

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held on 18 February 2010

Present:

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

Also in attendance:

Councillors Bloomfield and Tom Papworth

26 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

Apologies for absence were received from Councillors Gordon Norrie and Karen Roberts. Councillor Peter Fookes attended as alternate for Councillor Roberts.

27 DECLARATIONS OF INTEREST

Councillor Martin Curry declared a personal interest in Item 3 as a non-executive Director for Broomleigh. He remained in the room but did not vote.

28 MINUTES

RESOLVED that the Minutes of the meeting held on 17 December 2009 be confirmed and signed as a true record.

29 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 CHELSFIELD AND PRATTS BOTTOM WARD

(09/02078/FULL1) Demolition of existing nursery buildings and erection of detached part one/two storey building, associated play areas, car parking, cycle parking and refuse store at **Cannock House Day Nursery, Hawstead Lane, Orpington.**

Oral representations 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 reasons:-

1. The site is located within the Green Belt and this form of development is considered to be inappropriate and the Council sees no very special circumstances which might justify the grant of planning permission to a development which will result in a loss of openness, harm to the character and appearance of the Green Belt, contrary to Policy G1 of the Unitary Development Plan.
 2. The proposed development would be detrimental to the amenities of the neighbouring residential properties particularly by means of noise and disturbance contrary to Policy BE1 of the Unitary Development Plan.
- Councillor Dean's vote against refusal was noted.

**2
PENGE AND CATOR
WARD**

(09/03152/FULL1) Roof alterations incorporating front and rear dormer extensions/three storey side/rear extension and conversion to form 1 three bedroom dwelling, 1 studio flat and 1 one bedroom and 2 two bedroom flats with 3 car parking spaces and cycle/refuse stores at **6 Padua Road, Penge, London SE20.**

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 the application be DEFERRED**, without prejudice to any future consideration, to:-

- reduce the number of units; and
- increase the car parking from 3 to 4 spaces.

Councillor Dean's vote against deferral was noted.

**3
CHELSFIELD AND
PRATTS BOTTOM
WARD**

(09/03167/FULL1) Two detached two storey three bedroom dwellings with 4 car parking spaces and cycle store on land adjacent to 19 Daleside Close at **Land rear of 104-108 Windsor Drive, Daleside Close, Orpington.**

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 a revised site map had been circulated to Members.

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

1. The proposal constitutes a cramped overdevelopment of the site out of character with the locality and contrary to Policy H7 and BE1 of the Unitary Development Plan.

**4
BROMLEY COMMON
AND KESTON WARD**

(09/03260/FULL6) Single storey side extensions and pitched roof to existing garage at **Turpington Farm House, 146 Southborough Lane, Bromley.**

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

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

**5
BROMLEY TOWN
WARD**

(09/03314/DET) Details of appearance, layout and scale of outline permission ref 09/01137 granted for 69 flats with car parking at **Garrard House, 2-6 Homesdale Road, Bromley.**

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

Members having considered the report, objections and representations, **RESOLVED that APPROVAL BE GIVEN** as recommended in the report of the Chief Planner.

**6
DARWIN WARD**

(09/03367/FULL6) 3 front dormer extensions and front porch canopy at **Hope Cottage, Grays Road, Westerham.**

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Bloomfield 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.

**7
CHELSFIELD AND
PRATTS BOTTOM
WARD**

(09/03440/FULL6) Ground and first floor side extension at **25 Warren Road, Orpington.**

It was reported that the adjacent school had no significant objections.

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.

**8
BROMLEY TOWN
WARD**

(09/03467/EXTEND) Application to extend time limit for implementing permission ref. 06/01742 for the demolition of existing building and redevelopment for mixed use with office/B1 at ground floor and 12 residential starter homes on three storeys over to include 2 parking spaces, cycle provision and refuse storage at **37 London Road, 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.

**9
FARNBOROUGH
AND CROFTON
WARD**

(09/03496/EXTEND) Extension of time limit for implementation of permission ref. 06/03806 granted for two bedroom chalet dwelling at **2 Pondfield Road, Orpington.**

The Chief Planner clarified the position of the proposed development on the site map contained within the report. Members having considered the report and objections, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration to:-

- to seek either to remove or obscure glazing to the window in the rear elevation; and
- to seek screening between the development and boundary with Lovibonds Avenue.

Councillors Dean, Evans and Jenkins voted against deferral.

SECTION 3

Applications recommended for Permission, Approval or Consent

**10
BROMLEY TOWN
WARD**

(09/03107/FULL2) Description amended to read 'Change of use of unit 5 from office (Class B1) to (Class B1) office and (Class D1) non residential institution, air conditioning unit on rear elevation at **Unit 5, Archers Court, 48 Masons Hill, Bromley**'.

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 condition 4 amended to read:-

'4. The use shall not operate before 09.30am and after 8.00pm on Monday to Saturday and not before 11am and after 5pm on Sundays. The use shall not operate on any Bank/Public Holidays, Christmas Day or Good Friday.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interests of the amenities of the surrounding area.'

**11
WEST WICKHAM
WARD**

(10/00027/FULL1) Demolition of existing dwelling and erection of detached two storey block with accommodation in roof space comprising of 2 studio flats and 3 one bedroom flats with new vehicular access and 4 car parking spaces to rear and one car parking space with associated bin store to front at **65 Grosvenor Road, West Wickham.**

Comments from the Metropolitan Police were reported at the meeting.

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

"10. The development hereby permitted shall incorporate measures to minimise the risk of crime and to meet the specific needs of the application site and the development. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted and implemented in accordance with the approved details. The security measures to be implemented in compliance with this condition shall seek to achieve the "Secured by Design" accreditation awarded by the Metropolitan Police.

Reason: In the interest of security and crime prevention and to accord with Policies H7 and BE1 of the Unitary Development Plan."

SECTION 4

Applications recommended for refusal or disapproval of details

NO REPORTS

30

SUPPLEMENTARY AGENDA

S1

**FARNBOROUGH
AND CROFTON
WARD**

Conservation Area

(09/03362) Detached two storey five bedroom house with roofspace accommodation and integral garage at **11 The Glen, Orpington**.
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 informatives set out in the report of the Chief Planner.

S2

**FARNBOROUGH
AND CROFTON
WARD**

Conservation Area

(09/03535) Demolition of existing dwelling
CONSERVATION AREA CONSENT at **11 The Glen, Orpington**.
Oral representations 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.

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

“A planning application at the neighbouring site will be considered at the same Plans Sub-Committee and it is expedient that both applications are considered at the same time.”

S3

**FARNBOROUGH
AND CROFTON
WARD**

Conservation Area

(09/03544) Detached four bedroom two storey dwelling with integral garage at **13 The Glen, Orpington**.
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 and informative set out in the report of the Chief Planner.

S4
FARNBOROUGH
AND CROFTON
WARD
Conservation Area

(09/03545) Demolition of existing two storey dwelling
CONSERVATION AREA CONSENT at 13 The Glen,
Orpington.
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 as recommended,
subject to the condition set out in the report of the Chief
Planner.

31

CONTRAVENTIONS AND OTHER ISSUES

Members considered the following reports of the Chief
Planner:-

A
BICKLEY WARD

(DRR/10/00020) Alleged deposit of material and raising of
ground levels in rear garden at **13 Woodlands Road,**
Bromley.
Oral representations in favour of enforcement action were
received at the meeting.
Members having considered the report and
representations, **RESOLVED that NO FURTHER**
ACTION BE TAKEN SUBJECT TO ADDITIONAL
LANDSCAPING ALONG THE SIDE AND REAR
BOUNDARIES OF THE SITE.

B
CRYSTAL PALACE
WARD

(DRR/10/00021) 2 storey rear extension and conversion
into 5 flats at **39 Selby Road, London SE20.**
Oral representations in favour of enforcement action were
received. Oral representations from Ward Member,
Councillor Tom Papworth in favour of enforcement action
were received at the meeting.
It was also reported that in respect of the ongoing
prosecution action, the Court agreed to adjourn the matter
for a further two months due to the owner's continued ill-
health.
Members having considered the report and
representations, **RESOLVED that AUTHORITY BE**
GIVEN TO ENTER THE LAND AND CARRY OUT THE
NECESSARY WORKS IN DEFAULT TO SECURE
COMPLIANCE WITH THE EFFECTIVE ENFORCEMENT
NOTICES AND THE COST INCURRED BE
RECOVERED FROM THE OWNER/LEASEHOLDER
TOGETHER WITH A LEGAL CHARGE REGISTERED.

**C
BROMLEY TOWN
WARD**

(DRR/10/00022) Breach of condition relating to the floodlights on the all weather sports pitch at **The Ravensbourne School, Hayes Lane, Hayes, Bromley.** Oral representations in favour and against a breach of condition notice being issued were received at the meeting.

Members having considered the report and representations, **RESOLVED that A BREACH OF CONDITION NOTICE BE ISSUED TO SECURE COMPLIANCE WITH CONDITION 8 OF PLANNING PERMISSION REF. 91/01549.**

Councillor Robert Evans' vote against the Breach of Condition Notice being issued was noted.

**D
DARWIN WARD**

(DRR/10/00023) Over height wall and fence at **Meadowcroft, Berrys Green Road, Cudham.** Oral representations from Ward Member, Councillor Bloomfield in support of the recommendation were received at the meeting.

Members having considered the report and representations, **RESOLVED that:-**

1. LEGAL PROCEEDINGS BE RESUMED TO SECURE COMPLIANCE WITH THE EFFECTIVE ENFORCEMENT NOTICE.

2. IN THE EVENT OF THE NOTICE NOT BEING COMPLIED WITH WITHIN 3 MONTHS OF THE PROSECUTION, AUTHORITY BE GIVEN TO ENTER THE LAND AND CARRY OUT WORKS IN DEFAULT TO REDUCE THE HEIGHT OF THE WALL TO NO MORE THAN 1M AND REMOVE THE RAILINGS OR RELOCATE AT LEAST 2M BACK FROM THE FRONT BOUNDARY AND A CHARGE BE PLACED ON THE LAND.

32

TREE PRESERVATION ORDERS

**SHORTLANDS
WARD**

(TPO 2341) Objections to Tree Preservation Order 2341 at **42 Durham Avenue, Bromley.**

Members having considered the report and objections, **RESOLVED that Tree Preservation Order 2341** relating to two oak trees in the garden of 42A Durham Avenue **BE CONFIRMED** as recommended in the report of the Chief Planner.

**FARNBOROUGH
AND CROFTON
WARD**

(TPO 2346) Objections to Tree Preservation Order 2346
at **14 Tubbenden Lane, Orpington.**

Members having considered the report and objections,
RESOLVED that Tree Preservation Order 2346 relating
to one beech tree **BE CONFIRMED** as recommended in
the report of the Chief Planner.

The meeting closed at 9.10 pm.

Chairman