

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 19 July 2012

Present:

Councillor Russell Jackson (Chairman)
Councillor Richard Scoates (Vice-Chairman)
Councillors Kathy Bance, Lydia Buttinger, Peter Dean,
Simon Fawthrop, Alexa Michael, Gordon Norrie and
Tom Papworth

Also Present:

Councillors Nicholas Bennett J.P., Kate Lymer, Russell Mellor,
Peter Morgan and Colin Smith

6 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

No apologies for absence were received, all Members were present.

7 DECLARATIONS OF INTEREST

No declarations of interest were reported.

8 CONFIRMATION OF MINUTES OF MEETING HELD ON 24 MAY 2012

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

9 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

9.1 FARNBOROUGH AND CROFTON

(12/01665/FULL1) - Darrick Wood Infant School, Lovibonds Avenue, Orpington.
Description of application - Single storey 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.

**9.2
BROMLEY TOWN**

(12/01956/FULL1) - The Hill Car Park, Beckenham Lane, Bromley.

Description of application – Demolition of level 3 car park deck slab and installation of temporary steel parapets and removal of steel barrier.

Comments from Environmental Health were reported. Members having considered the report, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, 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. Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development Order 1995 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

REASON: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

INFORMATIVE: Before the works commence, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.”

SECTION 2

(Applications meriting special consideration)

**9.3
CRAY VALLEY EAST**

(11/04004/FULL1) - Bournewood Sand and Gravel, Swanley By Pass, Swanley.

Description of application - Change of use of part of existing quarry to allow for the pre-treatment of

material prior to infilling by sorting/crushing to recycle any material that can be used to provide recycled aggregates for sale and the provision of associated storage bays.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**9.4
ORPINGTON**

(12/00573/FULL6) - Padwick Lodge, Chelsfield Lane, Orpington.

Description of application - Single storey detached garage to front.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that the Fire Safety Officer had visited the site and that the proposed garage would meet fire regulations.

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 two further conditions to read:-

“7. The single storey detached building hereby permitted shall only be used for purposes incidental to the residential use of the main house and for no other purpose.

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

8. Before first use of the development hereby permitted, the turning area shown on plan 'Parking and Turning Plan 01' received 10.07.2012 shall be provided and shall be permanently retained thereafter.

REASON: In order to comply with Policies T3 and T18 of the Unitary Development Plan and to enable vehicles to enter and leave the site in a forward direction, in the interest of pedestrian and vehicular safety.”

**9.5
DARWIN**

(12/00961/FULL1) - Maple Farm, Cudham Lane South, Cudham.

Description of application - Demolition of existing dwelling and outbuilding and erection of detached two storey four bedroom dwelling.

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

Members having considered the report and

representations, **RESOLVED** that **PERMISSION BE REFUSED**, for the following reason:-

1. The proposed replacement dwellinghouse would, by virtue of its bulk and height, have a detrimental impact on the character and openness of the Green Belt wherein there is a presumption against inappropriate residential development and the proposal would therefore be contrary to Policies G5 and BE1 of the Unitary Development Plan.

**9.6
BICKLEY**

(12/01030/FULL1) - Wilderwood, Widmore Green, Bromley.

Description of application – 4 x 2 bedroom two storey terrace dwellings with outbuildings to rear; 2 storey building containing 2 x 2 bedroom flats; associated landscaping and 8 on site car parking spaces.

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 petition had been received.

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

1. The proposal constitutes a cramped overdevelopment of the site by reason of the type and number of units proposed, and if permitted would establish an undesirable pattern for similar piecemeal infilling in the area, out of character with the pattern of surrounding development and resulting in an over-intensive use of the site and a retrograde lowering of the spatial standards to which the area is at present developed, harmful to the visual amenities and character of the area and therefore contrary to Policies H7 and BE1 of the Unitary Development Plan.

**9.7
ORPINGTON**

(12/01060/FULL5) - Tripes Farm, Chelsfield Lane, Orpington.

Description of application – Retention of 23m high temporary mast supporting 2 antennas, temporary radio equipment housing and development ancillary thereto including temporary fenced compound for a period of twelve months.

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 the deletion of Condition 1.

**9.8
CRYSTAL PALACE**

(12/01326/FULL1) - Melbourne Court, Anerley Road, Penge.

Description of application amended to read, "Three storey extension comprising 9 two bedroom flats with car parking (including new car parking area at entrance and formalisation of other parking areas) and bicycle parking, refuse/recycling storage, new play space and landscaping."

Oral representations in objection to the application were received at the meeting. It was reported that further objections to the application had been received from Anerley Park Residents' Association. It was further reported that Highways Division had withdrawn their objections with regard to parking.

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.

**9.9
WEST WICKHAM**

(12/01394/FULL6) - 58 Wood Lodge Lane, West Wickham.

Description of application - Raised patio area at rear with steps and balustrade RETROSPECTIVE APPLICATION.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Nicholas Bennett JP., 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 the deletion of condition 1 and subject to the following condition:-

"1. Details of a means to screen the patio area hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and the approved screen shall be installed by 30th September 2012, and retained thereafter.

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

**9.10
COPERS COPE**

(12/01569/FULL1) - 66-68 Park Road, Beckenham.

Description of application – Erection of 6 three storey four bedroom terraced houses with 12 car parking spaces, refuse storage and associated landscaping at 66 and 68 Park Road.

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 following reason:-

1. The proposal, by reason of the scale, bulk and massing of the building, would have a detrimental impact on the character and visual amenities of the streetscene, contrary to Policies BE1 and H7 of the Unitary Development Plan.

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

**9.11
PLAISTOW AND
SUNDRIDGE**

(12/01612/FULL6) - 14 Alexandra Crescent, Bromley.

Description of application - Two storey side/rear and first floor side 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 an amendment to the condition and reason to condition 3 to read:-

“3. The additional accommodation hereby permitted shall only be used by members of the household occupying No. 14 Alexandra Crescent and there shall be no internal alterations to the dwelling or conversion of the existing garage to form two separate, self-contained units of accommodation at the site.

REASON: In order to ensure that the accommodation is not used separately and unassociated with the main dwelling, so as to prevent an unsatisfactory subdivision into two dwellings, and to comply with Policies BE1 and H8 of the Unitary Development Plan.”

SECTION 3

(Applications recommended for permission, approval or consent)

**9.12
CHELSFIELD AND PRATTS
BOTTOM**

(11/03432/FULL6) - 205 Worlds End Lane, Orpington.

Description of application - First floor front extension. Increase in roof height incorporating front and rear dormer extensions and elevational alterations (amendment to 10/03145 to incorporate first floor rear extension instead of rear box dormer at first floor level, increase in size of rear dormers above and front dormers together with elevational alterations)
RETROSPECTIVE APPLICATION.

It was reported that Policy H9 applied to this planning application but that the policy had not been breached. 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.

**9.13
PLAISTOW AND
SUNDRIDGE**

(12/01145/FULL6) - 8 Park Grove, Bromley.

Description of application – First floor rear 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 REFUSED**, for the following reason:-

1. The proposed development would be detrimental to the amenities now enjoyed by the residents of Number 10 Park Grove by reason of loss of light and visual impact, contrary to Policies BE1 and H8 of the Unitary Development Plan.

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

**9.14
KELSEY AND EDEN PARK**

(12/01381/FULL6) - 11 Kelsey Way, Beckenham.

Description of application amended to read, "Demolition of existing garage and erection of two storey side and single storey rear extensions."

Oral representations 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 the Agent. Comments from Ward Member, Paul Lynch, in objection to the application were reported.

Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to seek a marginal reduction in the size of the extension.

**9.15
PETTS WOOD AND KNOLL**

(12/01455/FULL6) - 44 Towncourt Crescent, Petts Wood.

Description of application amended to read, "Part one/two storey front/side and rear extension."

Oral representations 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 a reduction.

**9.16
KELSEY AND EDEN PARK**

(12/01483/FULL6) - 37 Oakfield Gardens, Beckenham.

Description of application - Single storey rear extension.

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.

**9.17
KELSEY AND EDEN PARK**

(12/01486/PLUD) - 37 Oakfield Gardens, Beckenham.

Description of application - Loft conversion with rear dormer **CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT.**

Members having considered the report and objections, **RESOLVED** that **A CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT BE GRANTED**, as recommended, for the reason set out in the report of the Chief Planner.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**9.18
PLAISTOW AND
SUNDRIDGE**

(12/00905/FULL6) - 43 Palace Road, Bromley.

Description of application - Single storey rear extension.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Peter Morgan, in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 17 July 2012.

Members having considered the report and representations, **RESOLVED that the application be DEFERRED** without prejudice to any future decision for consideration on Section 2 of the agenda of Plans Sub-Committee 4 to be held on 16 August 2012.

**9.19
DARWIN**

(12/01407/FULL6) - Joyden, Grays Road, Westerham.

Description of application - Single storey side/rear extension

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.

10 CONTRAVENTIONS AND OTHER ISSUES

**10.1
BROMLEY COMMON AND
KESTON**

(DRR/12/085) - Vinstrata Ltd, 4 Lakes Road, Keston - Stationing of Skip at Front of Premises.

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

11 TREE PRESERVATION ORDERS

**11.1
WEST WICKHAM**

(DRR/12/063) - Objections to Tree Preservation Order 2466 at 1 Langley Way, West Wickham.

Members having considered the report **RESOLVED that TREE PRESERVATION ORDER No 2466** relating to one oak tree **BE CONFIRMED** as recommended, in the report of the Chief Planner.

11.2
BROMLEY TOWN

(DRR/12/064) - Objections to Tree Preservation Order 2469 at 117 Ravensbourne Avenue, Bromley.

Members having considered the report **RESOLVED that TREE PRESERVATION ORDER NO 2469 NOT BE CONFIRMED** as recommended, in the report of the Chief Planner. **IT WAS FURTHER RESOLVED** that a **NEW ORDER BE MADE** to specify individual trees.

The Meeting ended at 9.04 pm

Chairman