

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 22 September 2016

Present:

Councillor Katy Boughey (Chairman)
Councillor Douglas Auld (Vice-Chairman)
Councillors Kevin Brooks, Alan Collins, Mary Cooke,
Charles Joel, Alexa Michael, Angela Page and Stephen Wells

Also Present:

Councillors Peter Dean, Sarah Phillips and Michael Tickner

11 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor William Huntington-Thresher; Councillor Mary Cooke attended as substitute.

12 DECLARATIONS OF INTEREST

No declarations of interest were received.

13 CONFIRMATION OF MINUTES OF MEETING HELD ON 28 JULY 2016

RESOLVED that the minutes of the meeting held on 28 July 2016 be confirmed and signed as a correct record.

14 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

14.1 KELSEY AND EDEN PARK

**(16/01330/FULL1) - Jacanda Lodge, North Drive,
Beckenham BR3 3XQ**

Description of application – Demolition of two detached dwellinghouses and construction of a crescent terrace of 7 three storey four bedroom plus roof accommodation townhouses with basement car parking, refuse store and associated landscaping.

Oral representations in support of the application were received. Oral representations from Ward Member Councillor Peter Dean in support of the application were received at the meeting.

Documentation (including a petition) in support of the application had been received and circulated to Members.

The Chief Planner advised this was a different scheme to the one previously dismissed on appeal; he then outlined the difference between the two applications.

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 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.

3 Details of all external materials, including roof cladding, wall facing materials and cladding, window glass, door and window frames, decorative features, rainwater goods and paving where appropriate, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced.

The development 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 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.

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 No part of the development hereby permitted shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to and approved in writing by the Local Planning Authority.

a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval in writing. The desk study shall detail the history of the site's uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved in writing by the Local Planning Authority prior to investigations commencing on site.

b) The site investigation, including relevant soil, soil gas, surface water and groundwater sampling shall be approved in writing by the Local Planning Authority.

c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors, a proposed remediation strategy and a quality assurance scheme regarding implementation of remedial works and no remediation works shall commence on site prior to approval of these matters in writing by the Authority. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

d) The approved remediation works shall be carried out in full on site in accordance with the approved quality assurance scheme to demonstrate compliance with the proposed methodology and best practise guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully

assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf.

e) Upon completion of the works, a closure report shall be submitted to and approved in writing by the Authority. The closure report shall include details of the remediation works carried out, (including of waste materials removed from the site), the quality assurance certificates and details of post-remediation sampling.

f) The contaminated land assessment, site investigation (including report), remediation works and closure report shall all be carried out by contractor(s) approved in writing by the Local Planning Authority. Reason: In order to comply with Policy ER7 of the Unitary Development Plan and to prevent harm to human health and pollution of the environment.

7 The development shall be implemented in accordance with the Arboricultural Survey and Planning Integration Report 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 interest of the 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.

8 The development permitted by this planning permission shall not commence until a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved by, the Local Planning Authority. The surface water drainage strategy should seek to implement a SUDS hierarchy that achieves reductions in surface water run-off rates to greenfield rates in line with the Preferred Standard of the Mayor's London Plan.

Reason: To reduce the impact of flooding both to and from the proposed development and third parties and to accord with Policy 5.13 of the London Plan.

9 Details of a scheme of noise mitigation measures in full compliance with all recommendations of the submitted acoustic report (Peter Moore Acoustics report reference 151001/3 of 15 March 2016) shall be submitted to the Local Planning Authority for written

approval. Once approved the scheme shall be implemented in full prior to the use commencing and permanently maintained thereafter.

Reason: In order to ensure a satisfactory standard of residential amenity in accordance with Policy 7.15 of the London Plan.

10 Before any part of the development hereby permitted is first occupied, boundary enclosures of a height and type to be approved in writing by the Local Planning Authority shall be erected in such positions along the boundaries of the site(s) as shall be approved and shall be permanently retained thereafter.

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

11 Prior to the commencement of the development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include measures of how construction traffic can access the site safely and how potential traffic conflicts can be minimised; the route construction traffic shall follow for arriving at and leaving the site and the hours of operation but shall not be limited to these. The Construction Management Plan shall be implemented in accordance with the agreed timescale and details.

Reason: In order to comply with Policies T5, T6, T7, T15, T16 and T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

12 Before commencement of the use of the land or building hereby permitted, parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any order amending, revoking and re-enacting this Order) or not, shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

Reason: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

13 The arrangements for storage of refuse (which shall include provision for the storage and collection of recyclable materials) and the means of enclosure shown on the approved drawings 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.

14 The application site is located within an Air Quality Management Area declared for NOx. In order to minimise the impact of the development on local air quality, any gas boilers must meet a dry NOx emission rate of <40mg/kWh.

Reason: To minimise the effect of the development on local air quality within an Air Quality Management Area in accordance with Policy 7.14 of the London Plan.

15 An electric car charging point shall be provided to a minimum of 20% of car parking spaces with passive provision of electric charging capacity provided to an additional 20% of spaces.

Reason: To minimise the effect of the development on local air quality within an Air Quality Management Area in accordance with Policies 6.13 and 7.14 of the London Plan.

16 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.

Reason: To comply with Policy 3.8 of the London Plan 2015 and the Mayor's 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.

17 No extensions or alterations to the buildings hereby approved, whether or not permitted under Article 3 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), shall be carried out without the prior written permission of the Local Planning Authority.

Reason: In order that, with regard to the previously refused scheme and restricted amenity space and potential for development to impact upon

neighbouring properties given the design and layout of the dwellings, the Local Planning Authority may have the opportunity of assessing the impact of any further development and to comply with Policy BE1 of the Unitary Development Plan.

Informatives

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.

2 Before works commence, the applicant is advised to contact the Pollution Team of Environmental Health and Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

3 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

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, paragraph 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, paragraph 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 the Community Infrastructure Levy can be found on the attached information note and the Bromley website at www.bromley.gov.uk/CIL.

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

5 It is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that 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.

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

7 The applicant is advised that the highest standards of sustainable design and construction shall be achieved to improve the environmental performance of the development and to adapt to the effects of climate change. Sustainable design standards are integral to the proposal, including its construction and operation.

8 Conditions imposed on this planning permission require compliance with Part M4 of the Building Regulations. The developer is required to notify Building Control or their Approved Inspector of the requirements of these conditions prior to the commencement of development.

**14.2
KELSEY AND EDEN PARK**

**(16/01330/FULL1) - Jacanda Lodge, North Drive,
Beckenham BR3 3XQ**

Description of application – Demolition of two detached dwelling houses and construction of a crescent terrace of 8 three storey four bedroom townhouses with basement car parking, refuse store and associated landscaping.

Documentation (including a petition) in support of the application had been received and circulated to Members.

The Chief Planner advised this was a different scheme to the one previously dismissed on appeal. He then went on to outline the difference between the difference

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.

**14.3
DARWIN
CONSERVATION AREA**

**(16/01381/FULL1) - Cottage Farm, Cackets Lane,
Cudham, Sevenoaks TN14 7QG**

Description of application – proposed replacement turkey rearing barn.

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

The Development Control Manager advised that should permission be granted, a further condition should be added to limit the amount of livestock housed.

Issues concerning odour were addressed within the report and Environmental Health Officers were satisfied.

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 the addition of a further condition to read:-

9 The development hereby permitted shall be used as an agricultural turkey rearing barn only and shall not at any time be used for any other purpose without express written permission by the Local Planning Authority.

Reason: In order to protect neighbouring amenity and for the purposes of protecting surrounding Green Belt

land in compliance with Policy BE1 and G1 of the unitary Development Plan.

**14.4
DARWIN**

(16/02755/FULL2) - Yonder Farm, Orange Court Lane, Downe, Orpington BR6 7JD

Description of application – Change of use of land and buildings to commercial livery yard, dressage centre and incidental groom’s accommodation (Retrospective Application).

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

Comments from Ward Member Councillor Richard Scoates in objection to the application were reported. The Development Control Manager advised that should permission be granted, it would be subject to the prior completion of a Section 106 Agreement. An update on this matter was circulated to Members. Members were also informed that breaches of condition should not be considered as part of this application.

Comments in regard to conditions 4 and 6 were reported.

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

- 1 The proposed development is inappropriate development in the Green Belt, causing harm to the openness and character of the Green Belt and the purposes of including land within the Green Belt which is not clearly outweighed by any benefits of the development and therefore very special circumstances do not exist contrary to Policies G1 of the Unitary Development Plan and 7.16 of the London Plan and section 9 – Protecting Green Belt Land – of the National Planning Policy Framework.
- 2 The proposed development by reason of the intensification of horse related activities, including grazing not in accordance with the British Horse Society’s recommended standards, would be harmful to the open and rural character of the Green Belt and detrimental to the surrounding countryside, contrary to Policies L3 and L4 of the Unitary Development Plan.

**14.5
MOTTINGHAM AND
CHISLEHURST NORTH**

**(16/03284/FULL6) - Pindi Lodge, Mottingham Lane,
Mottingham, London SE9 4RW**

Description of application – Single storey side extension and roof alterations to incorporate rooflights.

Oral representations in objection to and in support of the application were received at the meeting. Further documentation from the applicant in support of the application had been received and circulated to Members.

The Development Control Manager was aware that the applicant had agreed to modify plans to address neighbour concerns.

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 two further conditions to read:-
4 No additional windows or doors other than those shown on the approved plans shall at any time be inserted in any elevation or roofslope of the dwelling house without the prior approval in writing of the Local Planning Authority.

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

5 Details of the obscure glazing of the north facing window and amendments to the design of the fenestration inclusive of changing the bi-fold doors to French doors, shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development.

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

**14.6
BIGGIN HILL**

**(16/03639/FULL1) - 36 Village Green Avenue,
Biggin Hill TN16 3LN**

Description of application – Demolition of existing garage/workshop and the erection of a two storey detached four bedroom dwelling with parking and associated 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.

SECTION 3

(Applications recommended for permission, approval or consent)

14.7 CLOCK HOUSE

(16/02483/FULL1) - 261 Elmers End Road, Beckenham BR3 4EJ

Description of application – Proposed conversion of existing semi-detached dwelling house to form 1 two bedroom flat and 2 one bed flats and roof alterations to incorporate a rear dormer.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member Councillor Sarah Phillips in objection to the application were received at the meeting.

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

1 The proposed development by reason of its poor and cramped internal layout and the number of units represents a cramped overdevelopment of the site which would be harmful to the amenities of neighbouring properties and future owner/occupiers contrary to Policies BE1, H7 and H11 of the Unitary Development Plan and Policy 3.5 of the London Plan.

14.8 ORPINGTON

(16/02806/FULL1) - Orpington College of Further Education, The Walnuts, Orpington BR6 0TE

Description of application – Proposed alterations to internal layout to include first floor kitchen and pastry kitchen at ground floor, insertion of extraction flues, elevational alterations, new café and shop, ancillary accommodation, outside seating area, extension to railings, landscaping, canopy and ramp.

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.

**14.9
CHISLEHURST
CONSERVATION AREA**

**(16/02974/FULL1) - Torphin, Wilderness Road,
Chislehurst BR7 5EZ**

Description of application – Demolition of existing outbuilding and erection of detached 5 bedroom house, with basement and accommodation in the roof, together with associated parking and landscaping.

Oral representations in objection to and in support of the application were received.

Further objections to the application had been received from The Chislehurst Society and circulated to Members.

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

- 1 The proposed development by reason of the size and design of the proposed dwelling represents a cramped, incongruous development, out of character with surrounding development, harmful to the visual amenities and spatial standards of the area and which would fail to preserve or enhance the character and appearance of the Chislehurst Conservation Area contrary to Policies BE1, BE11, H7 and H9 of the Unitary Development Plan and Policy 3.5 of the London Plan.
- 2 The proposed development would result in the loss of a number of trees which would impact unacceptably upon the verdant nature of the surrounding Conservation Area, harmful to its character and appearance and would create pruning and felling pressure on an existing horse chestnut tree within the site contrary to Policies NE7 and BE11 of the Unitary Development Plan and Policy 7.21 of the London Plan.

**14.10
CLOCK HOUSE**

**(16/03124/FULL1) - County House, 241 Beckenham
Road, Beckenham BR3 4RP**

Description of application – Erection of 6th floor extension to provide 4 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.

**14.11
PETTS WOOD AND KNOLL**

(16/03230/FULL6) - 161 Crescent Drive, Petts Wood, Orpington, BR5 1AZ

Description of application – First floor side and rear extensions with roof and fenestration alterations.

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.

**14.12
DARWIN**

(16/03280/FULL1) - High Elms Golf Course Club House, High Elms Road, Downe, Orpington BR6 7JL

Description of application – Two storey extension for lift shaft and elevational alterations to façade.

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.

**14.13
PENGE AND CATOR**

(16/03462/FULL6) - 115 Lennard Road, Beckenham BR3 1QR

Description of application – Single storey rear extension and roof lights to main side roof slope.

Oral representations in objection to the application were received at the meeting.

It was reported that further objections to the application had been received 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 the addition of a further condition to read:-
4 Before the development hereby permitted is first occupied the proposed roof lights within the roof space shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be fixed shut and 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.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**14.14
BROMLEY TOWN**

**(16/02253/FULL6) - 46 Ravensbourne Avenue,
Bromley BR2 0BP**

**THIS REPORT WAS WITHDRAWN BY THE
APPLICANT'S AGENT PRIOR TO THE MEETING.**

**14.15
CRYSTAL PALACE**

**(16/02764/FULL1) - Keswick House, 207A Anerley
Road, Penge, London SE20 8ER**

Description of application – Rooftop extension to provide 2x1 bedroom residential units. Alterations to existing entrance and mansard roof to left of entrance.

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

The Chief Planner confirmed both flats were intended as 1 bed-1 person units and at 37 sqm and 41 sqm, the size of the units complied with Mayor of London standards.

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 with reason 1 amended to read:-

'1 The proposed addition of two rooftop flats constitutes a cramped and over-intensive use of the property, lacks adequate facilities commensurate with modern living standards, and is thereby contrary to policy 3.5 of the London Plan, the Council's general requirements for residential conversions and Policies BE1 and H7 of the Unitary Development Plan.'

**14.16
CRAY VALLEY EAST**

**(16/03539/FULL6) - 23 Perry Hall Road, Orpington
BR6 0HT**

Description of application – Formation of a vehicular access.

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

Further documentation in support of the application had been received and circulated to Members.

Councillor Cooke advised she had previously lived in

Perry Hall Road for 18 years. During that time, she had never witnessed any accidents or problems arising from residents reversing out of driveways. Members having considered the report and representations, **RESOLVED that the application be DEFERRED**, without prejudice to any future consideration to:-

- 1 request further details as to the number of legitimate crossovers along Perry Hall Road; and
- 2 seek Highways advice as to whether a separate consent is required and the likely outcome of such an application.

The meeting ended at 8.55 pm

Chairman