

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held on 15 July 2010

Present:

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

Also Present:

Councillors Julian Benington and
Charles Rideout CVO, QPM

7 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

An apology for absence was received from Councillor David McBride. An apology for absence was also received from Councillor Gordon Norrie and Councillor Richard Scoates attended as his alternate.

8 DECLARATIONS OF INTEREST

Councillor Michael declared a Personal Interest in Item 11.3; she left the room for the duration of the item.

9 CONFIRMATION OF MINUTES OF MEETING HELD ON 20 MAY 2010

RESOLVED that the minutes of the meeting held on 20 May 2010 be confirmed.

10 PLANNING APPLICATIONS SUBMITTED BY THE LONDON BOROUGH OF BROMLEY

10.1
Bromley Town
Conservation Area

(10/01196/FULL1) - Community House, South Street, Bromley.

Description of application - Replacement high level windows.

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 further condition:-
"3. The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings unless otherwise agreed in writing by the Local Planning Authority.
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.”

**10.2
Bromley Common and
Keston**

**(10/01278/FULL1) - Princes Plain Primary School,
Church Lane, Bromley.**

Description of application - Single storey extension to form group study room access ramp with paved pathway play ground fence enclosure and brick retaining wall. Single storey infill extension to main building to form music room, covered walkway linking kitchen and hall, entrance canopy and increase in hardstanding for playarea and fire appliance access route.

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.

**10.3
Mottingham and
Chislehurst North**

**(10/01310/FULL1) - Mottingham Community
Centre, Kimmeridge Road, Mottingham.**

Description of application - Hard standing to eastern side of building with sustainable urban drainage system.

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.

11 APPLICATIONS MERITING SPECIAL CONSIDERATION

**11.1
Petts Wood and Knoll**

**(10/00982/FULL6) - 197 Chislehurst Road,
Orpington.**

Description of application - Part one/two storey side/rear and single storey side extensions, front porch, formation of vehicular access.

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

Members having considered the report 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 on 12 August 2010.

**11.2
Copers Cope**

**(10/01044/FULL1) - Rear of 80 High Street,
Beckenham.**

Description of application - Part one/two storey replacement building for continued use as light industrial (Class B1) and leisure (Class D2).

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 a further condition:-

“7. Details of a scheme of soundproofing to the replacement building hereby permitted so as to achieve a reasonable resistance to airborne sound as far as practical shall be submitted to and approved in writing by the Local Planning Authority and the works shall be implemented prior to the occupation of the building and shall be permanently retained thereafter. REASON: In order to comply with Policy BE1 of the Unitary Development Plan and to ensure a satisfactory standard of amenity for adjacent properties.”

**11.3
Bromley Common and
Keston**

**(10/01114/FULL6) - 358 Southborough Lane,
Bromley.**

Description of application - First floor side/rear extension and replacement detached garage at rear.

Oral representations 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 set out in the report of the Chief Planner.

**11.4
Petts Wood and Knoll
Conservation Area**

**(10/01128/FULL6) - 253 Chislehurst Road,
Orpington.**

Description of application - Part one/two storey side and rear extension. Single storey detached garage to front/side.

Members having considered the report, **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 on 12 August 2010.

**11.5
Petts Wood and Knoll**

(10/01185/FULL6) - 27 Great Thrift, Petts Wood.

Description of application - Part one storey side extension, two storey side and rear extension, one storey rear extension and front dormer.

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

**11.6
Bromley Common and Keston**

(10/01228/FULL6) - 427 Southborough Lane, Bromley.

Description of application - First floor side/rear extension and single storey rear extension.

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

**11.7
Penge and Cator**

(10/01253/FULL1) - 46 Green Lane, Penge, London, SE20.

Description of application - Change of use of second floor into 3 two bedroom flats and 1 one bedroom flat, elevational alterations and 3 car parking spaces at the rear.

Members having considered the report, **RESOLVED that the application be DEFERRED**, without prejudice to any future consideration, to seek a reduction in the number of units.

**11.8
Cray Valley West**

(10/01359/FULL6) - 88 Friar Road, Orpington.

Description of application - One/two storey side and rear extension with side dormer.

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.

**11.9
Orpington**

(10/01375/FULL1) - 136 - 140 High Street, Orpington.

Description of application - Retention of facade and demolition of remainder of building, erection of part one/part two and part three storey building comprising ground floor restaurant with ventilation ducting and 8 one bedroom flats to first and second floors with associated amenity area, access and vehicle

parking/servicing including access to Broomhill Road.

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

**11.10
Darwin**

(10/01401/FULL6) - Cedar Farm, Cudham Lane South, Cudham.

Description of application - Single storey building to provide 3 stables and hay store and 2 storey building to provide triple garage with office (ancillary to main dwelling above) RETROSPECTIVE APPLICATION.

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 for the reasons and subject to the conditions set out in the report of the Chief Planner with a further condition:-

“11. Details of external materials to ensure the buildings are in keeping with the character and appearance of the area shall be submitted to the Council for approval within 1 month of the date of this decision. The works shall be completed in accordance with the approved details within 2 months of the details being approved.

REASON: In order to comply with Policies BE1 and G1 of the Unitary Development Plan and in the interest of the visual amenities and open character of the area.”

12 APPLICATIONS RECOMMENDED FOR PERMISSION, APPROVAL OR CONSENT

**12.1
Crystal Palace
Conservation Area**

(10/00564/FULL1) - 9A Crystal Palace Park Road, Sydenham, London, SE26.

Description of application - Elevational alterations to provide new door at rear.

Oral representations 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 set out in the report of the Chief Planner with two further conditions:-

“3. 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.

4. Details of the doors including materials, colour, method of opening and drawings showing sections shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The doors shall be installed in accordance with the approved details and permanently retained thereafter.

REASON: In order to comply with Policy BE1 and in the interest of the appearance of the building and the visual amenities of the area.”

12.2 Biggin Hill

(10/00909/FULL1) - 49 Sunningvale Avenue, Biggin Hill.

Description of application - Erection of terrace of six 3 bedroom houses and terrace of three 2 bedroom houses, ancillary car parking, bin storage and new access road from Sunningvale Close.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Julian Benington, in objection to the application were received at the meeting. It was noted that Councillor Julian Benington had no objection to the principle of development on this site. It was reported that an email from Ward Member, Councillor Gordon Norrie, in objection to the application had been received.

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

1. The proposal would constitute an overdevelopment of the site at an excessive residential density by reason of the amount of site coverage by buildings and hard surfaces and would be out of character with the area contrary to Policies H7 and BE1 of the Unitary Development Plan.
2. The proposal represents a cramped form of development with an inappropriate amount of residential amenity space resulting in unacceptable garden sizes and a lack of space around the proposed units, contrary to Policies H7 and BE1 of the Unitary Development Plan.
3. The proposed development would lack adequate on-site car parking provision to accord with the Council's standards and would be likely to result in increased parking pressures on the surrounding roads contrary to Policy T3 of the Unitary Development Plan.

13 APPLICATIONS RECOMMENDED FOR REFUSAL OR DISAPPROVAL OF DETAILS

13.1 Darwin (10/00649/FULL1) - Land North East of Summer Shaw, Cudham Lane North, Cudham.

Description of application - Single storey building for accommodation of sheep, cattle and horses, and use of land for agriculture and grazing of horses.

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

It was reported that further objections to the application had been received together with an objection from St Peters and St Paul's Church. 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.

13.2 Mottingham and Chislehurst North (10/01016/FULL1) - The Elms and Land adjacent, Mottingham Lane, Mottingham.

Description of application - Detached two storey 5 bedroom dwelling with rear balcony integral double garage, vehicular access and front boundary wall, fence and gates.

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

It was reported that further objections to the application from Mottingham Residents' Association 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.

14 CONTRAVENTIONS AND OTHER ISSUES

**14.1
Shortlands**

**(DRR10/00075) - Alterations to Approved Driveway
Layout and Planting Pursuant to Landscaping
Scheme at 15 Durham Avenue, Bromley.**

Members having considered the report **RESOLVED** that **NO FURTHER ACTION BE TAKEN** with regard to the alteration to the width of the approved driveway, and **IT WAS FURTHER RESOLVED** that **NO FURTHER ACTION BE TAKEN** with regard to the planting pursuant to the landscaping scheme.

**14.2
Bickley**

**(DRR/10/00076) - Non-Compliance with
Enforcement Notice, 10 Homefield Road, Bromley.**

Members having considered the report **RESOLVED** to **APPROVE TO PROCEED WITH THE PREVIOUSLY AUTHORISED DIRECT ACTION** and, **IT WAS FURTHER RESOLVED TO APPROVE THEREAFTER COSTS** (including any abortive costs) to be recovered from the owner, and if necessary, a charge to be placed on the land.

15 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 is 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.

**16
Darwin**

Archies Stables, Cudham Lane North, Cudham.

Members having considered the report **RESOLVED** that **ENFORCEMENT ACTION AND THE ISSUE OF INJUNCTION PROCEEDINGS BE AUTHORISED** as recommended, in the report of the Chief Planner.

The Meeting ended at 8.35 pm

Chairman