

## **PLANS SUB-COMMITTEE NO. 1**

Minutes of the meeting held at 7.00 pm on 23 November 2017

### **Present:**

Councillor Alexa Michael (Chairman)  
Councillor Charles Joel (Vice-Chairman)  
Councillors Katy Boughey, Alan Collins, Robert Evans,  
Samaris Huntington-Thresher, Terence Nathan and Tony Owen

### **13 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**

Apologies for absence were received from Councillors Douglas Auld and Kevin Brooks.

### **14 DECLARATIONS OF INTEREST**

No declarations of interest were reported.

### **15 CONFIRMATION OF MINUTES OF MEETING HELD ON 28 SEPTEMBER 2017**

**RESOLVED** that the Minutes of the meeting held on 28 September 2017 be confirmed.

### **16 PLANNING APPLICATIONS**

#### **SECTION 2**

(Applications meriting special consideration)

#### **16.1 DARWIN**

**(17/01895/FULL1) - Warren Farm, Berrys Green Road, Berrys Green, Westerham, Kent, TN16 3AJ**  
Description of application – Demolition of all existing buildings and erection of seven detached dwellings, with reconfigured access road and dedicated parking spaces.

**THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.**

**16.2  
PENGE AND CATOR**

**(17/02072/ELUD) - Bronze Works, Kangley Bridge Road, Lower Sydenham, London, SE26 5AY.**

Description of application – Use of building as 8 no. flats (Class C3) pursuant to grant of prior approval under reference 13/03598. (LAWFUL DEVELOPMENT CERTIFICATE - EXISTING).

It was reported that Ward Member, Councillor Kevin Brooks, supported the Chief Planner's recommendation. The recommendation was also supported by the Chairman and Councillor Charles Joel.

Members having considered the report, **RESOLVED that a CERTIFICATE FOR AN EXISTING DEVELOPMENT BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner.

**16.3  
PENGE AND CATOR**

**(17/02314/FULL1) - Adam House 1B Thesiger Road, Penge, London, SE20 7NQ**

Description of application – Change of use of existing public house (Class A4) to 3 residential flat (Class C3) (2 x 1 bed and 1 x 2bed) and insertion of a door in the eastern elevation

Oral representations in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 23 October 2017. It was also reported that Ward Member, Councillor Brooks, considered the application to be an overdevelopment. The Chairman and Councillor Robert Evans supported the application.

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 an amendment 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 any elevation(s) of the proposal hereby permitted, 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.”

**16.4  
CHISLEHURST**

**(17/02846/FULL1) – Haddon, Beechcroft, Chislehurst, BR7 5DB**

## **CONSERVATION AREA**

Description of application - Demolition of existing dwelling and the construction of two detached four bedroomed dwellings with accommodation in the roof space (Revisions to ref: 16/03482/FULL1 which was approved on 12.10.2016 to provide additional accommodation within the loft space in the form of a games room, study and bathroom per unit).

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

Ward Member, Councillor Katy Boughey, objected to the application. A previous application, (reference 16/03482/FULL1), had been approved on 12 October 2016 and a further application, (reference 17/00437/FULL1), had been refused on 18 April 2017 in order to prevent overdevelopment in the conservation area. In Councillor Boughey's view the application was an overdevelopment incongruous in the conservation area and street scene. The dormers in the roofslope overlooked neighbouring occupiers affecting their privacy and were incongruous in the street scene.

Councillor Joel had visited the site and objected to the bulk of the proposed development.

The Chief Planner's representative advised Members that the flank dormers had been removed and in his opinion the previous grounds of refusal had been addressed.

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

1. The proposed replacement dwellings by reason of their bulk and design would be harmful to the street scene and the character and appearance of Chislehurst Conservation Area, contrary to policies 7.4 and 7.6 of the London Plan (2015), BE1 and BE11 of the Unitary Development Plan (2006) and Draft Policies 37 and 47 of the Draft Local Plan (2016).
2. The proposed development would give rise to an unacceptable degree of overlooking and loss of privacy and amenity to the occupiers of Stonywood and The Thicket, Beechcroft thus contrary to Policies 7.6 of the London Plan (2015), Policy BE1 of the Unitary Development Plan (2006) and Draft Policy 37 of the Draft Local Plan (2016).

**16.5**  
**CHISLEHURST**  
**CONSERVATION AREA**

**(17/03727/RECON) - Darul Uloom, Foxbury Avenue, Chislehurst, BR7 6SD**

Description of application – Variation of condition 1 of permission reference 16/02702 /RECON to increase the number of pupils aged over 17 years of age or older from 25 to 65 (The total number of pupils attending the school is not proposed to be increased beyond 225 as approved under 14/03754/VAR).

Oral representations in support of the application were received at the meeting. A late submission from the School and additional information from the agent with regard to student numbers across the years had been received and circulated to Members.

Ward Member, Councillor Boughey referred Condition 1 attached to planning application, reference 16/02702/RECON, which restricted the number of pupils to 225 at any one time and for no more than 25 pupils to be aged over 17 years. She emphasised this condition had been imposed for a reason and, in her view the only change in circumstances since that permission was granted, was an increase in traffic on a Friday for Prayers. She objected to the application and in her view the upper age limit should remain at seventeen years.

Councillor Terence Nathan's view was that the pupils and also the Country benefitted the secondary school education with higher Islamic Studies offered by the School and he supported the application.

Councillor Charles Joel referred to the growth and expansion of many schools in the Borough and the requirement for this School and he also supported the application.

The Chairman acknowledged Councillor Boughey's local knowledge of the area and, she considered there had not been any material change in circumstances, and objected to the application.

The Chief Planner's representative reminded Members that all the pupils boarded and therefore if the upper age limit were to be extended, there would be no additional traffic movements and, if the application were to be refused, there would be no basis for a ground of refusal for 'harm'.

Members having considered the report, objections and representations, **RESOLVED that the APPLICATION be APPROVED** as recommended, subject to the conditions set out in the report of the chief planner and, **SUBJECT TO CONSULTATION WITH THE APPLICANT REGARDING THE IMPOSITION OF A CONDITION TO LIMIT THE MAXIMUM AGE OF PUPILS ATTENDING TO 22 YEARS**, and for the case to be reported back to Plans Sub-Committee 3 on 21<sup>st</sup> December 2017.

**16.6  
KELSEY AND EDEN PARK**

**(17/04061/FULL1) - 8 The Close, Beckenham, BR3 4AP.**

Description of application – Erection of 3 three bedroom terraced houses with new access and alterations and part demolition and extension to 8 The Close.

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.

**16.7  
BROMLEY TOWN**

**(17/04326/MATAMD) - 14 Highland Road, Bromley BR1 4AD**

Description of application - Minor material amendment under Section 73 of the Town and County Planning Act 1990 to allow a variation of the planning permission 11/01958/EXTEND for extension of time limit for implementation of permission ref. 08/02582 granted for single storey side and 4 storey rear extension incorporating rear balconies. Provision of accommodation in roof including 3 side dormers. Elevational alterations and detached bin store and front entrance gates with access drive and 9 car parking spaces and detached timber frame bicycle store at rear and conversion of building into 1 three bedroom dwelling with parking and garden and 8 two bedroom flats to allow alterations to the approved landscaping details, change in fenestration to the windows of the northern flank elevation, creation of additional window at second floor level of the northern flank elevation, relocation of refuse storage area and relocation of the cycle storage area

Oral representations in objection to the application were received at the meeting. Supplementary information and photographs had been received from the objector 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.

**16.8  
HAYES AND CONEY HALL**

**(17/04402/FULL6) - 58 Queensway, West Wickham, BR4 9ER**

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

The Chairman and Councillor Robert Evans objected to the application.

Members having considered the report, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner.

**16.9  
BROMLEY COMMON AND  
KESTON  
CONSERVATION AREA**

**(17/04504/FULL6) - Rivendell 26 Forest Drive, Keston, BR2 6EF**

Description of application – Two storey front extension with habitable accommodation in roof space incorporating two side dormers and rooflight to side roof slope and single storey rear extension.

Oral representations in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 14 November 2017. An email from the agent had been received and circulated to Members and a comment in support of the application had been received from a local resident.

The Chairman and Councillors Evans, Joel and Samaris Huntington-Thresher all supported the application. It was felt the design was sympathetic with the property and not out of scale. Trees had co-existed with the property for some time and given the generous plot it was felt the scale for possible damage to trees roots could be managed by condition.

Members having considered the report and representations, **RESOLVED that PERMISSION be GRANTED** subject to the following conditions:-  
“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. Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.

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.

3. 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.

4. The additional accommodation shall be used only by members of the household occupying the dwelling Rivendell, 26 Forest Drive, Keston, BR2 6EF and shall not be severed to form a separate self-contained unit.

REASON: In order to comply with Policy H8 of the Unitary Development Plan, to ensure that the accommodation is not used separately and unassociated with the main dwelling and so as to prevent an unsatisfactory sub-division into two dwellings.

5. 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 tree shown on the approved plans to be retained 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.”

### **SECTION 3**

(Applications recommended for permission, approval or consent)

**16.10  
PENG 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.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that if permission was granted then Condition 3 would be amended due to documents received on 26 May and 13 October 2017. Additional representations in objection to the application had been received and circulated to Members.

Members having considered the report, objections and representations, **RESOLVED that the APPLICATION be APPROVED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with an amendment to Condition 3 to read:-

“3. The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and listed:

Tree Protection Plan 14013-BT5

13121 P504 Proposed Plans (Plot 1)

13121 P505 Proposed Plans (Plot 2)

13121 P506 Proposed Plans (Plot 3)

13121 C501G Coloured Site Layout

13121 C502G Coloured street elevation

Arboricultural Impact Appraisal and Method Statement  
15/9/17

PP03 Planting Plan

LP05 Landscaping

REASON: In the interest of the visual and residential amenities of the area and to accord with Policies BE1 and H7 of the Unitary Development Plan.”

## 16.11 CRAY VALLEY EAST

### **(17/02279/FULL3) - Sun Chemical, Cray Avenue, Orpington**

Description of application – The redevelopment of an existing 2.38 hectare site for 13,975sqm of B1b (research and laboratory), B1c (light industrial), B2 (general industrial) and B8 (storage and distribution) use, with associated parking, service area and landscape. (Including adjacent plot on corner of Cray Valley Road and Faraday Way - Car Park Cray Valley Road Orpington BR5 2EY).

The Planning Officer reported that part of the site was



designated in Flood Zone 2 and a consultation had been undertaken. Supplementary information and photographs had been received in objection to the application and circulated to Members.

The Chairman read comments from Councillor Russell Mellor in support of the application.

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 an amendment to Condition 7 and four further conditions to read:-

“7. Prior to the commencement of development above ground floor slab level, details of the sustainability measures as detailed in the approved Energy Strategy Report shall be submitted to and approved by the Local Planning Authority. The details shall include the specification, appearance and location of the proposed Photovoltaic Panels and the air source heat pumps. The measures shall be installed and made fully operational prior to the first occupation of the development, and shall be permanently retained and maintained in working order thereafter.

REASON: To achieve a sustainable development in accordance with London Plan Policies 5.7 to 5.11, the Mayor's SPG and UDP policy BE1

27. 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.

28. Prior to the commencement of development above ground floor slab level, details of proposed boundary enclosures, including details of vehicle access gates and their means of operation, shall be submitted to and approved by the Local Planning Authority. The boundary enclosures and gates shall be erected in accordance with the approved details prior to the first occupation of the development, and shall be permanently retained thereafter.

REASON: In order to comply with Policies BE1 and T18 of the Unitary Development Plan and in the interest of the visual amenities of the area and

conditions of road safety.

29. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, revoking and re-enacting this Order) the buildings hereby permitted shall only be used for purposes within Classes B1(b), B1(c), B2 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 and for no other purpose.

REASON: In the interest of the amenities of the area and to safeguard the supply of industrial land in the Borough, in compliance with Policies BE1 and EMP4 of the Unitary Development Plan and Policy 2.17 of the London Plan.

30. No additional floorspace shall be provided within the buildings hereby permitted without the prior written approval of the Local Planning Authority.

REASON: In order to comply with Policies EMP4, T3 and T18 of the Unitary Development Plan, to accord with the terms of the application and prevent overdevelopment of the site or inadequate levels of parking on site.

**16.12  
CHISLEHURST**

**(17/03002/FULL6) - 5 Greenway, Chislehurst, BR7 6JQ**

Description of application – Single storey rear extension.

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.

**16.13  
HAYES AND CONEY HALL**

**(17/04144/FULL1) 14 Kechill Gardens, Hayes Bromley, BR2 7NQ**

Description of application – Rear basement extension.

Oral representations in support of the application were received at the meeting. Supplementary information and photographs had been received from the applicant and circulated to Members.

Councillor Joel objected to the application as 600-800mm of the proposed structure would be above ground level without ventilation and daylight. He was concerned that the water table may have an adverse effect on the footings and also on surrounding properties.

Councillors Tony Owen and Samaris Huntington-Thresher supported the application.

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.

**NOTE:** Following consultation with both the Chairman and the applicant Condition 25 was amended to read:-

“25. Prior to the occupation of the units hereby approved, details of noise mitigation measures shall be submitted to and approved in writing by the local planning authority. The approved mitigation measures shall be implemented prior to the first use of any machinery or plant on site and permanently maintained thereafter so that audibility satisfies an acoustic standard, not exceeding LFNR 35 Leq,5mins 1900-0700 hours on Mondays to Fridays, LFNR 40 Leq,5mins 0700-1900 hours Mondays to Fridays, and LFNR 35 Leq,5mins for any time period on Saturdays, Sundays and Bank Holidays, measured or calculated at 1m from the nearest façade of the nearest affected noise sensitive premises with all items of plant operating together and at full power, and a 5dBA penalty added for tonal noise content.”

(Councillor Joel requested for his vote for refusal be recorded.)

## **17 TREE PRESERVATION ORDERS**

### **17.1 CHELSFIELD AND PRATTS BOTTOM**

#### **(17/04751/TREE) - Land Adjacent To Little Lillys, Warren Road, Chelsfield Lane, Orpington**

Description of application – Remove all trees situated along the boundary fronting Warren Road.

Oral representations in support of a Tree Preservation Order being served and in support of the trees being removed were received at the meeting.

Councillor Samaris Huntington-Thresher objected to the application as the trees were significant and adjoined other hedgerows and the removal would not only affect the character of Chelsfield Village but also the conservation area and she supported a Tree Preservation Order being served.

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*23 November 2017*

Members having considered the report, objections and representations, **RESOLVED to SERVE A TREE PRESERVATION ORDER on 24<sup>TH</sup> NOVEMBER 2017** relating to **ALL THE TREES SITUATED ALONG THE BOUNDARY FRONTING WARREN ROAD.**

The Meeting ended at 8.56 pm

Chairman