

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held on 17 December 2009

Present:

Councillor Gordon Jenkins (Chairman)
Councillor Michael (Vice-Chairman)
Councillors Peter Dean, John Getgood,
Simon Fawthrop and Sarah Phillips

Also in attendance:

Councillors Nicholas Bennett JP, Ruth Bennett, John Carvin,
Stephen Carr and Russell Mellor

19 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

Apologies for absence were received from Councillors Robert Evans and Karen Roberts. Councillors Sarah Phillips and John Getgood attended as their alternates respectively. Apologies for absence were also received from Councillors Martin Curry and Jennifer Hillier.

20 DECLARATIONS OF INTEREST

Councillor John Getgood declared a personal interest in items 5 and 6. Councillor Gordon Jenkins declared a personal interest in item 5F.

21 MINUTES

RESOLVED that the Minutes of the meeting held on 15 October 2009 be confirmed and signed as a true record.

22 PLANNING APPLICATIONS

RESOLVED that the applications referred to in the Chief Planner's report be determined as follows, subject to the amendments (if any) and the reasons for permission or refusal specified.

SECTION 1

Applications submitted by the London Borough of Bromley

NO REPORTS

SECTION 2

Applications meriting special consideration

1

**PENGE AND CATOR
WARD**

(09/00522/OUT) Description amended to read,
'Three/four storey block comprising 11 one bedroom/
18 two bedroom/1 three bedroom flats with new vehicular
access/access road/30 car parking spaces and single
storey cricket pavilion with 24 car parking spaces
**OUTLINE at Kings Hall Sports Ground, 89 Kings Hall
Road, Beckenham.'**

Oral representations in objection to and 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 reasons:-

1. The site is within the Metropolitan Open Land where
there is a presumption against inappropriate development
and the Council sees no special circumstances which
might justify the grant of planning permission as an
exception to Policy G2 of the Unitary Development Plan.
2. The proposed development, by reason of the type and
number of units proposed, would be out of character with
the pattern of surrounding development, resulting in an
over intensive use of the site and would therefore be
contrary to Policy H7 and BE1 of the Unitary Development
Plan.
3. The proposed development would fail to satisfy Policy
H2 – Affordable Housing of the Unitary Development Plan.

2

**CHELSEFIELD AND
PRATTS BOTTOM
WARD**

(09/02078/FULL1) Demolition of existing nursery buildings
and erection of detached part one/two storey nursery
building, associated play areas, car parking, cycle parking
and refuse store at **Cannock House Day Nursery,
Hawstead Lane, Orpington.**

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 the application BE
DEFERRED** without prejudice to any future consideration
to:-

- seek consideration of a Section 106 Agreement; and
- improve relationship with proposal and neighbouring
residents including examination of hours and to
minimise the impact on the Green Belt.

3
ORPINGTON WARD

(09/02359/FULL1) Erection of a 2 bedroom detached dwelling at **land rear of 67 Vinson Close, Orpington**. Oral representations in objection to and in support of the application were received. Oral representations from Ward Councillor William Huntington-Thresher in objection to 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** as recommended, for the reason set out in the report of the Chief Planner with the addition of a further reason to read:-

2. The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundaries in respect of two storey development in the absence of which the proposed dwelling would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policy H9 of the Unitary Development Plan.

4
**BROMLEY COMMON
AND KESTON WARD**

(09/02396/FULL1) Demolition of existing sheltered housing accommodation and erection of two and three storey buildings comprising 12 two bedroom, 6 three bedroom and 2 four bedroom houses and 12 two bedroom flats (total 32 units) including 30 car parking spaces, cycle parking provision, refuse storage and new access courtyard area at **Denton Court, 60 Birch Row, Bromley**.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Councillors Ruth Bennett and Stephen Carr in objection to 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 reasons:-

1. The proposal constitutes an undesirable loss of a community facility contrary to Policy C1 of the Unitary Development Plan.

2. The proposed development, by reason of the type and number of units proposed, would be out of character with the pattern of surrounding development, resulting in an

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over intensive use of the site and would therefore be contrary to Policy H7 and BE1 of the Unitary Development Plan.

3. The proposed development would be lacking in adequate on-site car parking provision to accord with the Council's standards and is therefore contrary to Policy T3 of the Unitary Development Plan.

4. The proposal would be lacking in adequate amenity space for future occupants and which would, if permitted, result in a cramped environment for such occupants, contrary to Policies H7 and BE1 of the Unitary Development Plan.

- 5**
PENGE AND CATOR WARD
Conservation Area
- (09/02410/FULL6) Single storey side extension RETROSPECTIVE APPLICATION at **10 Woodbastwick Road, Sydenham, London SE26.**
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.
- 6**
PENGE AND CATOR WARD
Conservation Area
- (09/02411/FULL6) Extension to existing single storey rear extension RETROSPECTIVE APPLICATION at **10 Woodbastwick Road, Sydenham, London SE26.**
Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner.
- 7**
CHISLEHURST WARD
Conservation Area
- (09/02478/FULL6) Part one/two storey side and rear extension at **3 Heathfield, Chislehurst.**
Oral representations in support of the application were received at the meeting.
It was reported that a further letter of support had been received.
It was reported that the application had been amended by documents received on 5 November 2009.
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.
- 8**
DARWIN WARD
- (09/02523/FULL2) Change of use from sale and display of caravans to sale and display of cars at **Orpington Caravan Centre Ltd, Sevenoaks Road, Pratts Bottom, Orpington.**

Oral representations in support of the application were received at the meeting. It was reported that a Ward Member had no adverse comments.

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 with the addition of a further condition to read:-

“6 No storage or display of vehicles shall take place at the site other than in the area identified on Drawing No. (08)003 Revision A00 unless previously agreed in writing by the Local Planning Authority.”

**9
BIGGIN HILL WARD**

(09/02694/FULL1) Erection of a pair of 2/3 storey houses with associated parking at **Land Adjacent to 25A Beech Road, Biggin Hill.**

Comments from Ward Members Councillors Gordon Norrie and Julian Benington in support of the application were reported at the meeting.

Comments from the Environment Agency were also reported.

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 with the addition of a further condition and informative to read:-

“12 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.

INFORMATIVE

Before work commences on the permitted development consent will be need to be obtained from the Environment Agency. You should contact them on 08708506506.

**10
CHISLEHURST
WARD**

Chislehurst

(09/02731/TPO) Fell 1 oak tree in right hand side garden SUBJECT TO TPO 2326 at **26 Penn Gardens, Chislehurst.**

Oral representations in support of felling the tree were received at the meeting.

It was reported that further objections to removal of the tree had been received.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED TO FELL ONE OAK TREE** subject to the following condition:-

1. 3 replacement trees (1 Oak, 1 Birch and 1 Beech) of a size to be agreed in writing by the Local Planning Authority shall be planted in such positions as shall be agreed by the Authority within 12 months of the removal of the tree. Any replacement tree which dies, is removed or becomes seriously damaged or diseased within 5 years of the date of this consent shall be replaced in the next planting season with another of similar size and species to that originally planted.

Reason: In order to comply with Policy NE8 of the Unitary Development Plan and in the interest of the visual amenities of the area.

**11
CHELSFIELD AND
PRATTS BOTTOM
WARD**

(09/02758/FULL6) First floor side/roof extension to provide accommodation in the roofspace/single storey rear extension and pitched roof over existing garage at **17 Crown Road, Orpington.**

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** for the reasons and subject to the conditions set out in the report of the Chief Planner.

**12
CHISLEHURST
WARD**

(09/02774/FULL6) Part one/two storey side and rear extension and part conversion of existing garage into habitable room **RETROSPECTIVE APPLICATION** at **3 Beechwood Rise, Chislehurst.**

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** for the reason set out in the report of the Chief Planner.

It was **FURTHER RESOLVED** that **ENFORCEMENT ACTION BE TAKEN** for the removal of the unauthorised structure.

**13
CHELSFIELD AND
PRATTS BOTTOM
WARD**

(09/02796/FULL6) One/two storey side extension, roof alterations to incorporate rear dormer and conversion of garage to habitable accommodation at **9 Ashbourne Rise, Orpington.**

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

It was reported that further documents in support of the application had been received.

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.

**14
HAYES AND CONEY
HALL WARD**

(09/02863/VAR) Variation of condition 3 of permission 07/01261 granted for permanent use as cattery (which restricts use to the current owner) to allow new user for temporary period of one year at **214 Pickhurst Lane, West Wickham.**

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

Comments from Ward Councillor Mrs Anne Manning in support of the application were reported at the meeting.

Members having considered the report, objections and representations, **RESOLVED that APPROVAL BE GIVEN** as recommended, subject to the conditions set out in the report of the Chief Planner.

**15
HAYES AND CONEY
HALL WARD**

(09/02922/PLUD) Roof alterations to incorporate rear dormer extension and single storey side extension. **CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT at 244 Pickhurst Lane, West Wickham.**

Comments from Ward Councillor Mrs Anne Manning in support of the application were reported at the meeting.

Members having considered the report and objections, **RESOLVED that A CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT BE GRANTED** as recommended, for the reason set out in the report of the Chief Planner.

**16
CHISLEHURST
WARD**

(09/02933/FULL6) One/two storey side extension at **43 Elmstead Lane, Chislehurst.**

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.

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17
BIGGIN HILL WARD (09/02944/FULL1) New end of terrace 2 bedroom house with 1 parking space to rear at **1 Rushdene Walk, Biggin Hill.**

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

Comments from Ward Members Councillors Gordon Norrie and Julian Benington in objection to the application were reported at the meeting.

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.

SECTION 3

Applications recommended for Permission, Approval or Consent

18
CRYSTAL PALACE WARD (09/01791/FULL1) Part two/three storey block comprising 3 bedroom house and 12 two bedroom flats. Three storey block comprising replacement community centre/9 two bedroom and 1 three bedroom flats. Single storey building comprising bicycle parking and plant room. 23 car parking spaces. Replacement all weather multi-use games area at **Community Centre, Castledine Road, London SE20.**

Comments from Affinity Sutton and Hilda Lane Community Association were reported at the meeting.

Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED.**

As no reasonable grounds upon which to refuse the application could be found, a second vote took place and it was **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration to seek clarification over S106 and to ensure the Hilda Lane Community Association has appropriate use of the development and open space.

19
PENGE AND CATOR WARD (09/02573/FULL1) Elevational alterations and conversion of ground and basement floors to 2 one bedroom maisonettes and first and second floors into 2 two bedroom flats with refuse and cycle stores. **RETROSPECTIVE APPLICATION at 12 Anerley Station Road, Penge, London SE20.**

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.

**20
FARNBOROUGH
AND CROFTON
WARD**

(09/02703/FULL1) Replacement two storey building with roof space accommodation at 227-229 Crofton Road (amendment to permission ref 09/01005 to incorporate one 1 bedroom flat, two 2 bedroom flats and one studio flat) at **227-229 Crofton Road, Orpington.**

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

Comments from Ward Member Councillor Jennifer Hillier in objection to the application were reported at the meeting.

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

1. The proposal would be likely to result in a significant and unacceptable increase in traffic at this accident prone area in the road which would be inconvenient to road users and prejudicial to the safety and free flow of traffic contrary to Policy T18 of the Unitary Development Plan.

**21
CRAY VALLEY
WEST WARD**

(09/02742/VAR) Variation of condition 4 of permission ref 06/00615 granted for use as nail treatment salon with ancillary sunbed and spray tanning facilities to allow additional beauty treatments at **56 Cotmandene Crescent, Orpington.**

Members having considered the report and objections, **RESOLVED that APPROVAL BE GIVEN** as

recommended, subject to the conditions and informative set out in the report of the Chief Planner with the deletion of condition 1.

**22
COPERS COPE
WARD**

(09/02870/FULL1) Three/four storey building comprising nightclub/restaurant/office with plant including lift machine room and ventilation ductwork systems on roof at **1-4 Station Buildings, Southend Road, Beckenham.**

Oral representations from Ward Councillor Russell Mellor 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.

**23
CRYSTAL PALACE
WARD**

(09/02902/FULL1) Demolition of Nos. 210 and 212 (and retention of 36 bedroom two storey rear addition) and replacement buildings to create 61 bedroom residential care home (including ancillary kitchen/laundry/offices/ dining and day rooms with 8 car parking spaces at

Oatlands, 210 Anerley Road, Penge, London SE20. It was reported that further objections to the application had been received.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED (SUBJECT TO THE PRIOR COMPLETION OF A DEED OF VARIATION TO TRANSFER THE EXISTING LEGAL AGREEMENT TO THE NEW APPLICATION NUMBER - HEADS OF TERMS UNCHANGED)** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

SECTION 4

Applications recommended for refusal or disapproval of details

24
CRYSTAL PALACE
WARD
Conservation Area

(09/02202/FULL1) Change of use from bingo hall (Class D2) to church/community use (Class D1) together with ancillary offices, cafe and bookshop at **25 Church Road, London SE19.**

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member Councillor Tom Papworth in objection to the application were received via visual recording.

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** as recommended for the reasons set out in the report of the Chief Planner.

Councillor Peter Dean's vote against refusal was noted.

23

CONTRAVENTIONS AND OTHER ISSUES

Members considered the following reports of the Chief Planner:-

A
CRAY VALLEY
WEST WARD

(DRR/09/00136) **12 Athelstan Way, Orpington.**

Commercial vehicle kept on front drive.

Oral representations against enforcement action being authorised were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that ENFORCEMENT ACTION BE ISSUED** to require the owner to cease parking a commercial vehicle on the front drive.

B
PENGE AND CATOR
WARD (DRR/09/00137) Unauthorised timber decking at
10 Woodbastwick Road, Sydenham.
Members having considered the report, **RESOLVED that**
NO FURTHER ACTION BE TAKEN in respect of the
timber decking.

C
BICKLEY WARD (DRR/09/00138) **64 Hill Brow, Bromley.** Overheight front
wall and railings.
Members having considered the report, **RESOLVED that**
NO FURTHER ACTION BE TAKEN.

D
HAYES AND CONEY
HALL WARD (DRR/09/00140) Section 106 Agreement regarding
development at **Hayes Country Club, West Common**
Road, Hayes.
Members having considered the report, **RESOLVED that**
NO FURTHER ACTION BE TAKEN BEFORE JUNE
2010 to require compliance with Section 106 Agreement
in respect of the first occupation of any of the flats before
that date.

24 **SUPPLEMENTARY CONTRAVENTIONS**

E
HAYES AND CONEY
HALL WARD (LCDS09147) **244 Pickhurst Lane, West Wickham.**
Comments from Ward Member Councillor Mrs Anne
Manning were reported at the meeting.
Members having considered the report, **RESOLVED that**
THE PREVIOUS DECISION BE RATIFIED AND THAT
NO FURTHER ACTION BE TAKEN.

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

“The matter urgently requires consideration due to a
pending prosecution in respect of the unauthorised gates,
piers and wall.”

F
BICKLEY WARD (DRR/09/0142) **3 Beech Copse, Bromley.**
It was reported that further objections to the application
had been received.
It was reported that the application had been amended by
documents received on 3 July 2009.

Members having considered the report, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to seek neighbours'/local residents' comments on the reduced scheme and to return to be considered at the Plans 2 Sub-Committee meeting on 21 January 2010.

25

TREE PRESERVATION ORDERS

CHISLEHURST WARD

(TPO 2326) Objections to Tree Preservation Order 2326 at **26 Penn Gardens, Chislehurst.**

Oral representations in objection to the making of a Tree Preservation Order were received at the meeting.

Members having considered the report and representations, **RESOLVED that Tree Preservation Order No 2326** relating to one oak tree **SHOULD NOT BE CONFIRMED.**

CRYSTAL PALACE WARD

(TPO 2330) Objections to Tree Preservation Order 2330 at **18 Hamlet Road, Anerley.**

Members having considered the report, **RESOLVED that Tree Preservation Order No 2330** relating to two trees (one an oak) **BE CONFIRMED** as recommended in the report of the Chief Planner.

The meeting closed at 10.48 pm.

Chairman