

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held on 9 September 2010

Present:

Councillor Peter Dean (Chairman)
Councillor Russell Jackson (Vice-Chairman)
Councillors Simon Fawthrop, David McBride, Alexa Michael,
Gordon Norrie, Harry Stranger and Michael Turner

Also Present:

Councillors Douglas Auld, Will Harmer, Kate Lymer,
Diana MacMull, Russell Mellor, Richard Scoates and
Colin Smith

17 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

An apology for absence from Councillor Peter Fookes was received.

18 DECLARATIONS OF INTEREST

Councillor David McBride declared a prejudicial interest in Item marked 4.3 on the agenda and minuted under item 20.3. Councillor Alexa Michael declared a prejudicial interest in Item marked 4.22 on the agenda and minuted under item 20.22. They left the room for the duration of their respective item and did not vote.

19 CONFIRMATION OF MINUTES OF MEETING HELD ON 15 JULY 2010

RESOLVED that the minutes of the meeting held on 15 July 2010 be confirmed.

20 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

NO REPORTS

SECTION 2

(Applications meriting special consideration)

**20.1
Farnborough and Crofton
Conservation Area**

(08/03188/FULL6) - Lulworth, Elm Walk, Orpington.

Description of application – Single storey side extension RETROSPECTIVE APPLICATION.

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 reason set out in the report of the Chief Planner. **IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED** to secure the removal of the unauthorised plant equipment from the building.

**20.2
Penge and Cator**

(09/03152/FULL1) - 6 Padua Road, Penge, London, SE20.

Description of application – 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.

THIS REPORT WAS WITHDRAWN BY CHIEF PLANNER.

**20.3
Orpington**

(10/00750/OUT) - Garage Compound adjacent to 111 Eldred Drive, Orpington.

Description of application – Erection of 3 two storey three bedroom terraced properties with roofspace accommodation. OUTLINE APPLICATION.

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 reason set out in the report of the Chief Planner.

**20.4
Copers Cope**

(10/01127/FULL1) - Bishop Challoner School, 228 Bromley Road, Bromley.

Description of application – Detached portable building.

Oral representations in objection to and in support of

the application were received. Oral representations from Ward Member, Councillor Russell Mellor 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 an amendment to condition 2:-
“2. The detached single storey portable building hereby permitted shall only be used for purposes ancillary to Bishop Challoner School and shall not be used for the teaching of performing arts or for any other use.

REASON: In order to comply with Policies BE1 and G8 of the Unitary Development Plan and in the interest of the residential amenities of the area.”

**20.5
Bromley Common and
Keston
Conservation Area**

(10/01350/FULL1) - Land at Langham Close, Bromley.

Description of application – 2 detached two storey five bedroom dwelling with integral and detached garage and access road at land at Langham Close.

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** for the reasons set out in the report of the Chief Planner.

**20.6
Kelsey and Eden Park**

(10/01710/EXTEND) - 63 Hayes Lane, Beckenham.

Description of application – Extension of time limit for implementation of permission reference 06/01883 granted on appeal for a two storey dwelling fronting Quinton Close at land rear of Hayes Lane. **OUTLINE APPLICATION.**

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** for the reason set out in the report of the Chief Planner.

**20.7
Cray Valley East**

(10/01762/VAR) - Unit 20, Nugent Shopping Park, Cray Avenue, Orpington.

Description of application – Variation of condition 1 of ref. 08/03150 to allow the sale of pharmaceutical products within Phase 2 of Nugent Shopping Park.

Oral representations in objection to and in support of the application were received at the meeting. Comments from Councillor Roxy Fawthrop in objection to the application were reported. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED**, for the reason set out in the report of the Chief Planner.

**20.8
Shortlands**

(10/01829/FULL6) - 81B Elwill Way, Beckenham.

Description of application – Retention of boundary enclosure comprising gate/piers and railings at front
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 set out in the report of the Chief Planner with a condition:-

“1. The gates and railings hereby permitted shall be removed from the site before the applicant, Mr David Haye, and his family vacates the property. The permission granted shall not apply to future owners/occupiers of the property without approval from the Council.

Reason: The permission has been granted in light of particular security concerns which apply only to the applicant and therefore the proposal will no longer be considered acceptable when he and his family are no longer in residence, in accordance with Unitary Development Plan Policy BE1 (viii).

**20.9
Bromley Common and
Keston**

(10/01847/PLUD) - 25 Keston Gardens, Keston.

Description of application – Single storey rear extension and conversion of garage to habitable room. CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT.

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

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration for clarification of the measurements of the roof and the extension.

**20.10
Bromley Common and
Keston**

(10/01849/PLUD) - 25 Keston Gardens, Keston.

Description of application – Two storey rear extension and conversion of garage to habitable room.
CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT.

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

**20.11
Kelsey and Eden Park**

(10/01908/DET) - 63 Hayes Lane, Beckenham.

Description of application – Details of design, external appearance, landscaping, parking, foul and surface water drainage pursuant to conditions 1, 2, 4 and 5 of outline permission ref 06/00360 granted on appeal for two storey dwelling fronting Quinton Close at land rear of 63 Hayes Lane.

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** for the following reasons:-

1. The proposal, by reason of its design, would result in a development that is out of character with the form of surrounding development, contrary to Policies BE1 and H7 of the Unitary Development Plan.
2. The proposed access arrangements are considered to be inadequate and likely to result in a detrimental impact on highway safety by reason of dangerous manoeuvring onto a narrow highway, contrary to Policy T18 of the Unitary Development Plan.

**20.12
Cray Valley East**

(10/01989/FULL2) - Crouch Farm, Crockenhill Road, Swanley.

Description of application – Change of use of agricultural building (Building A) from agricultural use to Class B1 business use with associated parking.
RETROSPECTIVE APPLICATION.

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

Comments from Councillor Roxy Fawthrop in objection to the application were reported.

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

1. The proposal would have a detrimental impact on

the amenities of the occupiers of the adjacent residential property at Crouch Farm House by reason of noise and disturbance, therefore contrary to Policy BE1 of the Unitary Development Plan.

2. The commercial use of Building A is considered to be inappropriate within the Green Belt and to have an unacceptable impact on the character and appearance of the area, contrary to Unitary Development Plan Policies G1 and BE1.

IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED to secure the cessation of the unauthorised use.

**20.13
Petts Wood and Knoll
Conservation Area**

(10/02069/FULL1) - 6 Station Square, Petts Wood.

Description of application – Shopfront (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** as recommended, for the reasons and subject to the condition and informative set out in the report of the Chief Planner.

**20.14
Bickley**

(10/02076/OUT) - Wilderwood, Widmore Green, Bromley.

Description of application – Erection of two storey building comprising of 6 two bedroom flats with undercroft parking (OUTLINE APPLICATION).

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Kate Lymer in objection to the application were received at the meeting. It was reported that a Ward Member objected to the application. Comments from Environmental Health were reported.

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

1. The proposed development, by reason of its size and bulk and amount of building and hard surfaces would constitute an overdevelopment of the site and would result in an overbearing and detrimental feature within the streetscene, contrary to Policies BE1 and H7 of the Unitary Development Plan.
2. The proposed additional vehicular movements to

enter and exit the site will increase the potential for highway safety concerns, therefore contrary to Policy T18 of the Unitary Development Plan.

**20.15
Crystal Palace**

(10/02210/FULL1) - 6 Lullington Road, Penge, London, SE20.

Description of application – Two storey side extension and conversion of property into 1 one bedroom and 1 two bedroom flats.

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, for the reasons and subject to the conditions set out in the report of the Chief Planner.

SECTION 3

(Applications recommended for permission, approval or consent)

**20.16
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.

Comments from Councillor John Getgood were reported.

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

**20.17
Penge and Cator**

(10/01454/FULL6) - 1 Lucas Road, Penge, London, SE20.

Description of application – First floor rear and two storey side extension.

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 and for the following reasons:-

“Reasons for granting permission:

In granting permission the local planning authority had regard to the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development

H8 Residential Extensions

The development is considered to be satisfactory in relation to the following:

(a) the visual impact in the street scene

(b) the impact on the amenities of the occupiers of nearby residential properties

and having regard to all other matters raised, including neighbours concerns.”

**20.18
Clock House**

(10/01496/FULL1) - 162 - 164 Ravenscroft Road, Beckenham.

Description of application – Demolition of existing light industrial unit and erection of two storey building comprising one 1 bedroom, two 2 bedroom and one studio flat (including use of roof space). Provision of associated parking and amenity area.

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, for the reasons and subject to the conditions and informatives set out in the report of the Chief Planner.

**20.19
Copers Cope**

(10/01573/FULL1) - 68 Park Road, Beckenham.

Description of application – Construction of three storey block to provide 7 two bedroom flats with underground and forecourt parking for 8 cars and associated cycle and refuse stores.

Oral representations from 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 REFUSED** for the following reasons:-

1. The proposal, by reason of its excessive mass and overbearing bulk, would constitute an overdevelopment of the site, contrary to Policies BE1 and H7 of the Unitary Development Plan.
2. The proposed development, by reason of its excessive bulk and scale, would result in a detrimental impact on the amenities of adjoining neighbouring properties by reason of loss of privacy, contrary to

Policies BE1 and H7 of the Unitary Development Plan.

**20.20
Petts Wood and Knoll**

(10/01888/FULL6) - 2 Hillview Crescent, Orpington.

Description of application – Two storey side and single storey rear extension.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Douglas Auld 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 extension would, by reason of its close proximity to No. 3 Hillview Crescent, have a seriously detrimental effect on the daylighting to the ground floor flank windows of this adjoining house which the occupants of that dwelling might reasonably expect to be able to continue to enjoy, contrary to Policies H8, H9 and BE1 of the Unitary Development Plan.

2. The proposed extension would, by reason of the lack of side space to the boundary with 3 Hillview Crescent, have a detrimental impact on the spatial standards, and character and appearance of the area, contrary to Policies H8, H9 and BE1 of the Unitary Development Plan.

3. The proposed extension by reason of the amount and design of built development, would constitute an overdevelopment of the site, harmful to the spatial standards, character and appearance of the area, contrary to Policies H8, H9 and BE1 of the Unitary Development Plan.

**20.21
Copers Cope**

(10/01916/OUT) - 66 Park Road, Beckenham.

Description of application – Construction of three storey block to provide 6 two bedroom flats with underground and forecourt parking for 7 cars and associated cycle and refuse stores.

Oral representations from 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 REFUSED** for the following reasons:-

1. The proposal, by reason of its excessive mass and

overbearing bulk, would constitute an overdevelopment of the site, contrary to Policies BE1 and H7 of the Unitary Development Plan.

2. The proposed development, by reason of its excessive bulk and scale, would result in a detrimental impact on the amenities of adjoining neighbouring properties by reason of loss of privacy, contrary to Policies BE1 and H7 of the Unitary Development Plan.

**20.22
Bromley Common and
Keston**

(10/02002/FULL6) - 80 Bromley Common, Bromley.

Description of application – Two storey rear extension with accommodation in roof space. Attached single storey garage and summerhouse and new roof over existing single storey side extension.

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, for the reasons and subject to the conditions set out in the report of the Chief Planner.

**20.23
Petts Wood and Knoll**

(10/02033/FULL1) - 101 Queensway, Petts Wood.

Description of application – Single storey rear extension to provide additional ground floor retail space.

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

1. The proposed extension by reason of its rearward projection and size will be an unacceptable form of development, resulting in an overdevelopment of the site, harmful to the character of the area and the amenities of adjoining residential properties by reason of additional disturbance and visual impact, therefore contrary to Policy BE1 of the Unitary Development Plan.

2. The proposed retention of 2 car parking spaces would be inappropriate in this highly accessible town centre location, thereby contrary to Policy T3 of the Unitary Development Plan.

SECTION 4

(Applications recommended for refusal or disapproval of details)

20.24
Petts Wood and Knoll

(10/02034/FULL1) - 101 Queensway, Petts Wood.

Description of application – Part one/part two storey rear extension to provide 1 one bedroom flat and additional ground floor retail space.

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

20.25
Darwin

(10/02059/FULL2) - Archies Stables, Cudham Lane North, Cudham.

Description of application – Change of use of land from equestrian to gypsy and traveller caravan site comprising 1 pitch accommodating one mobile home and one touring caravan, together with additional hardstanding area, concrete post and timber panelled fence (max height 1.98m) steel gates (max height 1.98m) detached shed, lamp post and utility room. RETROSPECTIVE APPLICATION.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Richard Scoates 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 reasons set out in the report of the Chief Planner.

20.26
Bromley Town
Conservation Area

(10/02104/VAR) - 205 High Street, Bromley.

Description of application – Variation of Condition 2 of permission 10/01408 granted for use of ground floor as a drinking establishment (Use Class A4) to permit opening hours from 09.00am to 00.30am, Sundays to Wednesdays inclusive and 09.00am to 01.30am Thursday to Saturday inclusive.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Will Harmer, in objection to the application were received at the meeting. It was reported that two Ward Members objected to the application together with the Police. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the following reason:-

1. The proposed increase in opening hours would be likely to exacerbate problems of late night noised, disturbance, anti-social behaviour (and the fear of such behaviour), which would be seriously detrimental to the amenities of residential neighbourhoods and the character of the town centre, contrary to Policies BE11 and S9 of the Unitary Development Plan.

21 CONTRAVENTIONS AND OTHER ISSUES

21.1 Copers Cope

(DRR/09/00119) - Request for a Tree Preservation Order at 91 Copers Cope Road and land at rear of 91-117 Copers Cope Road, Beckenham.

Description of application – (DRR/09/00119) Request for a Tree Preservation Order at 91 Copers Cope Road and land at rear of 91-117 Copers Cope Road, Beckenham.

Oral representations from Councillor Russell Mellor in support of a Tree Preservation Order being authorised were received at the meeting.

Members having considered the report and representations, **RESOLVED that a TREE PRESERVATION ORDER NOT BE AUTHORISED**, as recommended, in the report of the Chief Planner.

22 TREE PRESERVATION ORDERS

22.1 Chelsfield and Pratts Bottom

Objections to Tree Preservation Order 2358 at Edgehill, Stonehouse Road, Halstead.

Description of application – (TPO 2358) Objections to Tree Preservation Order 2358 at Edgehill, Stonehouse Road, Halstead.

Members having considered the report, **RESOLVED that TREE PRESERVATION ORDER NO 2358 RELATING TO ONE PINE TREE BE CONFIRMED**, as recommended, in the report of the Chief Planner.

23 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 to move that the Press and public be excluded during consideration of the items 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.

25

**EXEMPT MINUTE OF THE MEETING HELD ON
THURSDAY, 15 JULY 2010**

RESOLVED that the exempt minute of the meeting held on 15 July 2010 be confirmed.

The Meeting ended at 10.40 pm

Chairman