

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held on 21 January 2010

Present:

Councillor Peter Dean (Chairman)
Councillor Gordon Jenkins (Vice-Chairman)
Councillors Martin Curry, Robert Evans,
Simon Fawthrop, Jennifer Hillier, Michael,
Gordon Norrie and Karen Roberts

Also present:

Councillors Nicholas Bennett, Ruth Bennett,
Stephen Carr, Mrs Carole Hubbard, Brian Humphrys
and Russell Mellor

25 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

No apologies were received, all Members were present.

26 DECLARATIONS OF INTEREST

Councillor Mrs Jennifer Hillier declared a personal interest in Item 8; she spoke to the item and did not vote. Councillor Martin Curry declared a prejudicial interest in Item 14; he spoke to the item, then left the Council Chamber. Councillor Martin Curry also declared a prejudicial interest in Item 19; he left the Council Chamber for the duration of this item.

27 MINUTES

RESOLVED that the Minutes of the meeting held on 12 November 2009 be confirmed.

28 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
WEST WICKHAM
WARD**

(09/02353/OUT) Demolition of No.80 The Alders and construction of 8 detached and semi-detached houses with access drive and bridge over River Beck
OUTLINE at 80 The Alders, West Wickham.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Members, Councillor Nicholas Bennett and Councillor Brian Humphrys, in objection to the application were received at the meeting.

It was reported that further objections to the application had been received together with a letter of support.

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

1. The proposal constitutes an unsatisfactory backland development which would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able continue to enjoy, by reason of the proposed access road running along the party boundary together with the proposed bridge and properties themselves and the general disturbance which would arise from users of the development, and the impact of the number of units proposed on the amenities of properties adjoining the site in view of the limited area of the total application site which is available for development and the loss of trees involved, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

2. In the absence of evidence to the contrary by way of relevant up to date surveys, the proposal is likely to be prejudicial to wildlife activity on the site contrary to Policy NE5 of the Unitary Development Plan.

3. In the absence of evidence to the contrary, the proposed development and the remedial measures identified by the Environment Agency as being required to satisfy the issues raised in the Flood Risk Assessment would be likely to exacerbate the impact of the proposal on the amenities of properties adjoining the site. In the absence of the remedial measures the proposed development would be contrary to Policy 4A.12 of the London Plan and the advice in PPS 25.

2
**BROMLEY
COMMON
& KESTON WARD**

(09/02704/FULL6) Two storey side extension at **Farringleys, Westerham Road, Keston.**
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 an informative set out in the report of the Chief Planner.

3
**BROMLEY
COMMON
& KESTON WARD**

(09/02795/FULL2) Use of detached building in rear garden for dog grooming. **RETROSPECTIVE APPLICATION at 32 Balfour Road, Bromley.**
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** as recommended, for the reason set out in the report of the Chief Planner. **IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED** to cease the unauthorised use of the building for dog grooming without planning permission with a three month compliance period.

4
**HAYES & CONEY
HALL WARD**

(09/02816/FULL1) Single storey rear extension to form one bedroom flat including external staircase boundary wall and refuse bins at **45 Station Approach, Hayes.**
Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED** for the reasons and subject to the conditions set out in the report of the Chief Planner with an additional condition:-
5. "The flat roof area of the extension hereby permitted shall not be used as a balcony or sitting out area and there shall be no access to the roof area.
REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties."

5
**BROMLEY COMMON
& KESTON WARD**

(09/02950/FULL6) Two storey rear extension and first floor flank window at **8 Parkfield Way, Bromley.**
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.

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- 6
**BROMLEY COMMON
& KESTON WARD**
Conservation Area
- (09/02960/FULL1) Demolition of existing dwelling and erection of 5 bedroom dwelling house with integral granny annexe and double garage at **53 Forest Drive, Keston**. Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Stephen Carr, in objection to the application, and oral representations from Ward Member, Ruth Bennett, 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 an informative set out in the report of the Chief Planner.
- 7
**BROMLEY COMMON
& KESTON WARD**
Conservation Area
- (09/02961/CAC) Demolition of existing dwelling
CONSERVATION AREA CONSENT at **53 Forest Drive, Keston**.
Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Stephen Carr, in objection to the application and oral representations from Ward Member, Ruth Bennett, in support of the application were received at the meeting.
Members having considered the report, objections, and representations, **RESOLVED that CONSERVATION AREA CONSENT BE GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner.
- 8
**FARNBOROUGH &
CROFTON WARD**
- (09/03008/OUT) Demolition of existing house and erection of 1 detached five bedroom house and 2 detached three bedroom chalet bungalows with associated access road garaging and car parking **OUTLINE APPLICATION** at **183 Crofton Road, Orpington**.
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. Comments from Greater London Authority were reported together with comments from Ward Members, Councillors Tim Stevens and Charles Joel.
Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the reasons set out in the report of the Chief Planner.

9
**PENGE & CATOR
WARD**

(09/03091/FULL2) Change of use of first and second floors from retail into 6 two bedroom flats and 2 studio flats. Elevational alterations. 3 car parking spaces at rear at **46 Green Lane, Penge.**

Members having considered the report, **RESOLVED that PERMISSION BE REFUSED** for the reasons set out in the report of the Chief Planner with an amendment to condition 1:

"1. The proposal constitutes an over intensive use of the property contrary to Policy BE1 of the Unitary Development Plan, resulting in an under provision of 2-3 on site parking spaces leading to increased demand for on-street parking in the vicinity of the application site, contrary to Policy T18 of the Unitary Development Plan.

10
BIGGIN HILL WARD

(09/03178/FULL6) Single storey rear extension RETROSPECTIVE APPLICATION at **215 Main Road, Biggin Hill.**

It was noted that Ward Member, Councillor Julian Benington, objected to the application.

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

1. The erection of a rear conservatory, in addition to the existing rear extension, across the width of the site results in a cramped overdevelopment of the site, excessive in scale in relation to the host dwelling, contrary to Policies H8 and BE1 of the Unitary Development Plan.

11
BICKLEY WARD

(09/03193/FULL6) Single storey front and rear extensions, part one/two storey front/side and rear extensions and two rear dormers at **Jasmin, Chislehurst Road, Bromley.**

It was reported that an objection to the application had been received.

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

12
**PETTS WOOD
& KNOLL WARD**

(09/03220/FULL6) Part one/two storey front/side/rear extension at **29 Priory Avenue, Petts Wood.**

Members having considered the report, **RESOLVED that PERMISSION BE REFUSED** for the reason set out in the report of the Chief Planner.

13
BICKLEY WARD

(09/03326/FULL6) One/two storey front, side and rear and single storey rear extensions at **41 Bishops Avenue, Bromley.**

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.

SECTION 3

Applications recommended for Permission, Approval or Consent

14
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.**

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 GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT**, relating to affordable housing and the maintenance of the games area, as recommended, and subject to the conditions and informatives set out in the report of the Chief Planner.

15
COPERS
COPE WARD

(09/02167/FULL1) Conversion of existing basement storage area into 2 one bedroom flats and installation of new windows to rear and side elevation. Formation of new storage cellar/communal store room/bicycle and bin store (at No.1- 8 St. Clare Court) - **AMENDED DESCRIPTION at 1 St. Clare Court, Foxgrove Avenue, Beckenham.**

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Russell Mellor, 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 GRANTED** as recommended, subject to the conditions and an informative set out in the report of the Chief Planner with a further condition:-

“3. No construction work shall take place on Saturdays, Sundays or Bank Holidays, nor before 9am or after 5pm Monday to Friday.

REASON: In the interests of the amenities of the existing residents of St Clare Court and in order to comply with Policy BE1 of the Unitary Development Plan.”

16
BICKLEY WARD
Conservation Area

(09/02220/FULL1) Two storey extensions and rear dormer extensions and conversion into 4 one bedroom and 8 two bedroom flats with 18 car parking spaces at **17 St. Georges Road, Bromley.**

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 an informative:-

“INFORMATIVE: The vehicle and pedestrian right of way to 17a St Georges Road at the rear of the application site should be safeguarded to prevent any obstruction. “

17
BICKLEY WARD
Conservation Area

(09/02221/CAC) Two storey extensions and rear dormer extensions and conversion into 4 one bedroom and 8 two bedroom flats with 18 car parking spaces
CONSERVATION AREA CONSENT at 17 St. Georges Road, Bromley.

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

18
BICKLEY WARD
Conservation Area

(09/02695/FULL6) Single storey side extension, single storey rear extension with light lantern at **24 St Georges Road, Bickley.**

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.

19
**PENGE &
CATOR WARD**
Conservation Area

Description amended to read, “(09/02824/FULL1) New shopfront at **The Market Tavern, 201 - 205 Maple Road, Penge.**”

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

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20
KELSEY & EDEN
PARK WARD

(09/02879/FULL6) Part one/two storey rear extension with rear dormers to form accommodation in roof (Amendment to scheme permitted under ref.08/01837 to increase the height of the single storey rear extension to 2750mm and to install obscure glazed window on the western flank of the original house) at **57 Hayes Lane, Beckenham.**

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.

21
KELSEY & EDEN
PARK WARD

(09/02956/DET) Details of landscaping and appearance pursuant to outline permission ref 09/01141/OUT granted for three storey block with accommodation in roof comprising 12 two bedroom and 2 three bedroom flats and including basement for 16 car parking spaces/ bicycle parking at **14 Kemerton Road, Beckenham.**

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 APPROVED**, as recommended, subject to the following condition:

"1. Details of a scheme of planting additional to that shown on the approved plans on the boundary of the site with Little Orchard 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 safeguard the amenities of adjacent residents.

22
COPERS
COPE WARD

(09/02968/FULL1) Demolition of existing dwelling and erection of three storey block comprising of 6 one bedroom flats with communal room and ancillary managers office with 6 car parking spaces and new vehicular access onto Westgate Road plus associated bin and cycle store at **36A Albemarle Road, Beckenham**. 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 GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

23
PETTS WOOD
& KNOLL WARD

(09/03468/FULL6) Part one/two storey front/side/rear extension and roof alterations at **41 Towncourt Crescent, Petts Wood**. Oral representations 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 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

NO REPORTS

29

CONTRAVENTIONS AND OTHER ISSUES

Members considered the following reports of the Chief Planner:-

A
DARWIN WARD

(DRR/10/0001) **The Retreat, L/A Claremont, Berrys Green Road, Berrys Green**. Members having considered the report, **RESOLVED that NO FURTHER ACTION BE TAKEN.**

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- B**
BICKLEY WARD (DRR/10/00018) **3 Beech Copse, Bromley.**
Members having considered the report, **RESOLVED that**
THE ENFORCEMENT NOTICE BE WITHDRAWN.
- C**
DARWIN WARD (DRR/10/00019) **73 Homestead Road, Bromley.**
THIS REPORT WAS WITHDRAWN BY THE CHIEF
PLANNER.

The meeting closed at 10.21pm

Chairman