

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 13 October 2011

Present:

Councillor Russell Jackson (Chairman)
Councillor Simon Fawthrop (Vice-Chairman)
Councillors Peter Dean, Peter Fookes, Russell Mellor,
Alexa Michael, Gordon Norrie, Tom Papworth and Michael Turner

Also Present:

Councillors Michael Tickner and Stephen Wells

13 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

An apology for absence was received from Councillor Reg Adams; Councillor Tom Papworth acted as alternate.

14 DECLARATIONS OF INTEREST

There were no declarations of interest.

15 CONFIRMATION OF MINUTES OF MEETING HELD ON 18 AUGUST 2011

It was noted that Councillor Peter Fookes had attended the meeting.

RESOLVED that subject to the above amendment, the Minutes of the meeting held on 18 August 2011 be confirmed and signed as a correct record.

16 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

16.1 KELSEY AND EDEN PARK

(11/01643/FULL1) - Langley Park Sports And Social Club, Hawksbrook Lane, Beckenham.

Description of application - 2 all weather 5 a side football pitches with floodlights (8.3m high) and 3.1m high timber/mesh fencing around perimeter.

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 September 2011.

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.

**16.2
WEST WICKHAM**

(11/01921/FULL1) - 32 Corkscrew Hill, West Wickham.

Description of application - Sub-division of existing plot and erection of detached four bedroom house and attached single garage.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**16.3
CRAY VALLEY EAST**

(11/02429/FULL1) - Olleys Posh Wash, 151 Sevenoaks Way, Orpington.

Description amended to read - 'Retention of canopy at front for temporary 5 year period RETROSPECTIVE APPLICATION.'

Comments from Ward Members Councillors Roxhannah Fawthrop and John Ince were reported at the meeting.

Members having considered the report and objections **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the following conditions:-

1 The building hereby permitted shall be removed and the land reinstated to its former condition on or before the 31 October 2016.

Reason: In order that the situation can be reconsidered in the light of the circumstances at that time in the interest of the amenities of the area.

2 The lighting on the canopy shall only be used between 9 am and 7 pm and the lights shall not be on at any other time. The lights shall be oriented and screened to prevent light spillage and shall be retained as such thereafter.

The following reason for granting permission was also added:-

London Plan: Policy 5.12 - Flood risk Management.

SECTION 3

(Applications recommended for permission, approval or consent)

**16.4
CHISLEHURST
CONSERVATION AREA**

(11/02233/FULL6) - Donegal House, Camden Way, Chislehurst.

Description of application - Two storey side extension and elevational alterations together with ground and first floor additions to 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.

**16.5
COPERS COPE**

(11/02266/FULL1) - Site of 84-86 Overbury Avenue and 2 Stanley Avenue, Beckenham.

Description of application - Part two/three storey block comprising of 7 two bedroom and 2 three bedroom flats with 13 car parking spaces, vehicular access onto Stanley Avenue and Overbury Avenue, detached car ports, cycle and refuse stores (amendments to scheme permitted under ref 07/04526).

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

It was reported that further objections to the application had been received.

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 excessive bulk and size, would constitute a cramped form of development, harmful to the character of the area and contrary to Policies BE1 and H7 of the Unitary Development Plan.

**16.6
BICKLEY**

(11/02395/FULL1) - Newlands, St Georges Road, Bickley.

Description amended to read - '2 detached five bedroom houses with integral double garages fronting St. Georges Road West with integral double garages at land to rear of Newlands and 77 St. Georges Road West.'

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

It was reported that further objections to the application had been received.

It was also reported that the Advisory Panel for Conservation Areas had objected to the application.

The Planning Officer informed Members that a Habitat Survey had revealed there would be no adverse effect on wildlife.

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

1 The proposal would result in the loss of undeveloped garden land, constituting a cramped overdevelopment of the site by reason of the amount of coverage by buildings and hard surfaces and would be out of character with adjoining development and the visual amenities of the area and adjoining Bickley Park Conservation Area, thereby contrary to Policies H7, BE1 and BE13 of the Unitary Development Plan, Planning Policy Statement 3 - Housing (2010) and Policy 3.5 of the London Plan.

**16.7
WEST WICKHAM**

**(11/02483/FULL6) - 72 Barnfield Wood Road,
Beckenham.**

Description of application - Two storey side and single storey rear extension. Single storey front extension.

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.

**16.8
HAYES AND CONEY HALL**

(11/02511/FULL6) - 3 Hurstfield, Bromley.

Description of application - Part one/two storey side and rear extension.

Comments from Ward Member Councillor Mrs Anne Manning were reported at the meeting.

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.

**16.9
FARNBOROUGH AND
CROFTON**

**(11/02576/FULL6) - 141 Lovibonds Avenue,
Orpington.**

Description amended to read - 'Part one/two storey side and rear extension.'

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

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.

**16.10
FARNBOROUGH AND
CROFTON**

**(11/02679/FULL1) - Farnborough Primary School,
Farnborough Hill, Orpington.**

Description of application - Elevational alterations to year four classroom relating to position of windows, doors, pitched roof and gable features. (Amendment to planning permission 10/01118 granted for a single storey extension to provide enlarged classroom and 1 additional classroom with associated link walkway and sun canopy.)

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)

**16.11
BROMLEY TOWN**

**(11/02294/FULL1) - Land adjacent 29 Rochester
Avenue, Bromley.**

Description of application - Two storey 3 bedroom detached dwelling at land rear of 112 Murray Avenue and adjacent to 29 Rochester Avenue.

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

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

- 1 The proposal would constitute an overdevelopment of the site by reason of the amount of site coverage by buildings and hard surfaces, thus would be out of character with the surrounding residential properties with significant rear gardens and contrary to policies H7 and BE1 of the Unitary Development Plan, PPS 3: Housing and Policy 3.5 of the London Plan.
- 2 The proposal would be an overdevelopment of the site, out of character with the locality thereby detrimental to its visual amenities and character, contrary to Policies H7 and BE1 of the Unitary Development Plan, PPS 3: Housing and Policy 3.5 of the London Plan.

17 CONTRAVENTIONS AND OTHER ISSUES

17.1 BICKLEY

(DRR/11/103) - Ventilation Ducting at 214 Widmore Road, Bromley.

Members having considered the report, **RESOLVED that the DETAILS BE APPROVED** as recommended in the report of the Chief Planner.

THE CHAIRMAN MOVED THAT THE FOLLOWING REPORT, NOT INCLUDED IN THE PUBLISHED AGENDA, BE CONSIDERED A MATTER OF URGENCY ON THE FOLLOWING GROUNDS:

“In the light of the substantial scale and extensive environmental damage caused by the recent deposit of waste material on the land, urgent consideration should be given to authorising appropriate action to ensure that no further waste material is deposited and the material is removed from the land to restore it to its former condition.”

17.2 CRAY VALLEY EAST

PSC2 131011 Land at Lower Hockenden Farm, Star Lane, Orpington - Unauthorised Deposit of Waste Material, Formation of Vehicle Access and Construction of Hardstanding

Councillor Tom Papworth had not received a copy of this supplementary item and declared that he would not take part in the discussion or vote.

Members having considered the report, **RESOLVED** that:-

- 1. authority be given to issue an Enforcement Notice requiring the deposit of waste material to cease and the deposited material to be removed from the land;**
- 2. in the event of further waste material being deposited on the land, further authority be given to take injunction proceedings in the County Court to prohibit the unauthorised tipping of waste material on the land; and**
- 3. enforcement action be authorised to secure the removal of gates and reinstatement of the front boundary enclosure.**

THE CHAIRMAN MOVED THAT THE FOLLOWING REPORT, NOT INCLUDED IN THE PUBLISHED AGENDA, BE CONSIDERED A MATTER OF URGENCY ON THE FOLLOWING GROUNDS:

“Following the decision by PSC on 15-9-11 works on site have been suspended. A new planning application has been received which will be reported to a forthcoming committee but the applicant has requested that the decision to issue a stop notice is urgently reviewed so that construction work on the scheme permitted in 2010 is not subject to further delays.”

**17.3
COPERS COPE**

Land r/o 80 High Street, Beckenham - Reinstatement of Fire Damaged Building

Oral representations in support of and in objection to the retention of the Council's authority to issue a Stop Notice if works on the site do not cease, were received.

Oral representations in support of and in objection to the retention of the Council's resolution were received from Ward Members Councillor Michael Tickner and Stephen Wells respectively.

Members were advised that since the resolution on the 15th September 2011, works on the site had ceased and a planning application had been submitted. Also, as per the report, permission was granted in July 2010 for a part one/two storey replacement building for continued use as light industrial (Class B1) and leisure (Class D2). In light of these developments, Members were advised that the resolution should be changed in favour of the recommendation contained in the officer's report and that any decision to retain the authority should also include a decision to serve an Enforcement Notice if works on the site do not cease.

Councillor Tom Papworth had not received a copy of this supplementary item and declared that he would not take part in the discussion or vote.

A motion in favour of withdrawing the Council's resolution fell at 3-4.

A second motion in favour of retaining the Council's resolution resulted in a vote of 4-4.

Subsequent to the Chairman's deciding vote, **MEMBERS RESOLVED that THE COUNCIL RETAIN THE AUTHORITY TO ISSUE A STOP NOTICE IF WORKS ON THE SITE DO NOT CEASE.**

Councillor Dean's vote against the resolution was noted.

The Meeting ended at 8.35 pm

Chairman