to the south-west and north-east of Main Road for use by London Biggin Hill Airport (LBHA).

Representations in support of the application from Ward Members, Councillors Melanie Stevens and Julian Benington, 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, and subject to the following condition:

5. Before the development hereby permitted is commenced, details of the design, height and materials of the proposed boundary fence around the proposed lighting located to the south-western side of Main Road shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be installed in accordance with the approved details and shall be permanently retained as such.

REASON: To ensure that the site is safe and secure and to protect the visual amenities of the Green Belt, in accordance with Policies BE1 and G1 of the Unitary Development Plan.

**8.7
MOTTINGHAM AND
CHISLEHURST NORTH**

(16/02213/FULL6) - Norfolk Villa, Mottingham Lane, Mottingham, London, SE9 4RW

Description of application – Single storey rear extension and first floor rear/side extension.

Oral representations in support of and in objection to the development were received at the meeting. The Chief Planner's representative reported that a late letter of objection had been received and that no objections had been received from the Tree Officer.

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.

**8.8
BICKLEY**

**(16/02273/RECON) - 20 Southborough Road,
Bickley, Bromley, BR1 2EB**

Description of application – Variation of condition 4 of planning permission 15/04663/FULL1 [for the change of use from A1 (Travel Agents) to Sui Generis (Private Hire/Taxi Booking Office)] to read “The application premises shall not be open for the picking up of customers between 0000 hours and 0530 hours”.

Oral representations in objection to the application were received. Oral representations in objection to the application were also received at the meeting from ward member Councillor Catherine Rideout. Members having considered the report, objections and representations, **RESOLVED** that permission be **REFUSED** on the following grounds -

1. The proposal would be contrary to Policies BE1 and S13 of the Unitary Development Plan, and prejudicial to the amenities of occupants of residential properties in the vicinity by reason of general noise and disturbance occasioned by the extended opening hours.

**8.9
BROMLEY COMMON AND
KESTON**

(16/02485/FULL6) - 1 Quiet Nook, Keston, BR2 8HR

Description of application: First floor side and single storey front extensions, elevational alterations to include changes to windows and timber cladding to ground floor front elevation. Alterations to existing driveway, new front boundary fence and decking to front.

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

The Chief Planner’s representative reported comments from the Council’s Trees Officer. 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.

9 TREE PRESERVATION ORDERS

9.1 CHISLEHURST **Confirmation of Tree Preservation Order No. 2624 at The Beech Studio, Hawkwood Lane, Chislehurst, BR7 5PW**

Members considered objections to the making of TPO 2624 relating to a mature beech tree located within the confines of the Beech Studio, Hawkwood Lane, Chislehurst.

Members having considered the report, **RESOLVED** that the Tree Preservation Order be **CONFIRMED** without modification.

10 URGENT SUPPLEMENTARY ITEM

10.1 ORPINGTON **(16/02826/TELCOM) - Land Outside 318 Court Road, Orpington**

Description of application – Installation of 12.5m Telecommunications Replica Telegraph Pole and one associated equipment cabinet. CONSULTATION BY TELEFONICA UK LTD AND VODAFONE LTD REGARDING THE NEED FOR APPROVAL OF SITING AND APPEARANCE.

The Sub-Committee agreed that the report, which was not included in the published agenda, should be considered as a matter of urgency on the following grounds –

”The application is a prior approval which will be granted by default unless determined before the application target date.”

Members having considered the report, objections and representations, **RESOLVED** that **PRIOR APPROVAL IS REQUIRED AND GRANTED** as recommended subject to the conditions set out in the report of the Chief Planner.

The meeting ended at 8.23 pm

Chairman