

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 7 June 2012

Present:

Councillor Katy Boughey (Chairman)
Councillor Douglas Auld (Vice-Chairman)
Councillors Roxhannah Fawthrop, Peter Fookes, John Ince,
Charles Joel, Paul Lynch, David McBride and Alexa Michael

Also Present:

Councillors Julian Grainger, Mrs Anne Manning and
Richard Scoates

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

All Members were present.

2 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 12 APRIL 2012

RESOLVED that the Minutes of the meeting held on 12 April 2012 be confirmed and signed as a correct record.

4 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

4.1 BICKLEY

(12/00108/FULL1) - Caragh House, 41 Chislehurst Road, Bromley.

Description of application - Demolition of existing dwelling and erection of 2 storey 5 bedroom detached dwelling with accommodation in roofspace, attached garage and associated landscaping.

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 and informatives set out in the report of the Chief Planner.

**4.2
FARNBOROUGH AND
CROFTON**

**(12/00316/FULL1) - Darrick Wood School,
Lovibonds Avenue, Orpington.**

Description of application - Elevational alterations and first floor and one/ three storey extension to provide classrooms, music practice rooms and entrance to sport facilities.

It was reported that Countryside Management had no objection to the application.

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

**4.3
KELSEY AND EDEN PARK**

(12/00347/FULL6) - 93 Glanfield Road, Beckenham.

Description of application – Single storey side and rear extensions and extension to lower level with decking, balustrade and steps.

Oral representations in support of the application were received at the meeting. It was noted that on Page 25 of the Chief Planner’s report, paragraph 2, line 5, and paragraph 3, line 2, should be amended to read, “No. 91”.

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.

**4.4
DARWIN**

**(12/00470/FULL6) - North Downs House, Grays
Road, Westerham.**

Description of application – Rooflights to front and rear roofslopes, part conversion of garage to habitable accommodation and elevational alterations.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**4.5
DARWIN**

(12/00557/FULL6) - 3 West Hill, Downe.

Description of application - Part one/two storey side and rear extension with steps to front.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Richard Scoates, in support of the application were received at the meeting.

Members having considered the report and representations, **RESOLVED THAT PERMISSION BE GRANTED**, for the following reasons:-

“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. Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.

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.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A or B of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage of the dwelling hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON: In order to comply with Policy BE1 and in the interest of the amenities of neighbouring properties.”

**4.6
BICKLEY**

(12/00608/LBC) - The Widmore, 3 Bickley Road, Bickley.

Description of application – Demolition of 19th & 20th rear section, internal alterations and new single storey rear extension. LISTED BUILDING CONSENT.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**4.7
CHELSFIELD AND PRATTS
BOTTOM**

(12/00725/FULL6) - 3 Highfield Avenue, Orpington.

Description of application - Alterations to single storey side/rear extension including increase in height
RETROSPECTIVE APPLICATION.

Oral representations in support of the application were

received. Oral representations from Ward Member, Councillor Julian Grainger, 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 following reasons:-

In granting permission, the local planning authority has regard to the following Policies in the Unitary Development Plan: BE1 and H8.

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

- (a) the appearance of the development in the streetscene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties

**4.8
HAYES AND CONEY HALL**

(12/00780/FULL6) - 14 Layhams Road, West Wickham.

Description of application - Two storey side/rear extension.

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 with a further condition to read:-

“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 order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of surrounding residents.”

**4.9
ORPINGTON**

(12/00848/FULL6) - 111 Court Road, Orpington.

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

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

**4.10
KELSEY AND EDEN PARK**

(12/00908/FULL1) - Backwoods, Kelsey Lane, Beckenham.

Description of application – Single storey side and front (southern elevation) extension at dental practice.

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 and informative set out in the report of the Chief Planner with amendments to conditions 7 and 9 to read:-

“7. The use of the ground floor as a dental surgery shall not operate outside the following times:

- 8:30 – 20:00 Mondays
- 8:30 – 17:30 Tuesday, Thursday, Friday
- 8:30 – 19:00 Wednesdays
- 9:00 – 13:00 every second Saturday
- Not at any time on Sundays, Bank Holidays or Public Holidays

REASON: As per Condition 3 of the Appeal Decision APP/G5180/A/1129503 and in the interests of the residential amenities of the area in accordance with Policy BE1 of the Unitary Development Plan.

9. The occupation of the dwelling at Backwoods shall be limited to a person carrying on the dental practice at the premises together with any dependent of such person residing with him or her and no rooms on the first floor of the premises shall be used in relation to the Dental Practice.

REASON: In the interests of the residential amenities of the area in accordance with Policy BE1 of the Unitary Development Plan.”

**4.11
HAYES AND CONEY HALL**

(12/00929/FULL6) - 175 Mead Way, Hayes.

Description of application – Part one/two storey front, side and rear extensions.

Oral representations in support of the application were

received. Oral representations from Ward Member, Councillor Mrs Anne Manning, 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.

**4.12
WEST WICKHAM**

(12/01510/FULL6) - 94 The Avenue, West Wickham.

Description of application – Single storey front/side and rear extension.

Oral representations in support of the application were received at the meeting. It was reported that further correspondence had been received together with representations from the Applicant.

Members having considered the report and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to seek a reduction in the depth of the extension and to ascertain whether any works had been carried out on the site.

SECTION 3

(Applications recommended for permission, approval or consent)

**4.13
CRAY VALLEY EAST**

(11/03862/PLUD) - Crouch Farm, Crockenhill Road, Swanley.

Description of application – Temporary use of part of the land as a landing strip for a Gyrocopter for no more than 28 days per calendar year (Certificate of Lawfulness for a Proposed Development).

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 the application **BE DEFERRED** without prejudice to any future consideration to seek clarification on the Environment Impact Assessment.

**4.14
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(12/00625/ELUD) - 33 Oakley Road, Bromley.

Description of application – Continued use of part ground floor of property as office and use of first floor and part of ground floor as residential dwelling associated with business use. Use of yard for parking of removal vehicles & storage. CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE.

It was noted that on page 87 of the Chief Planner's report under the heading, 'Proposal', line 4 should be amended to read, "(Class C3) (on part of the ground floor and entire first floor) with use of the yard for". Members having considered the report, **RESOLVED** that a **CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE BE GRANTED** for the reason set out in the report of the Chief Planner.

**4.15
CLOCK HOUSE**

(12/00835/FULL1) - 175 Beckenham Road, Beckenham.

Description of application – Change of use of ground floor A1/A2 to two 2 bedroom flats (for shared ownership).

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.

**4.16
MOTTINGHAM AND
CHISLEHURST NORTH**

(12/01011/FULL1) - City of London Polytechnic Sports Ground, 69 Marvels Lane, Grove Park.

Description of application – Formation of car park with 70 car parking spaces and 4 coach bays with overflow area to provide 34 additional car parking spaces. Chainlink and palisade fencing, 3m high lighting columns and cycle parking. **PART RETROSPECTIVE.**

Oral representations in objection to and in support of the application were received at the meeting. It was reported that The Environment Agency had no objection to the Flood Risk Assessment and that the Environmental Health Officer had not objection to the application.

Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration, to seek further information in relation to the height, the design and hours of use of lighting, the painting of fencing and the permanence of the security hut.

**4.17
PETTS WOOD AND KNOLL**

(12/01042/FULL6) - 22 Queensway, Petts Wood.

Description of application – Two storey side and rear extension and roof alterations to incorporate rear dormer extension.

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 informative set out in the report of the Chief Planner.

SECTION 4

(Applications recommended for refusal or disapproval of details)

4.18 BICKLEY

(12/00609/FULL1) - The Widmore, 3 Bickley Road, Bickley.

Description of application – Conversion and refurbishment of former public house into a single five bedroom family dwelling including partial demolition of single storey rear elements and addition of single storey extension and elevational alterations. 2 four bedroom detached dwellings and 1 five bedroom detached dwelling on land at 'The Widmore' with associated accesses, parking areas and landscaping.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

5 CONTRAVENTIONS AND OTHER ISSUES

5.1 CRAY VALLEY WEST

(DRR/12/056) 40 Midfield Way, Orpington.

Oral representations in support of no further action were received at the meeting. The recommendation given on the report of the Chief Planner was amended to read, "Plans Sub-Committee 3 request that the Director of Resources commence legal proceedings concerning the breach of the effective enforcement notice."

Members having considered the report, **RESOLVED** that the matter **BE DEFERRED** without prejudice to any future consideration to invite the occupier to lodge a formal planning application with the Local Authority by 6 July 2012 and for a further report to be submitted to the meeting of Plans Sub-Committee 1 to be held on 5 July 2012.

The Meeting ended at 10.05 pm

Chairman