

## PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held on 18 March 2010

### Present:

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

### 30 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

No apologies were received, all members were present.

### 31 DECLARATIONS OF INTEREST

Councillors Bob Evans and Simon Fawthrop declared a prejudicial interest in Items 4.18 and 6.1; they left the room and did not vote.

### 32 CONFIRMATION OF MINUTES OF MEETING HELD ON 21 JANUARY 2010

RESOLVED that the Minutes of the meeting held on 21 January 2010 be confirmed.

### 33 PLANNING APPLICATIONS

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#### **SECTION 1**

(Applications submitted by the London Borough of Bromley)

#### **33.1 Cray Valley West**

**(10/00032/DEEM3) - Midfield Primary School,  
Grovelands Road, Orpington.**

Description of application – Two free standing canopies.

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 a replacement condition 2:

“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.”

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## **SECTION 2**

(Applications meriting special consideration)

### **33.2 Crystal Palace**

#### **(09/03307/FULL1) - 43 Selby Road, Penge, London SE20**

Description of application – Single storey rear extension and conversion to form 3 two bedroom flats with forecourt parking and cycle and refuse stores.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Tom Papworth, 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 proposed development would, by reason of the number of units proposed, constitute an overdevelopment of the site, out of character with the surrounding area, and contrary to Policy H11 of the Unitary Development Plan.
2. The proposed development would be lacking in adequate on-site car parking provision and would result in excessive demand for on-street parking in the area, to the detriment of road safety, and contrary to Policy T18 of the Unitary Development Plan.

### **33.3 Copers Cope; Conservation Area**

#### **(09/03532/FULL1) - Christophers School, 49 Bromley Road, Beckenham.**

Description of application – Two storey building to provide replacement teaching accommodation.

Oral representations from Ward Member, Councillor Russell Mellor, 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 with an amendment to condition 4:

“4. 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 interests of the amenities of the area and Urban Open Space and to accord with Policies BE1 and G8 of the Unitary Development Plan.”

**33.4  
Copers Cope; Conservation  
Area**

**(09/03593/FULL1) - 4A Chancery Lane,  
Beckenham.**

Description of application – Conversion of existing office to 1 two bedroom dwellinghouse, demolition of existing kitchen at rear and elevation alterations.

Oral representations 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.

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

**33.5  
Copers Cope; Conservation  
Area**

**(09/03594/CAC) - 4A Chancery Lane, Beckenham.**

Description of application – Demolition of single storey structure at rear. CONSERVATION AREA CONSENT.

Oral representations 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.

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.

**33.6  
Bickley**

**(09/03611/FULL1 ) - 1 Mavelstone Close, Bromley.**

Description of application – Demolition of existing dwelling and erection of a detached two storey dwelling with accommodation in the roof space and attached

garage.

Oral representations in objection to the application were received at the meeting.

It was reported that further objections to the application had been received. Comments from Highways Division, Environmental Health and Drainage were reported. It was also reported that the Advisory Panel for Conservation Areas had no objection to the application.

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

1. The proposed dwelling, by reason of its size, design and siting, will constitute an overdevelopment of the site and will be harmful to the visual amenities of the area and the character and appearance of the adjacent Mavelstone Road Conservation Area, contrary to Policies BE1, BE13 and H7 of the Unitary Development Plan.
2. The proposed dwelling would be harmful to the amenities of the adjoining property at High Beeches, by reason of loss of prospect, privacy and outlook, contrary to Policies BE1 and H7 of the Unitary Development Plan.

### 33.7 Biggin Hill

#### **(09/03615/FULL1 ) - 160 - 166 Main Road, Biggin Hill.**

Description of application – 3 blocks (two storeys, two/three storey and three storeys high) comprising 1 one bedroom, 13 two bedroom and 2 three bedroom flats, and 3 two storey three bedroom terraced houses with car parking spaces and access road.

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

1. The proposal will constitute a cramped overdevelopment of the site, out of character with the spatial standards of the area, thereby contrary to Policies H7 and BE1 of the Unitary Development Plan and Policies 4B.1 and 4B.7 of The London Plan.
2. The proposed development would lack adequate on-site car parking provision and would result in excessive demand for on-street parking in the area, to the detriment of general road safety conditions, and contrary to Policy T18 of the Unitary Development Plan.

**33.8  
Biggin Hill**

**10/00158/FULL1) - 57 Lusted Hall Lane, Biggin Hill.**  
Description of application – Two 4 bedroom detached houses

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** as recommended, for the reason set out in the report of the Chief Planner with a further reason:

2. The proposed dwellings by reason of their bulk and rearward projection will constitute an overdevelopment of the site, and will have an unacceptable impact of the amenities of No 59 Lusted Hall Lane by reason of visual impact and loss of lighting and prospect, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

**33.9  
Cray Valley East**

**(10/00211/FULL2) - Crouch Farm, Crockenhill Road, Swanley.**

Description of application – Change of use of agricultural buildings to Class B1/B8 commercial use including elevational alterations and ancillary car and van parking spaces.

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 together with objections from Councillor David McBride and a local Member of Parliament. Comments from Sevenoaks District Council were reported.

Members having considered the report, objections, and representations, **RESOLVED that the application be DEFERRED**, without prejudice to any future consideration, to enable Members to visit the site, and to be considered at Plans Sub-Committee 4 to be held on 15 April 2010.

**33.10  
Chislehurst; Conservation Area**

**(10/00214/FULL6) - 28 Camden Park Road, Chislehurst.**

Description of application – Single storey rear extension with swimming pool and cinema room in basement and roof alterations incorporating two rear dormers.

Comments from Ward Member, Councillor Katy Boughey, in objection to the application were reported together with comments from the Tree Officer who had no objection to the application.

Members having considered the report and objections, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration to ascertain the legal position and ownership of the tree together with a method statement to be submitted in regard to the removal of spoil from the site.

**33.11  
Crystal Palace**

**(10/00269/FULL1) - 40 Selby Road, Penge, London SE20.**

Description of application – Single storey rear extension and conversion to form 2 two bedroom and 1 one bedroom flats.

Oral representations in objection to and in support of the application were received. Oral representations in objection to the application from Ward Member, Councillor Tom Papworth, were received at the meeting.

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

1. The proposed development would, by reason of the number of units proposed, constitute an overdevelopment of the site, out of character with the surrounding area, and contrary to Policy H11 of the Unitary Development Plan.
2. The proposed development would be lacking in adequate on-site car parking provision and would result in excessive demand for on-street parking in the area, to the detriment of general road safety conditions, and contrary to Policy T18 of the Unitary Development Plan.

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**SECTION 3**

(Applications recommended for permission, approval or consent)

**33.12  
Shortlands; Conservation  
Area**

**(09/03486/FULL6) - 31 Malmaims Way, Beckenham.**

Amended description of application – “Two storey front/side extension with flank dormer and rear roof alterations (Amendment to application 08/03442 to retain roof profile as constructed) RETROSPECTIVE APPLICATION.”

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor George Taylor, 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 reason:

1. The development adds to the bulk, height and mass of the dwelling, and materially detracts from the character and appearance of the Park Langley Conservation Area, contrary to Policies BE1, BE11 and H8 of the Unitary Development Plan.

**IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED** for the removal of the section of the roof which is not in accordance with the previously approved planning permission 08/03422FULL6.

(Councillors Peter Dean and Gordon Jenkins wished their contrary vote to be recorded.)

**33.13  
Mottingham and  
Chislehurst North**

**(09/03565/FULL6) - 1 Lianne Grove, Mottingham,  
London SE9.**

Description of application – Front and rear dormer extensions and side rooflights.

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.

**33.14  
Mottingham and  
Chislehurst North**

**(09/03566/FULL6) - 2 Lianne Grove, Mottingham,  
London SE9.**

Description of application – Front and rear dormer extensions and side rooflights.

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.

**33.15  
Plaistow and Sundridge**

**(10/00155/FULL1) - Land adjacent to 23 to 27  
Thornton Road, Bromley.**

Description of application – One pair of semi detached two storey three bedroom dwellings with accommodation in roof space and provision of new

vehicular access from Thornton Road with new turning area and 4 car parking spaces.

It was reported that further objections to the application had been received. Members having considered the report and objections, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration for the applicant to submit details regarding management of the land at the rear of the proposed dwellings, also within his ownership.

**33.16  
Petts Wood and Knoll;  
Conservation Area**

**(10/00162/FULL1) - 11 Station Square, Petts Wood.**  
Amended description of application – “Alterations to shopfront including installation of ATM machine, air conditioning units and plant on rear elevation and bin store to rear. RETROSPECTIVE APPLICATION.”

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

The Sub-committee were concerned that Sainsburys, being a reputable national company, should have opened a new store without the appropriate planning permission being in place.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration for the applicant to submit additional information of the operational hours of the air conditioning unit, details of noise generated from it, a proposal for additional screening of the air conditioning unit and to obtain comments from Environmental Health.

**33.17  
Petts Wood and Knoll**

**(10/00163/ADV) - 11 Station Square, Petts Wood.**  
Amended description of application – “Internally illuminated fascia sign and 2 internally illuminated projecting box signs. RETROSPECTIVE APPLICATION.”

Oral representations in objection to and in support of the application were received at the meeting. The Sub-committee were concerned that Sainsburys, being a reputable national company, should have opened a new store without the appropriate planning permission being in place.

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 size and extent of the signage to the front elevation to be more in keeping with the character and appearance of the Conservation Area.

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**SECTION 4**

(Applications recommended for refusal or disapproval of details)

**33.18  
Farnborough and Crofton**

**(10/00212/FULL1) - School House, Avebury Road, Orpington.**

Description of application – 2 two storey 4 bedroom detached houses with integral garages and car parking spaces.

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.

**34 TREE PRESERVATION ORDERS**

**34.1  
Farnborough and Crofton;**

**(TPO 2345) - Objections to Tree Preservation Order 2345 at School House, Avebury Road, Orpington.**

Members having considered the report, **RESOLVED that Tree Preservation Order No 2345** relating to one lime tree **BE CONFIRMED**, as recommended, in the report of the Chief Planner.

The Chairman commented that it was the last meeting of the Plans Sub-committee 2 in the current municipal year and he thanked the Members and officers for their support. Members also thanked the Chairman for his efficient conduct of the meetings.

The Meeting ended at 9.25 pm

Chairman