

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 15 March 2012

Present:

Councillor Mrs Anne Manning (Chairman)
Councillor John Ince (Vice-Chairman)
Councillors Douglas Auld, Kathy Bance, Katy Boughey,
Charles Joel and Tom Papworth

Also Present:

Councillors Alexa Michael and Sarah Phillips

23 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

Apologies for absence were received from Councillors Lydia Buttinger and Samaris Huntington-Thresher.

24 DECLARATIONS OF INTEREST

There were no declarations of interest.

25 CONFIRMATION OF MINUTES OF MEETING HELD ON 19 JANUARY 2012

RESOLVED that the Minutes of the meeting held on 19 January 2012 be confirmed and signed as a correct record.

26 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

26.1 BROMLEY TOWN CONSERVATION AREA

(11/02928/FULL1) - 29-31 Widmore Road, Bromley.

Description of application - Partial demolition/alteration at roof level to provide 2 bedsit flats and change of use and conversion of first and second floors from offices into 3 two bedroom and 3 one bedroom flats together with roof terraces at first floor level at 27, 29 and 31 Widmore Road and alteration/extension of ventilation ductwork at rear.

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 condition 9 amended to read:-

'9 Details of the materials to be used for the external surfaces of the link building between Nos. 27 and 29 Widmore Road shall be submitted and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details and shall be permanently maintained as such thereafter.

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.'

The following 2 conditions were also added:-

13 Before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) shall be provided at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the bicycle parking/storage facilities shall be permanently retained thereafter.

REASON: In order to comply with Policy T7 and Appendix II.7 of the Unitary Development Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.

14 Detailed plans of the appearance and equipment comprising the extended ventilation ductwork shall be submitted to and approved in writing by the Local Planning Authority and the work shall be implemented in accordance with the approved details before any of the development hereby permitted is first occupied and the ductwork shall thereafter be permanently retained in an efficient working manner.

REASON: In order to comply with Policies S9 and ER9 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

26.2 SHORTLANDS

(11/03032/FULL6) - 90 Malmaims Way, Beckenham.

Description of application - First floor 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 REFUSED** as recommended, for the reasons set out in the report of the Chief Planner.

**26.3
BROMLEY TOWN
CONSERVATION AREA**

(11/03312/FULL2) - 204-206 High Street, Bromley.

Description of application - Change of use of third floor of main building and first floor of the annex from vacant Class B1 office use to Class C3 residential use (4 one bedroom flats on third floor and 1 two bedroom flat on annex) and elevational alterations to northern flank of annex.

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 with the addition of a further condition to read:-

9 Before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) shall be provided at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the bicycle parking/storage facilities shall be permanently retained thereafter.

REASON: In order to comply with Policy T7 and Appendix II.7 of the Unitary Development Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.

**26.4
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

**(11/03542/FULL1) - Oakley House, Bromley
Common, Bromley.**

Description of application - Erection of gazebo in rear garden with associated paving works for wedding and civil ceremonies.

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 with the addition of one informative to read:-

INFORMATIVE

The applicant is advised that the details of the hardstanding submitted pursuant to Condition 4 should show a porous surface appropriate to such a garden land setting within the Green Belt.

**26.5
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

**(11/03543/LBC) - Oakley House, Bromley
Common, Bromley.**

Description of application - Erection of gazebo in rear garden with associated paving works for wedding and civil ceremonies. LISTED BUILDING CONSENT.

Members having considered the report, **RESOLVED that LISTED BUILDING CONSENT BE GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner.

**26.6
BICKLEY**

**(11/03555/FULL1) - Liberty Court, 10 Page Heath
Lane, Bickley.**

Description amended to read:- Retention of 8 existing flats; one storey side and three storey rear extension and roof alterations to provide 3 additional self-contained flats (in total 11 units); elevational alterations and provision of 11 car parking spaces.

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 application had been amended by documents received on 16 February 2012, 9 March 2012 and 15 March 2012.

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 with the addition of a further 2 conditions to read:-
12 Before the development hereby permitted is occupied arrangements shall be agreed in writing with the Local Planning Authority and be put in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a resident's parking permit within any controlled parking zone which may be in force in the vicinity of the site at any time.

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.

13 Details of the internal layout of the flats hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and the works

of conversion and extension shall subsequently be carried out in accordance with the approved details and retained as such thereafter.

REASON: To ensure a satisfactory standard of accommodation and to comply with Policy BE1 of the Unitary Development Plan.

Councillor Bance's vote against permission was noted.

**26.7
BROMLEY COMMON AND
KESTON**

(11/03801/FULL1) - The Lodge, Cowper Road, Bromley.

Description of application - Demolition of existing dwelling and erection of 6 two storey houses with accommodation within roofspace (2 x four bedroom and 4 x three bedroom), with eight car parking spaces, associated landscaping and bin-stores.

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.

Referring to the third paragraph on page 47 of the Chief Planner's report, members agreed that the lime, sycamore and eucalyptus trees referred to therein should be protected. The Chairman moved that Tree Preservation Orders be sought for the 3 trees; this was seconded by Councillor Boughey. On a vote of 7-0, Members **RESOLVED that Tree Preservation Orders be sought for the lime, sycamore and eucalyptus trees referred to in the report of the Chief Planner.**

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

1 The proposal constitutes a cramped form of development by reason of the number of dwellings proposed, resulting in an overintensive use of the site and retrograde lowering of established spatial standards and the loss of garden land and general openness of the site which contributed to the character of the area, contrary to policies H7 and BE1 of the Unitary Development Plan, Policies 3.4 and 3.5 of the London Plan and Planning Policy Statement 3: Housing.

**26.8
COPERS COPE**

(11/03929/FULL1) - 11 The Avenue, Beckenham.

Description of application - Demolition of existing building and replacement 3 storey block with accommodation in roofspace to provide 8 two bedroom flats with two detached garage blocks to rear and car parking to front.

Oral representations 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.

**26.9
HAYES AND CONEY HALL**

**(12/00097/FULL1) - Petts Wood Football Club,
Barnet Wood Road, Hayes.**

Description of application - Replacement single storey building for changing rooms and associated showers, toilets and communal area to be used by Petts Wood Football Club.

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

Comments from drainage officers were reported 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 conditions 3 and 4 amended to read:-

'3 Details of the materials to be used for the external surfaces, including colour, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works 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.

4 The existing temporary buildings on site as indicated in red on the submitted plans received 12 January 2012 shall be demolished and the site cleared prior to commencement of the development hereby permitted.

REASON: To accord with the terms of the application and Green Belt policy.'

The following 2 conditions were also added:-

5 Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

REASON: To ensure satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.

6 Details of a foul water drainage system shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

REASON: To ensure satisfactory means of foul water drainage and to accord with Policy ER13 of the Unitary Development Plan.

**26.10
CHISLEHURST
CONSERVATION AREA**

(12/00168/FULL1) - 2 Manor Place, Chislehurst.

Description of application - Detached two storey four bedroom dwelling with integral garage.

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

Comments from the Advisory Panel for Conservation Areas were reported at the meeting.

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

1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.

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

2 Details of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works 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.

3 Details of the windows (including rooflights and dormers where appropriate) including their materials, method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimension of any recess) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The windows shall be installed 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.

4 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.

5 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 the interest of the visual amenities of the area and the amenities of nearby residential properties and to comply with Policy BE1 of the Unitary Development Plan.

6 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.

REASON: In the interest of the visual amenities of the area and the amenities of nearby residential properties and to comply with Policy BE1 of the Unitary Development Plan.

**26.11
CHISLEHURST
CONSERVATION AREA**

(12/00169/CAC) - 2 Manor Place, Chislehurst.

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

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

Members having considered the report and representations, **RESOLVED that CONSERVATION AREA CONSENT BE GRANTED** subject to the following condition:-

1 The works hereby granted consent shall be commenced within 5 years of the date of this decision notice.

REASON: Section 18, Planning (Listed Buildings and Conservation Areas) Act 1990.

SECTION 3

(Applications recommended for permission, approval or consent)

**26.12
PENGE AND CATOR**

(11/03366/FULL1) - 200 High Street, Penge.

Description of application - Two storey rear extension, rear dormer, replacement windows and conversion into 1 one bedroom, 1 one/two bedroom and 2 studio flats, including change of use of ground floor at rear from shop storage to residential.

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.

**26.13
BICKLEY
CONSERVATION AREA**

(11/03940/FULL1) - Dunoran Home, 4 Park Farm Road, Bromley.

Description of application - Demolition of extensions and outbuildings, and erection of part one/two/three storey extension to nursing home and conversion into 4 three bedroom and 1 two bedroom maisonettes, and 2 detached part two/three storey 6 bedroom dwellings and 2 detached part two/three storey 5 bedroom dwellings with associated garaging, car parking and access road.

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 and informative set out in the report of the Chief Planner.

SECTION 4

(Applications recommended for refusal or disapproval of details)

26.14 KELSEY AND EDEN PARK

(11/03171/FULL6) - 75 Kenwood Drive, Beckenham.

Description of application - Replacement boundary fence at rear, maximum height 2.4m.

THE APPLICATION WAS WITHDRAWN BY THE APPLICANT.

26.15 CLOCK HOUSE

(11/03478/FULL1) - Phantasy, 17 Allen Road, Beckenham.

Description of application - Demolition of existing bungalow and erection of 3 two storey three bedroom terraced houses with accommodation within roof space and associated car parking.

Oral representations in objection to the application were received.

Oral representations from Ward Member Councillor Sarah Phillips in objection to the application were received at the meeting.

Comments from the Architect were reported at the meeting.

It was also reported that Highways raised no objections to the application.

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 CONTRAVENTIONS AND OTHER ISSUES

27.1 DARWIN

(DRR/12/027) - Petleys Farm House, Luxted Road, Orpington.

Members having considered the report, **RESOLVED that INJUNCTION PROCEEDINGS BE AUTHORISED TO CEASE OCCUPATION OF THE DWELLING IN BREACH OF THE S106 AGREEMENT** as recommended in the report of the Chief Planner.

28 TREE PRESERVATION ORDERS

28.1 CRYSTAL PALACE (TPO 2440) - Objections to Tree Preservation Order 2440 at 29 Cintra Park, Anerley.

Members having considered the report and objections, **RESOLVED that Tree Preservation Order No 2440 relating to 2 sycamore trees BE CONFIRMED**, as recommended in the report of the Chief Planner.

30 LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006 AND THE FREEDOM OF INFORMATION ACT 2000

The Chairman moved that the Press and public be excluded during consideration of the item of business listed below as it was likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the Press and public were present there would be disclosure to them of exempt information.

31 EXEMPT MINUTES OF THE MEETING HELD ON 19 JANUARY 2012

The legal representative updated Members on the current situation.

RESOLVED that the exempt Minutes of the meeting held on 19 January 2012 be confirmed and signed as a correct record.

The Meeting ended at 8.50 pm

Chairman