

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 24 May 2012

Present:

Councillor Russell Jackson (Chairman)
Councillor Simon Fawthrop (Vice-Chairman)
Councillors Kathy Bance, Lydia Buttinger, Peter Dean, John Ince,
Gordon Norrie and Richard Scoates

Also Present:

Councillors Roger Charsley, Will Harmer and Charles Rideout

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Alexa Michael and Councillor John Ince attended as her substitute. An apology for absence was also received from Councillor Tom Papworth.

2 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 29 MARCH 2012

RESOLVED that the Minutes of the meeting held on 24 May 2012 be confirmed and signed as a correct record.

4 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

NO REPORTS

SECTION 2

(Applications meriting special consideration)

4.1 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.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**4.2
WEST WICKHAM**

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

Description amended to read, "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 5 one bedroom and 3 two bedroom self-contained units with roof terrace/garden areas, 6 car parking spaces and cycle and refuse store."

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 reasons set out in the report of the Chief Planner with an amendment to reason 1 to read:-

"1. The proposed development, by reason of the number of units and additional bulk and design of the roof, would result in a cramped over-intensive redevelopment of the site, harmful to the appearance of the streetscene and lacks adequate amenity space for future occupiers, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan."

**4.3
BICKLEY**

(12/00663/OUT) - 258 Southlands Road, Bromley.

Description of application - Demolition of 258 Southlands Road and erection of 2 dwellings with detached garages (at rear of Nos. 254 - 260 Southlands Road) and associated access road.
OUTLINE APPLICATION.

It was reported that the plan attached to the Chief Planner's report was incorrect.

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

1. The proposed development, by reason of the amount of site coverage by buildings and hard surfaces result in the cramped overdevelopment of the site which would be out of character with the surrounding area, contrary to Policies BE1 and H7 of the Unitary Development Plan.

2. The proposed access road between Nos. 258 and

260 Southlands Road would give rise to an unacceptable loss of amenity to neighbouring properties, with particular regard to noise and disturbance arising from its use, contrary to Policies BE1 and H7 of the Unitary Development Plan.

(Councillor Peter Dean wished his vote for permission to be recorded.)

4.4 BROMLEY TOWN

(12/00677/FULL6) - 9 Bromley Avenue, Bromley.

Description of application - Two storey side extension (Amendment to permission 08/03802 alteration to glazing of windows) RETROSPECTIVE APPLICATION.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Will Harmer, 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 condition set out in the report of the Chief Planner with a further condition and informative to read:-

“2. Details of an obscure film to be applied to the window in the east flank elevation which serves the utility room shall be submitted for approval to the Local Planning Authority within one month of the date of this decision. Within three months of the approval of details, the works shall be carried out as approved and permanently maintained thereafter.

REASON: In the interest of the residential amenities of adjoining residents and in order to comply with Policy BE1 of the Unitary Development Plan.

INFORMATIVE: The Applicant is advised that if the above condition is not adhered to, the Council will pursue enforcement action to ensure the works are completed to the satisfaction of the Local Planning Authority.”

4.5 KELSEY AND EDEN PARK

(12/00805/FULL6) - 81 Eden Park Avenue, Beckenham.

Description of application - Part one/two storey rear 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 set out in the report of the Chief Planner with a further condition to read:-

“5. The flat roof area of the two storey rear extensions shall not be used as a balcony or sitting out area and there shall be no access to the roof area.

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

**4.6
DARWIN**

(12/00849/RECON) - Land East of Milking Lane Farm, Milking Lane, Keston

Description of application – Removal of Condition 2 removing permitted development rights under Part 18 of Schedule 2 of the Town and Country (General Permitted Development) Order 1995 of permission DC/11/01304/FULL1 granted for the removal of existing security fence and hedgerow and erection of replacement repositioned security fence up to 67m west of the existing fence line and change of use from agriculture to airport.

It was reported that further objections to the application had been received. It was noted that a permitted development condition did not prevent an applicant lodging a planning application in the future and that in these circumstances an application would be considered in the normal manner.

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.

(Councillor Simon Fawthrop wished his vote for refusal to be recorded.)

**4.7
DARWIN**

(12/00850/RECON) - HPS Gas Station, Leaves Green Road, Keston.

Description of application – Removal of Condition 2 removing permitted development rights under Part 18 of Schedule 2 of the Town and Country (General Permitted Development) Order 1995 of permission DC/11/01303/FULL1 granted for the removal of existing security fence and hedgerow and erection of replacement repositioned security fence between 100m and 125m to the west of the existing fence line and change of use of land from agriculture to airport.

It was reported that further objections to the application had been received. It was noted that a permitted development condition did not prevent an applicant lodging a planning application in the future and that in these circumstances, an application would be considered in the normal manner.

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.

(Councillor Simon Fawthrop wished his vote for refusal to be recorded.)

**4.8
BROMLEY TOWN**

(12/00951/RECON) - The Ravensbourne School, Hayes Lane, Bromley.

Description of application – Removal of condition 1 of permission granted under ref. 07/02691 which requires the permitted mobile classroom to be removed by 30.09.2012.

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

Members having considered the report and representations, **RESOLVED THAT THE APPLICATION BE PERMITTED**, subject to the condition set out in the report of the Chief Planner with an informative to read:-

INFORMATIVE: The Applicant is advised that an application for a permanent building is expected to be submitted to the Local Planning Authority and the temporary building shall subsequently be removed within the 2 year temporary permission given.

SECTION 3

(Applications recommended for permission, approval or consent)

**4.9
WEST WICKHAM**

(12/00380/FULL6) - 21 Wood Lodge Lane, West Wickham.

Description of application - Single storey front and first floor side extensions, and conversion of garage to habitable accommodation.

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.

**4.10
KELSEY AND EDEN PARK
CONSERVATION AREA**

(12/00547/FULL1) - 76A Manor Way, Beckenham.

Description of application – Demolition of existing dwelling and erection of two storey five bedroom dwelling house with integral garage.

Members having considered the report and objections, **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 a further condition and informative to read:-

“12. Details of the proposed slab levels of the buildings and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

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

INFORMATIVE 2: The Applicant should be aware that there is a protected tree to the front of the site and that this should not be damaged during the construction works.”

**4.11
KELSEY AND EDEN PARK
CONSERVATION AREA**

(12/00548/CAC) - 76A Manor Way, Beckenham

Description of application - Demolition of the existing dwelling house CONSERVATION AREA CONSENT.

Members having considered the report and objections, **RESOLVED THAT CONSERVATION AREA CONSENT BE GRANTED** as recommended, for the reasons and subject to the condition.

**4.12
BROMLEY TOWN**

(12/00894/FULL6) - 59 Madeira Avenue, Bromley.

Description of application - First floor side extension and elevational alterations to rear.

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.

**4.13
CRYSTAL PALACE**

(12/00940/FULL1) - 117 Anerley Road, Penge.

Description of application – Second/third floor extension with roof alterations to provide 3 two

bedroom flats and additional bedroom to existing second floor flat. Conversion of first and second floor office to provide 1 two bedroom flat and 2 studio flats. Change of use of rear part of lower ground floor from storage to office (Class B1). Associated car parking, cycle parking and bin store at rear.

Members having considered the report, **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.

SECTION 4

(Applications recommended for refusal or disapproval of details)

4.14 MOTTINGHAM AND CHISLEHURST NORTH

(12/01046/FULL1) - 83 Broadheath Drive, Chislehurst

Description of application – Demolition of attached garage and erection of three storey 3 bedroom terraced dwelling with integral garage.

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 had been received together with a letter from Robinson Escott Planning. 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.

5 CONTRAVENTIONS AND OTHER ISSUES

5.1 BROMLEY TOWN

(DRR/12/052) - The Ravensbourne School, Hayes Lane, Bromley.

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

5.2 BICKLEY

(DRR/12/054) - 15 Lewes Road, Bromley.

Members having considered the report, **RESOLVED that ENFORCEMENT ACTION BE AUTHORISED** to cease the use of the premises as two residential units.

**5.3
CRAY VALLEY EAST**

(DRR/12/055) - Invicta Works, Chalk Pit Avenue, Orpington.

Members having considered the report **RESOLVED that an UNTIDY SITE NOTICE BE AUTHORISED** under Section 215 of the Town and Country Planning Act, 1990.

**5.4
WEST WICKHAM**

(DRR/12/053) - 49 Hayes Chase, West Wickham

Members having considered the report, **RESOLVED that AUTHORITY TO ENTER THE SITE TO CARRY OUT WORKS IN DEFAULT and a CHARGE TO BE PLACED ON THE LAND be GRANTED**, subject to referral to the Environment Portfolio Holder regarding budgetary implications.

The Meeting ended at 8.10 pm

Chairman