

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

Minutes of the meeting held at 7.00 pm on 24 November 2011

### **Present:**

Councillor Mrs Anne Manning (Chairman)  
Councillor John Ince (Vice-Chairman)  
Councillors Douglas Auld, Kathy Bance, Katy Boughey,  
Lydia Buttinger, John Canvin, Samaris Huntington-Thresher and  
Charles Joel

### **Also Present:**

Councillors Graham Arthur, Jane Beckley, Eric Bosshard,  
Peter Dean, Russell Mellor, Neil Reddin, Michael Tickner,  
Stephen Wells and Alexa Michael

## **11 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS**

An apology for absence was received from Councillor Tom Papworth; Councillor John Canvin attended as his alternate.

## **12 DECLARATIONS OF INTEREST**

Councillors Lydia Buttinger and John Canvin declared a personal interest in Item 4.8 as members of Shortlands Residents' Association.  
Visiting Ward Member Councillor Eric Bosshard declared a personal interest in Item 4.12. Councillor Bosshard gave representation then left the Council Chamber.

## **13 CONFIRMATION OF MINUTES OF MEETING HELD ON 29 SEPTEMBER 2011**

**RESOLVED** that the Minutes of the meeting held on 29 September 2011 be confirmed and signed as a correct record.

## **14 PLANNING APPLICATIONS**

### **SECTION 2**

(Applications meriting special consideration)

#### **14.1 COPERS COPE**

**(11/01168/EXTEND) - Land rear of 86-94 High Street, Beckenham.**

Description amended to read: 'Erection of 29 two bed and 9 one bed flats with 32 parking spaces, landscaping and access'.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Members Councillor Russell Mellor and Councillor Michael Tickner in objection to the application were received at the meeting.

Comments and updates from the Planning Officer and legal representative were reported at the meeting.

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

1 Approval of the details of the design and external appearance of the building and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the local planning authority before any development begins.

Reason: No such details have been submitted and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2 Plans and particulars of the reserved matters referred to in Condition 1 above, shall be submitted to and approved in writing by the local planning authority and shall be carried out as approved.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

3 Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: Section 91, Town and Country Planning Act 1990.

4 The development hereby permitted shall begin either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: Section 91, Town and Country Planning Act 1990.

5 Details of all boundary treatments shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. The approved details shall be fully implemented prior to the first occupation of the approved development and thereafter retained.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

6 The plans and particulars submitted in accordance with the condition 2 above shall include:

- i) a plan showing the location of which trees are to be retained and the crown spread of each retained tree or tree overhanging the site;
- ii) details of any proposed alterations in existing ground levels and of the position of any proposed excavation within the crown spread of any retained tree or of any overhanging tree on land adjacent to the site;
- iii) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree, or tree overhanging the site, from damage before or during the course of development.

In this condition “retained tree” means an existing tree which is to be retained in accordance with the plan referred to in paragraph (i) above.

Reason: In order to comply with Policy NE7 of the Unitary Development Plan and to ensure that as many trees as possible are preserved at this stage, in the interest of amenity.

7 No bonfires shall take place within 6 metres of the furthest extent of the spread of the canopy of any tree shown to be retained or of any overhanging tree on land adjacent to the site.

Reason: In order to comply with Policy NE7 of the Unitary Development Plan and to ensure that all existing trees to be retained on the site are adequately protected.

8 No development shall take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. 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.

9 Details of foul and surface water drainage shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory means of drainage and to accord with Planning Policy Statement 25: Development and Flood Risk.

10 Details of the provision for the parking of cars and bicycles, including circulation and turning areas, shall

be submitted to and approved in writing by the local planning authority prior to the commencement of development. The approved scheme shall be carried out before any part of the development hereby permitted is first occupied and thereafter retained for the intended purpose.

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.

11 Details of the ground floor slab levels of the building and the existing and proposed site levels shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. 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 visual and residential amenities of the area.

12 The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include:

- i) the numbers (being 35% of the total number of habitable rooms), type and location on the site of the affordable housing provision to be made;
- ii) the timing of the construction of the affordable housing;
- iii) the arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and
- iv) the occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: In order to ensure suitable housing provision on site and to accord with Policies H2 and H3 of the Unitary Development Plan.

13 Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the occupiers of the buildings when the site is

developed. Development shall not begin until the measures approved in the scheme have been implemented.

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.

14 The development shall not be occupied until the new junction has been provided in accordance with *Figure 4 in Appendix A to the Highway Statement by Stilwell Partnership dated December 2004.*

Reason: In order to comply with Policy T18 of the Unitary Development Plan and in the interest of pedestrian and vehicular safety.

15 Details shall be as approved under ref. 08/00834 DET unless otherwise 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 appearance of the building and the visual amenities of the area.

#### INFORMATIVES

1 Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the River Beck main river. Contact Robert Williams on 020 8091 4016 for further details.

2 With regard to surface water drainage 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 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 Ground Water. 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 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

3 There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the

erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

4 Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by e-mailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk).

Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality). Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

5 Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

6 Thames Water recommend the following informative be attached to this planning permission. 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.

**14.2  
COPERS COPE**

**(11/02100/FULL1) - Land rear of 86-94 High Street, Beckenham.**

Description amended to read: '3 four storey blocks comprising 9 one bedroom, 32 two bedroom and 3 three bedroom flats, with 41 car parking spaces, bicycle parking, landscaping and access.'

Oral representations in objection to and in support of the application were received. Oral representations from Ward Members Councillor Russell Mellor and Councillor Michael Tickner in objection to the

application were received at the meeting. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE DEFERRED** without prejudice to any future consideration for the application to reduce the number of units so as not to exceed that approved under ref. 04/02976; to step development away from the neighbouring residential properties; to seek to reduce height to 3 storeys; to address highways and refuse matters; and to address the issue of loss of traders' parking.

**14.3  
HAYES AND CONEY HALL**

**(11/02475/OUT) - 1 Chilham Way, Hayes, Bromley.**

Description of application - Demolition of existing sheltered accommodation and erection of two storey block comprising 4 one bedroom and 4 two bedroom flats and 18 semi-detached and 15 terraced houses (9 two bedroom, 20 three bedroom and 4 four bedroom), with estate road and 70 car parking spaces **OUTLINE.**

Oral representations in objection to and in support of the application were received. Oral representations from Ward Members Councillor Graham Arthur and Councillor Neil Reddin were received at the meeting. It was reported that the application had been amended by documents received on 11 November 2011.

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

1 The proposal constitutes a cramped form of development with excessive hardstanding with a "sea of parking", lacking adequate open and amenity space and devoid of adequate landscaping, as such conflicting with the provisions of Policies BE1 and H7 of the Unitary Development Plan.

**14.4  
CRAY VALLEY EAST**

**(11/02653/FULL1) - Oak View, Crockenhill Road, Orpington.**

Description of application - Single storey link extensions within internal courtyard of hospital (revision to scheme permitted under ref. 11/00023 to include glazed roof over part of courtyard and internal lift.)

Comments from Ward Member Roxhannah Fawthrop were reported at the meeting.

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.

**14.5  
CRAY VALLEY EAST**

**(11/02736/FULL6) - Sunnybank, Crockenhill Road, Swanley.**

Description of application - Proposed veranda to front elevation. RETROSPECTIVE APPLICATION.

Comments from Ward Member Roxhannah Fawthrop were reported at the meeting.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** for the following reason:-

1 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A, B, C, or E of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

Reason: In order to comply with Policies BE1 and H8 of the Unitary Development Plan.

**14.6  
BROMLEY COMMON AND  
HAYES**

**(11/02753/FULL6) - 25 Keston Gardens, Keston.**

Description of application - Single storey front extension.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member Councillor Alexa Michael in objection to 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.

**14.7  
BROMLEY COMMON AND  
KESTON**

**(11/02777/FULL6) - 25 Keston Gardens, Keston.**

Description of application - Single storey rear extension.

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



from Ward Member Councillor Alexa Michael 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.

**14.8  
COPERS COPE**

**(11/02863/FULL1) - 18 Scotts Avenue, Shortlands, Bromley.**

Description of application - Demolition of existing house and the erection of 2 two storey four bedroom detached houses with shared access and car parking to front.

Oral representations in objection to the application were received. Oral representations from Ward Member Councillor Russell Mellor 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 dwellings would represent a cramped overdevelopment of the site, detrimental to the street scene and out of character with neighbouring development and the spatial standards of the surrounding area, contrary to Policies H7, H9 and BE1 of the Unitary Development Plan.

**14.9  
COPERS COPE**

**(11/03028/FULL2) - 80 High Street, Beckenham.**

Description of application - Change of use of first floor from private members club to restaurant (Class A3) and bar/drinking establishment (Class A4), use of front flat roof as garden terrace, first floor rear terrace, dumb waiter at rear, additional ventilation duct and fire escape on northern flank.

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

Comments from the Metropolitan Police were reported 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.

**14.10  
KELSEY AND EDEN PARK**

**(11/03091/FULL6) - 1 Birchwood Avenue,  
Beckenham.**

Description of application - Single storey side and rear extension, rear dormer extension and alterations to roof, side extension to form staircase enclosure.

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.

Members having considered the report 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)

**14.11  
SHORTLANDS  
CONSERVATION AREA**

**(11/02276/FULL6) - 38 Hayes Way, Beckenham.**

Description of application - Single storey side and two storey rear extension; front porch.

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.

**14.12  
CHISLEHURST**

**(11/02642/FULL6) - 51 Marlings Park Avenue,  
Chislehurst.**

Description of application - Two storey and first floor rear extensions. Elevational alterations.

Oral representations from Ward Member Councillor Eric Bosshard in objection to the application were received at the meeting. Councillor Bosshard left the room before the discussion and vote took place.

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.

**14.13  
FARNBOROUGH AND  
CROFTON**

**(11/02690/FULL6) - 70 Newstead Avenue,  
Orpington.**

Description of application - Part one/two storey/first floor side/rear extensions, single storey rear extension and pitched roof over existing garage.

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

Having considered the report, objections and representations, Members were **MINDED TO GRANT PLANNING PERMISSION**, subject to a Certificate B notice being served by the applicant on neighbours, and for the application to proceed to be determined under delegated authority.

**14.14  
CLOCK HOUSE**

**(11/02760/FULL1) - 86 Ravenscroft Road,  
Beckenham.**

Description of application - Three storey block comprising 2 one bedroom and 4 two bedroom flats with access road, car parking, refuse and cycle storage on land to the rear of 84 and 86 and 88 Ravenscroft Road (amendment to scheme permitted under 10/02225) to increase the width of the building, decrease the depth of building and alteration to layout of car parking spaces and cycle storage.

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

Comments from the Environment Agency were reported 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 with condition 2 amended to read:-  
"2 Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces and boundary treatment to the rear of Nos. 84, 86 and 88 Ravenscroft Road, 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.

The following condition was also added:-

18 The development permitted by the planning permission shall only be carried out in accordance with the approved Flood Risk Assessment by Environmental Assessment Services Ltd, January 2011.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to accord with the provisions of Planning Policy Statement 25: Development and Flood Risk.

**14.15  
WEST WICKHAM**

**(11/02856/FULL6) - 73 Hayes Chase, West Wickham.**

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

**14.16  
WEST WICKHAM**

**(11/02948/FULL6) - 189 Wickham Chase, West Wickham.**

Description of application - Detached summer house to rear. RETROSPECTIVE APPLICATION.

Oral representations from Ward Member Councillor Jane Beckley 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 the application BE DEFERRED** without prejudice to any future consideration to ascertain whether the detached summerhouse falls entirely within the boundary of No 189 Wickham Chase.

**14.17  
SHORTLANDS**

**(11/03094/FULL5) - Park Langley Tennis Club, 44A Wickham Way, Beckenham.**

Description of application - Installation of rooftop mounted telecommunications equipment comprising a replica flagpole antenna extending 4.6 metres above roof level fixed to the western end of the badminton court, 2 radio equipment cabinets mounted on the flat roof area and ancillary equipment including handrailing (application by 02 and Vodafone).

It was reported that the application had been amended by documents received on 14 November 2011.

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)

**14.18  
BROMLEY TOWN  
CONSERVATION AREA**

**(11/02712/ADV) - 2 East Street, Bromley.**

Description of application - continued display of replacement internally illuminated fascia sign and new internally illuminated projecting sign.

Members having considered the report **RESOLVED that PERMISSION BE REFUSED** as recommended for the reasons set out in the report of the Chief Planner. Members also **RESOLVED that ADVERTISEMENT PROCEEDINGS BE AUTHORISED TO SECURE REMOVAL OF THE UNAUTHORISED SIGNAGE.**

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

'It is important that the application is considered before the next meeting of a Plans Sub-Committee as the 8 week period for determination of applications has expired and the application needs to be considered as soon as possible.'

**14.19  
COPERS COPE  
CONSERVATION AREA**

**(11/02940/FULL1) - 80 High Street, Beckenham.**

Description of application - Part single storey/part two storey replacement building for continued use as light industrial (class B1) and leisure (class D2) (retrospective application)  
Oral representations from Ward Member Councillor

Russell Mellor in support of the application were received. Oral representations from Ward Member Councillor Michael Tickner were also received at the meeting. Members having considered the report 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 condition 2 amended to read:-

“2 the leisure use shall not operate before 1000 hours or after 2200 hours Monday to Saturday, nor before 1000 hours or after 1600 hours on any Sunday or Bank Holiday.

Reason: In order to comply with Policies BE1 and L9 of the Unitary Development Plan and in the interest of the amenities of the area.”

The following condition was also added:-

‘5 Before the development hereby permitted is first occupied, the proposed window(s) to the flank elevation shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.

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

## 15 CONTRAVENTIONS AND OTHER ISSUES

### 15.1 CHISLEHURST

**(DRR/11/129) - 2 Clarendon Way, Chislehurst.**

Members having considered the report **RESOLVED that NO FURTHER ACTION BE TAKEN.**

### 15.2 CRAY VALLEY WEST

**(DRR/11/130) - 138 Lockesley Drive, Orpington.**

Oral representations in support of enforcement action being taken were received at the meeting.

Comments from the legal representative were reported at the meeting.

Members having considered the report, **RESOLVED THAT THE COUNCIL ENGAGE A SURVEYOR TO ASSESS LAND LEVELS AND ASCERTAIN WHETHER/TO WHAT EXTENT THE GROUND LEVEL HAD BEEN RAISED, IN ORDER TO DETERMINE ANY NECESSARY ENFORCEMENT ACTION.**

The Meeting ended at 10.45 pm

Chairman