

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 2 February 2012

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:

Councillor John Ince

24 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

An apology for absence was received from Councillor Reg Adams and Councillor Tom Papworth attended as his alternate.

25 DECLARATIONS OF INTEREST

Councillor Peter Fookes declared a prejudicial interest in Item 4.1 and Councillor Alexa Michael declared a prejudicial interest in Item 4.9.

26 CONFIRMATION OF MINUTES OF MEETING HELD ON 8 DECEMBER 2011

RESOLVED that the Minutes of the meeting held on 8 December 2011 be confirmed and signed as a correct record.

27 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

27.1 PENGE AND CATOR

(11/03035/FULL1) - Melvin Hall, Melvin Road, Penge.

Description of application - Replacement aluminium windows.

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

SECTION 2

(Applications meriting special consideration)

**27.2
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(11/03214/FULL6) - 55 Forest Drive, Keston.

Description of application - Part one/two storey front, side and rear extensions including increase in roof height to form second floor accommodation, creation of balcony areas to front and rear and creation of basement accommodation.

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 reasons set out in the report of the Chief Planner.

**27.3
BICKLEY**

(11/03300/OUT) - 15 Bickley Road, Bickley.

Description of application - Two/three storey block comprising 7 two/three bedroom flats and 2 two storey five bedroom dwellings with associated car parking, cycle and bin stores and access onto Bickley Road
OUTLINE APPLICATION.

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 19 January 2012.
Members having considered the report and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, for the reasons and subject to the conditions and informative set out in the report of the Chief Planner.

**27.4
FARNBOROUGH AND
CROFTON**

(11/03374/FULL6) - 15 Starts Hill Avenue, Orpington.

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, for the reasons and subject to the conditions and informative set out in the report of the Chief Planner with a further condition:-

“8. Before the development hereby permitted is first commenced, details of measures to enhance the existing flank boundary treatment shall be submitted to and approved by the Local Planning Authority and the approved measures shall be implemented before the development is first occupied and maintained as such 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.”

**27.5
BROMLEY COMMON AND
KESTON**

(11/03468/FULL1) - Courtways, Holwood Park Avenue, Orpington.

Description of application - Demolition of existing dwelling house and garage and erection of a two storey seven bedroom house with accommodation in roofspace, integral garage and resiting of outside swimming pool.

Oral representations in support of the application were received at the meeting. Objections from the Tree Officer were reported.

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 an additional reason:-

2. The proposal is likely to prejudice the retention and well-being of existing boundary trees which make an important contribution to the character of the Keston Park Conservation Area and would thereby be contrary to Policies BE1, NE7, BE11 and BE16 of the Unitary Development Plan and the Supplementary Planning Guidance for the Conservation Area.

**27.6
ORPINGTON**

(11/03483/FULL6) - 96 Eton Road, Orpington.

Description of application - Two storey side extension.

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, for the reasons and subject to the conditions set out in the report of the Chief Planner.

**27.7
CRYSTAL PALACE**

(11/03534/FULL1) - 175 Anerley Road, Penge, London, SE20.

Description of application - Demolition of existing garages and erection of part one/two storey building comprising 2 two bedroom houses with 2 car parking spaces, cycle parking, refuse stores and associated landscaping.

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, for the reasons and subject to the conditions and informatives set out in the report of the Chief Planner.

**27.8
BROMLEY COMMON AND
KESTON**

(11/03725/CAC) - Courtways, Holwood Park Avenue, Orpington.

Description of application - Demolition of existing dwelling CONSERVATION AREA CONSENT.

Oral representations in support of the application were received at the meeting. Objections from the Tree Officer were reported.

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.

SECTION 3

(Applications recommended for permission, approval or consent)

**27.9
PLAISTOW AND
SUNDRIDGE**

(11/01174/VAR) - 84 London Lane, Bromley.

Description of application - Continued use as a doctors surgery with variation of condition 8 of appeal decision 98/01709 (restricting use to a single handed doctors practice of no more than one doctors and for no other purpose) to allow 3 doctors to practice from Sundridge Medical Centre.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that Ward Member, Councillor Will Harmer, had withdrawn his objection to the application.

Members having considered the report, objections and representations, **RESOLVED THAT THE APPLICATION BE APPROVED**, as recommended, for the reasons and subject to the conditions set out in

the report of the Chief Planner with a further condition:-

“9. Details of a “drop off” area for patients of the practice, which shall be within the existing on-site car park and shall include appropriate signage to complement that required by Condition 5, shall be submitted to and approved in writing by the Local Planning Authority and the details shall subsequently be implemented before the additional doctors occupy the premises and shall be maintained as such thereafter.

REASON: In the interests of pedestrian and vehicular safety and to comply with Policy T18 of the Unitary Development Plan.”

**27.10
PENGE AND CATOR**

(11/03026/FULL1) - 149 Maple Road, Penge, SE20.

Description of application - Conversion of existing two bedroom ground floor flat and basement into 1 two bedroom and 1 one bedroom maisonette, formation of lightwell to front and rear with 2 cycle spaces.

THIS REPORT WAS WITHDRAWN BY THE APPLICANT

**27.11
WEST WICKHAM**

(11/03339/FULL6) - Merivale, The Avenue, West Wickham.

Description of application - First floor side extension.

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

**27.12
BROMLEY TOWN**

(11/03346/FULL6) - 76 Coniston Road, Bromley.

Description of application - Two storey side extension.

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

**27.13
CRAY VALLEY WEST**

(11/03414/ADV) - The Broomwood, Sevenoaks Way, Orpington.

Description of application - Internally illuminated and non-illuminated freestanding and directional signs, including height restrictor and parking bay signs.

Oral representations from Ward Member, Councillor

John Ince, in support of the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED THAT ADVERTISEMENT CONSENT BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**27.14
DARWIN
CONSERVATION AREA**

(11/03415/FULL1) - Pavilion & Public Conveniences, Cudham Recreation Ground, Cudham Lane South, Cudham, Sevenoaks.

Description of application - Single storey side and rear extensions to pavilion, decking with timber balustrade and elevational alterations.

It was noted that Cudham Sports Association was the name of the Applicant that had been omitted from the report of the Chief Planner.

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

**27.15
CRAY VALLEY WEST**

(11/03417/ADV) - The Broomwood, Sevenoaks Way, Orpington.

Description of application - 5 internally illuminated fascia signs.

Oral representations from Ward Member, Councillor John Ince, in support of the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED THAT ADVERTISEMENT CONSENT BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**27.16
CRAY VALLEY WEST**

(11/03426/ADV) - The Broomwood, Sevenoaks Way, Orpington.

Description of application - 8m high internally illuminated freestanding totem sign fronting Sevenoaks Way.

Oral representations from Ward Member, Councillor John Ince, 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 a reduction in the height of the sign to match the height of the existing

Broomwood pub sign, and, if appropriate, to be determined under the Chief Planner's delegated authority.

**27.17
PENGE AND CATOR**

(11/03525/FULL1) - Penge Police Station, 175 High Street, Penge, London, SE20.

Description of application amended to read, "Elevational alterations and conversion of former stable block to 1 one bedroom dwelling with associated car parking space and new entrance gates and wall."

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, for the reasons and subject to the conditions and informative set out in the report of the Chief Planner.

**27.18
PENGE AND CATOR**

(11/03600/FULL3) - 2 - 4 Raleigh Road, Penge, London, SE20.

Description of application - Three storey side extension to accommodate new entrance lobby and staircase, elevational alterations and conversion of first and second floor from snooker club to form 6 two bedroom flats together with amenity space, communal roof terrace and pergola.

Oral representations 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 a reduction in the number of units to 4 two bedroom flats.

**27.19
CHISLEHURST**

(11/03631/FULL1) - 63 Green Lane, Chislehurst.

Description of application - Part one/two storey rear extension to ground floor shop and upper floor flat to provide additional accommodation and rear dormer extension. Elevational alterations.

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

28 CONTRAVENTIONS AND OTHER ISSUES

28.1
BROMLEY TOWN

(DRR/12/011) - 46 Stone Road, Bromley.

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

The Meeting ended at 8.25 pm

Chairman