

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 26 April 2012

Present:

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

Also Present:

Councillors Russell Mellor and Catherine Rideout

28 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for lateness was received from Councillor Harry Stranger.

29 DECLARATIONS OF INTEREST

There were no declarations of interest.

30 CONFIRMATION OF MINUTES OF MEETING HELD ON 1 MARCH 2012

RESOLVED that the Minutes of the meeting held on 1 March 2012 be confirmed and signed as a correct record.

31 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

31.1 DARWIN

(12/00793/FULL1) - High Elms Country Park Office, Shire Lane, Farnborough.

Description of application - Installation of sunken wall to mark location of former mansion house.

It was reported that the Countryside Manager had no objections to the application.

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.

SECTION 2

(Applications meriting special consideration)

**31.2
MOTTINGHAM AND
CHISLEHURST NORTH**

(11/03482/FULL1) - Eltham College, Grove Park Road, Mottingham.

Description of application - Three storey block comprising classrooms and sixth form accommodation.

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

It was reported that further objections to the application had been received.

Councillor Fawthrop suggested that the design and type of material to be used should be kept light and unobtrusive.

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.

**31.3
DARWIN**

(12/00298/FULL2) - Unit 3, Lagoon Road, Orpington.

Description of application - Change of use from general industry (Class B2) to a gym and martial arts facility (Class D2).

Oral representations in support of the application were received.

Comments from Ward Member Councillor Roxhannah Fawthrop in support of the application were reported at the meeting.

It was reported that no objections had been received from the Highways Division.

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** subject to the following conditions and informatives:-

1 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.

2 The premises shall be used for gymnasium and martial arts facility and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order

1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To enable the Council to reconsider the situation in the event of a change in the use with regard to the location of the site within a Business Area and to comply with Policy EMP4 of the UDP.

INFORMATIVES

1 You are advised that this application is considered to be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and/or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)). The Levy will appear as a Land Charge on the relevant land with immediate effect.

2 If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

31.4 COPERS COPE

(12/00441/VAR) - Sunnyfields Day Nursery, 19 Bromley Grove, Shortlands.

Description of application - Variation of condition 3 of permission ref. 01/03390/VAR to increase the number of children, aged between 3 months and 7 years, attending the day nursery to 62, with the use being restricted to between 07:30 and 18:30 Monday to Friday.

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.

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 with the addition of a further ground of refusal as follows:-

'2 The proposal would result in an increase in vehicular movements detrimental to conditions of highway and pedestrian safety thereby contrary to Policy T18 of the Unitary Development Plan.'

IT WAS FURTHER RESOLVED THAT ENFORCEMENT ACTION BE AUTHORISED TO REGULARISE THE NUMBER OF CHILDREN AT THE SITE TO ACCORD WITH PERMISSION 01/03390 BUT THAT SERVICE OF THE NOTICE BE DELAYED FOR A PERIOD OF 3 MONTHS.

**31.5
BICKLEY**

(12/00502/FULL6) - 3 Birdham Close, Bickley.

Description of application - Part one/two storey side and rear extension with single storey front extension and roof alterations incorporating a rear dormer.

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

Oral representations from Ward Member Councillor Catherine Rideout 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 bulk, would constitute a cramped overdevelopment of the site out of character with adjoining development and detrimental to the visual amenities of the street scene thereby contrary to Policies H8 and BE1 of the Unitary Development Plan.

2 The proposed side and rear extensions by reason of their size, bulk and rearward projection would result in a loss of lighting and harmful visual impact to the neighbouring property at 2 Birdham Close thereby contrary to Policies H8 and BE1 of the Unitary Development Plan.

SECTION 3

(Applications recommended for permission, approval or consent)

**31.6
CLOCK HOUSE**

(12/00535/FULL1) - 49 Ravenscroft Road, Beckenham.

Description of application - Conversion of existing dwelling into 1 two bedroom and 1 three bedroom self-contained units with two car parking spaces at front. RETROSPECTIVE APPLICATION.

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

**31.7
BROMLEY COMMON AND
KESTON**

(12/00587/FULL6) - 16 Oakley Drive, Bromley.

Description of application - Detached garage to rear.
RETROSPECTIVE 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 GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner with the addition of the following 2 conditions:-
'2 The additional accommodation shall be used only by members of the household occupying the dwelling 16 Oakley Drive and shall not be severed to form a separate self-contained unit.

Reason: In order to comply with Policy H8 of the Unitary Development Plan, to ensure that the accommodation is not used separately and unassociated with the main dwelling and so as to prevent an unsatisfactory sub-division into two dwellings.

3 Before the development hereby permitted is first occupied, the proposed window(s) and door on the side (west) elevation shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.'

SECTION 4

(Applications recommended for refusal or disapproval of details)

**31.8
WEST WICKHAM**

(12/00469/FULL1) - 131-133 High Street, West Wickham.

Description of application - Roof alterations to include side dormer extensions, elevation alterations, part one/three storey rear extensions, conversion of first floor, second floor and roof space to provide 8 two

bedroom self-contained units with roof terrace/garden areas, 6 car parking spaces and cycle and refuse store.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

32 CONTRAVENTIONS AND OTHER ISSUES

32.1 BROMLEY TOWN

(DRR/12/045) - 20 Oaklands Road, Bromley.

Oral representations in support of enforcement action were received at the meeting.

Members having considered the representations considered the timber structure caused a loss of amenity to the neighbouring property and **RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO SECURE THE REMOVAL OF THE OPEN-SIDED TIMBER STRUCTURE.**

32.2 BROMLEY COMMON AND KESTON

(DRR/12/046) - 20 Oakley Drive, Bromley.

Members having considered the report **RESOLVED that NO FURTHER ACTION BE TAKEN.**

32.3 ORPINGTON

**(DRR/12/048) - 44 Homefield Rise, Orpington
BR6 0RU.**

Members having considered the report **RESOLVED that NO FURTHER ACTION BE TAKEN.**

The Meeting ended at 8.12 pm

Chairman