

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 1 March 2012

Present:

Councillor Alexa Michael (Chairman)
Councillor Simon Fawthrop (Vice-Chairman)
Councillors John Carvin, Peter Dean, Peter Fookes, Russell Jackson,
Kate Lymer, Richard Scoates and Harry Stranger

Also Present:

Councillors Michael Tickner

24 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for lateness was received from Councillor Harry Stranger.

25 DECLARATIONS OF INTEREST

There were no declarations of interest.

26 CONFIRMATION OF MINUTES OF MEETING HELD ON 5 JANUARY 2012

RESOLVED that the Minutes of the meeting held on 5 January 2012 be confirmed and signed as a correct record.

27 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

27.1 DARWIN

(11/03590/FULL1) - Orwell, Blackness Lane, Keston.

Description of application - Demolition of existing dwelling and store building and erection of a detached single storey 4 bedroom dwelling, formation of new vehicular access and associated landscaping with timber retaining wall.

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

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

1 The proposed dwelling, by reason of its bulk and scale and floor area relative to the existing dwelling, constitutes an inappropriate form of development, harmful to the visual amenities and openness of the

Green Belt, and contrary to Policies G1 and G5 of the Unitary Development Plan concerning replacement dwellings in the Green Belt.

**27.2
BROMLEY TOWN**

(11/03797/FULL6) - 9 Carlyle Avenue, Bromley.

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

It was reported that no objections to the application had been received from the neighbouring property. 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.

**27.3
KELSEY AND EDEN PARK**

(11/03804/FULL1) - 20 Ellesmere Avenue, Beckenham.

Description of application - Detached two storey 3 bedroom dwelling on land adjacent to 20 Ellesmere Avenue with associated driveway and car parking.

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 PERMISSION BE REFUSED** for the following reason:-
1 The proposal would result in a cramped over-development of the site, harmful to the spatial standards of the area and would result in the loss of garden land which contributes to the character of the area, thereby contrary to Policies BE1, H7 and H9 of the Unitary Development Plan, PPS3 – “Housing”, and Policy 3.5 of the London Plan 2011.

**27.4
BROMLEY TOWN
CONSERVATION AREA**

(11/03983/FULL2) - 23 Bromley Common, Bromley.

Description of application - Change of use to a womens refuge (Sui Generis use).

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

**27.5
CRAY VALLEY WEST**

(12/00010/FULL1) - Land adjacent to 4 Lullingstone Crescent, Orpington.

Description of application - Erection of a two storey three bedroom detached dwelling with 2 car parking spaces.

Comments from Ward Member Councillor John Ince, in support of the application, were reported at the meeting.

Comments from technical drainage and highways were also reported at the meeting.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** for the reasons and subject to the conditions and informatives set out in the report of the Chief Planner with the addition of a further informative to read:-

'4 You are advised that there may be a public right-of-way through the site and you are therefore advised to contact the Council's Highways Engineer for further details before development commences. Please write to The Highway Development Engineer, Transport and Highways Division, Environmental Services Department, Civic Centre, Stockwell Close, Bromley, BR1 3UH, or telephone 020 8313 4556.'

**27.6
PETTS WOOD AND KNOLL**

(12/00079/TPO) - 11 Langley Gardens, Petts Wood.

Description of application - Reduce height by 50 per cent of 2 oak trees in back garden SUBJECT TO TPO 1424.

Members having considered the report and objections **RESOLVED that the APPLICATION BE REFUSED IN ITS ENTIRETY, WITH NO SPLIT DECISION** for the following reason:-

1 The oak trees are considered to make an important contribution to the visual amenities of the street scene in Langley Gardens and the proposals would be seriously detrimental to the visual amenities of the area and would also be detrimental to the future health of the trees.

SECTION 3

(Applications recommended for permission, approval or consent)

**27.7
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.

The Planning Officer advised members that no technical objections had been raised with regard to highway planning issues. Councillor Fawthrop commented that whilst he acknowledged the information set out in the report, Members were at liberty to use their local knowledge of the area and he considered the area to be heavily overparked. Members having considered the report and objections **RESOLVED that PERMISSION BE REFUSED** for the following reasons:-

1 The proposal would be an overdevelopment of the site, out of character with the locality, thereby detrimental to its visual amenities and character, 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 is lacking in adequate on-site car parking and will be likely to lead to increased demand for on-street car parking in the surrounding area detrimental to the amenities of nearby residents and prejudicial to the free flow of traffic and conditions of general safety along the highway, thereby contrary to Policy T18 of the Unitary Development Plan.

**27.8
HAYES AND CONEY HALL**

(11/03870/FULL6) - 23 Sandiland Crescent, Hayes.

Description of application - Single storey rear extension with raised decking area and basement.

Comments from Ward Member Councillor Mrs Anne Manning in support of the application, 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.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**27.9
KELSEY AND EDEN PARK**

(11/03848/FULL1) - 9 Kemerton Road, Beckenham.

Description of application - demolition of existing dwelling and replacement three storey building with accommodation in roofspace to provide 7 two bedroom flats, 2 detached two storey houses to rear, 2 detached garage blocks providing a total of 9 car parking spaces and refuse store.

Oral representations in objection to the application were received. Oral representations from neighbouring Ward Member Councillor Michael Tickner 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 reasons set out in the report of the Chief Planner with reasons 1 and 2 amended to read:-

'1 The proposal would constitute an overdevelopment of the site by reason of the amount of site coverage by buildings and hard surfaces, resulting in a loss of garden land and a significant reduction in the spatial standards of the site, detrimental to the visual amenities and character of the area, contrary to Policies BE1 and H7 of the Unitary Development Plan, PPS3 and Policy 3.5 of the London Plan 2011.

2 The proposal would constitute a cramped and unacceptable form of backland development, resulting in overlooking and an unacceptable level of disturbance and loss of amenities of the occupiers of adjacent properties, in particular from the proposed balconies contrary to Policies BE1 and H7 of the Unitary Development Plan.'

The Meeting ended at 7.40 pm

Chairman