

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 20 December 2012

Present:

Councillor Alexa Michael (Chairman)
Councillors Douglas Auld, Katy Boughey, John Canvin,
Peter Fookes, Russell Jackson, Charles Joel, Mrs Anne Manning
and Harry Stranger

Also Present:

Councillors Reg Adams, Ruth Bennett, Lydia Buttinger,
Russell Mellor, Catherine Rideout and Colin Smith

17 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors John Ince and Samaris Huntington-Thresher and Councillors Charles Joel and Russell Jackson attended as their substitutes.

18 DECLARATIONS OF INTEREST

Councillor Douglas Auld declared a prejudicial interest in Item 4.12; he left the chamber for the debate and vote.

19 CONFIRMATION OF MINUTES OF MEETING HELD ON 8 NOVEMBER 2012

RESOLVED that the Minutes of the meeting held on 8 November 2012 be confirmed and signed as a correct record.

20 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

20.1 ORPINGTON

(12/01462/FULL6) - 5 Magdalen Grove, Orpington.

Description of application – Single storey side and two storey rear extensions and roof alterations.

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.

**20.2
BROMLEY COMMON AND
KESTON CONSERVATION
AREA**

**(12/02162/FULL1) - Land at Westerham Road
entrance to Forest Drive, Keston.**

Description of application – Entrance gates and columns (max height 2.275m) to Forest Drive (at junction with Westerham Road).

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Ruth Bennett, were received at the meeting. It was reported that the application had been amended by documents received on 17 December 2012. Comments from Keston Park (1975) Limited were reported together with comments in support of the application from the Agent. It was noted that on page 23 of the Chief Planner's report, paragraph 4, the first sentence should be amended to read, "Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a loss of amenity to local residents or impact detrimentally upon the character of the Conservation Area."

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

1. The proposed gates would, by reason of their siting, width and means of operation, be likely to result in large vehicles making unsafe manoeuvres on Westerham Road presenting a road safety hazard which would be prejudicial to the free flow of traffic on this London Distributor Route, contrary to Policy T18 of the Unitary Development Plan.

(Councillor Charles Joel recorded his vote against the motion to refuse permission.)

**20.3
BROMLEY TOWN**

(12/02227/FULL2) - 10A Sherman Road, Bromley.

Description of application – Change of use from light industrial use (Class B1) to tyre retailing and fitting place (Sui Generis) **RETROSPECTIVE 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.

**20.4
BROMLEY TOWN**

(12/02228/ADV) - 10A Sherman Road, Bromley.

Description of application amended to read, "2 non illuminated signs".

Members having considered the report and objections, **RESOLVED THAT ADVERTISEMENT CONSENT BE GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner with a further condition to read:-
"2. The existing signage shall be removed from the building by 28th February 2013.
REASON: In the interests of the visual amenities of the street scene and to comply with Policy BE21 of the Unitary Development Plan."

**20.5
WEST WICKHAM**

(12/02360/FULL1) - 107-109 Station Road, West Wickham.

Description of application – Part one/two and three storey rear extension providing ancillary storage space for shop unit. Creation of self-contained one bedroom and two bedroom flats and a dormer extension to form additional accommodation for existing self-contained flat.

Members having considered the report and objections, **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.

**20.6
PENGE AND CATOR**

(12/02433/FULL3) - 211-215 High Street, Penge.

Description of application – Change of use of ground floor retail unit (Class A1) at 211-213 High Street to restaurant (Class A3) and installation of extract duct to rear elevation.

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 with an amendment to condition 3.
"3. The ceilings and walls between the ground floor and the upper floors of the premises and the adjacent properties shall be so adapted as to achieve a

reasonable resistance to airborne sound and heat transference as far as is practical having regard to existing construction. These works shall be implemented before the use hereby permitted commences in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and shall be permanently retained thereafter.

REASON: In order to comply with Policy S9 of the Unitary Development Plan and to ensure a satisfactory standard of amenity for adjacent properties.”

**20.7
CHISLEHURST**

(12/02671/FULL6) - 6 Gossington Close, Chislehurst.

Description of application - Single storey rear extension.

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

1. The proposed extension would, by reason of its size and siting, give rise to an unacceptable loss of amenity to the occupiers of No. 5 Gossington Close, contrary to Policies BE1 and H8 of the Unitary Development Plan.

**20.8
WEST WICKHAM**

(12/02741/FULL1) - 65 Grosvenor Road, West Wickham.

Description of application amended to read, “Retention of detached two storey block with accommodation in the roof space comprising 3 two bedroom flats and 2 one bedroom flats with new vehicular access and 5 car parking spaces and bin store to rear) - 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 conditions and informative set out in the report of the Chief Planner.

**20.9
DARWIN**

(12/02856/FULL1) - 115 Leaves Green Road, Keston.

Description of application – Demolition of existing dwelling and erection of a single storey 3 bedroom detached dwelling with accommodation in the roofspace.

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 reasons set out in the report of the Chief Planner.

**20.10
SHORTLANDS
CONSERVATION AREA**

(12/02890/FULL6) - 26 Hayes Way, Beckenham.

Description of application – Raised garden terrace at rear with walls and steps. RETROSPECTIVE APPLICATION.

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 the case officer to re-visit the site to measure the height of the decking and to take photographs to show the impact on the neighbouring property.

**20.11
CHISLEHURST**

(12/03231/FULL6) - 49 Clarendon Way, Chislehurst.

Description of application – Front boundary wall with railings, brick piers and sliding gates.

Oral representations in support of the application were received at the meeting. It was reported that comments from residents in support of the application had been received.

Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to seek a reduction in the height of the wall and railings, to be no higher than 1.5 metres maximum.

**20.12
CHELSFIELD AND PRATTS
BOTTOM**

(12/03232/FULL6) - Gara Rise, Orchard Road, Pratts Bottom.

Description of application – Two storey front, side and rear extension and elevational alterations together with formation of rear terrace.

Oral representations in support of the application were received at the meeting. It was reported that the neighbour supported the application.

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 an amendment to condition 2 to read:-

“2. Details of a scheme of landscaping, which shall include heavy stock planting on the boundary adjacent to High Linden, Orchard Road, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted. REASON: In order to comply with Policy BE1 of the Unitary Development Plan, to safeguard the amenities of neighbouring residents and to secure a visually satisfactory setting for the development.”

**20.13
BROMLEY COMMON AND
KESTON**

(12/03252/FULL6) - 365 Southborough Lane, Bromley.

Description of application – Single storey side and rear extension.

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

1. The proposed rear extension would, by reason of its height, roof form and proximity to the boundary, result in an unneighbourly development that would materially worsen the living conditions of the occupiers of No 363 Southborough Lane. The proposal is therefore considered contrary to Policy BE1 of the Unitary Development Plan.

**20.14
BROMLEY COMMON AND
KESTON**

(12/03293/FULL6) - Foxhill Farm, Jackass Lane, Keston.

Description of application amended to read, “Side extension, alterations to existing basement, landscaping and elevational alterations”.

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 with a further condition to read:-

“8. Before the first occupation of the extension hereby permitted, the existing single storey detached garage identified as building B on drawing reference HW291 P002 shall be removed and the resulting debris removed from the land.

REASON: In order to comply with Policy G4 of the Unitary Development Plan and in the interests of the openness and visual amenities of the Green Belt.”

**20.15
BICKLEY**

(12/03362/FULL6) - 19 Wanstead Road, Bromley.

Description of application – First floor rear extension.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Colin Smith who also spoke on behalf of his two fellow Ward Members for Bickley Ward, in objection to 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 REFUSED** for the following reasons:-

1. The dwelling has already been substantially enlarged and the proposed first floor rear extension would, by reason of its size, siting and proximity to the flank boundary, result in a cramped overdevelopment of the site and be harmful to the character and spatial standards of the surrounding area, thereby contrary to Policies BE1, H8 and H9 of the Unitary Development Plan.

2. The proposal would be overdominant and would be detrimental to the amenities that the occupiers of the adjoining dwelling at No 17 might reasonably expect to be able to continue to enjoy by reason of visual impact and loss of prospect in view of its size and depth and rearward projection, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan.

**20.16
ORPINGTON**

(12/03386/FULL1) - 15 Paddocks Close, Orpington.

Description of application – Erection of detached two storey 3 bedroom house to rear of 15 Paddocks Close with vehicular access from Alma Barn Mews and pedestrian access to Chelsfield Lane.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Lydia Buttinger, in objection to the application were received at the meeting. Comments from Councillor William Huntington-Thresher in objection to the application were reported together with comments from the Tree Officer.

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

1. The proposed dwelling by reason of its design and layout would result in unacceptable overlooking to the gardens of 14, 15 and 16 Paddocks Close, contrary to Policy BE1 of the Unitary Development Plan.
2. The proposed intensification of use of the existing access to Alma Barn Mews is unacceptable with regard to highway safety as it does not benefit from adequate sightlines, contrary to standards in the 'Manual for Streets' and consequently Policy T18 of the Unitary Development Plan.
3. The insertion of a new dwelling in the garden of No. 15 Paddocks Close would constitute a cramped overdevelopment poorly related to the neighbouring properties and harmful to the character and amenities of the area, contrary to Policies H7 and BE1 of the Unitary Development Plan.

SECTION 3

(Applications recommended for permission, approval or consent)

20.17 PETTS WOOD AND KNOLL

(12/02545/FULL6) - 25 Priory Avenue, Petts Wood.

Description of application – Part one/two storey front, side and rear extension and elevational alterations.

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 extension would, by reason of its proximity to the flank boundary, constitute a cramped form of development resulting in harm to the visual amenities of the street scene and the retrograde lowering of the spatial standards of the area and the Petts Wood Area of Special Residential Character, thereby contrary to Policies BE1, H8 and H10 of the

Unitary Development Plan.

**20.18
CHISLEHURST**

(12/03044/FULL6) - 16 The Weald, Chislehurst.

Description of application – Part one/two storey side and 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.

**20.19
BICKLEY**

(12/03089/ELUD) - 8 Heath Park Drive, Bickley.

Description of application – Rear dormer extension
**CERTIFICATE OF LAWFULNESS FOR AN
EXISTING DEVELOPMENT.**

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 **A CERTIFICATE OF LAWFULNESS FOR AN EXISTING DEVELOPMENT BE GRANTED** as recommended, for the reason set out in the report of the Chief Planner.

**20.20
CHELSFIELD AND PRATTS
BOTTOM**

(12/03120/FULL6) - 177 Warren Road, Orpington.

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

It was reported that the application had been amended by documents received on 20 December 2012.

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

“5. Details of the windows (including rooflights and dormers where appropriate) including their materials, method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimension of any recess) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The windows shall be installed in

accordance with the approved details.

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.”

**20.21
CHELSFIELD AND PRATTS
BOTTOM**

(12/03121/FULL6) - 50 Tregony Road, Orpington.

Description of application – Part single/two storey side extensions.

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.

**20.22
WEST WICKHAM**

(12/03204/FULL6) - 2 Long Meadow Close, West Wickham.

Description of application – 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.

**20.23
CLOCK HOUSE**

(12/03215/FULL6) - 11 Forster Road, Beckenham.

Description of application – Part one/two storey rear extension.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Reg Adams, in objection to the application were received at the meeting. It was noted that on page 139 of the Chief Planner’s report, line 10, “No. 95” should be deleted and “No. 9” inserted.

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

1. The proposed extension would, by reason of its height, depth and the proximity to boundaries, result in the overdevelopment of the host property, out of character with surrounding development and detrimental to the amenities of the adjoining property at No. 9 Forster Road, contrary to Policies BE1, H8 and H9 of the Unitary Development Plan.

**20.24
FARNBOROUGH AND
CROFTON
CONSERVATION AREA**

(12/03314/FULL6) - 17 Park Avenue, Farnborough.

Description of application – Single storey 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.

**20.25
COPERS COPE**

(12/03330/VAR) - Land rear of 86-94 High Street, Beckenham.

Description of application – Variation of condition 18 of planning permission reference 11/02100/FULL1 granted on appeal (reference APP/G5180/A/11/2167690) to allow installation of structures, plant, equipment or machinery on the roofs of the buildings with the Council's written approval.

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. It was reported that further objections to the application had been received together with comments from the Agent.

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.

**20.26
BROMLEY TOWN**

(12/03391/FULL6) - 165 Ravensbourne Avenue, Bromley.

Description of application – Part one/two storey side and rear extension and elevational alterations.

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

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.

SECTION 4

(Applications recommended for refusal or disapproval of details)

20.27 FARNBOROUGH AND CROFTON

(12/03127/FULL6) - 32 Crofton Avenue, Orpington.

Description of application – Part one/two storey front extension and conversion of garage to habitable room.

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

Members having considered the report and representations, **RESOLVED that the application be DEFERRED**, without prejudice to any future decision, to seek a reduction in the depth of projection, and to be consideration on Section 2 of the agenda of a future meeting of the Plans Sub-Committee.

21. SUPPLEMENTARY ITEM

The Chairman moved that the attached report, not included in the published agenda, be considered a matter of urgency on the following grounds:

PLAISTOW AND SUNDRIDGE

“The statutory time period for the determination of the application has elapsed. The Section 106 Agreement previously authorised by Members has been agreed and the developers have asked that the permission be issued. The report advises that there is a need to add an additional condition to the permission when issued.”

(RES/12207) – Holy Trinity Convent School – Additional Condition for Planning Permission reference 12/02443.

Members having considered the report, **RESOLVED THAT PERMISSION BE GRANTED** as recommended.

22 TREE PRESERVATION ORDERS

22.1 BROMLEY COMMON AND KESTON

(DRR12/135) - Objections to Tree Preservation Order 2496 at Forest Dene, Holwood Park Avenue, Keston.

Members having considered the report, **RESOLVED that Tree Preservation Order No 2496** relating to one maple tree **BE CONFIRMED**, as recommended, in the report of the Chief Planner.

**22.2
CHELSFIELD AND PRATTS
BOTTOM**

**(DRR12/ 137) - Objections to Tree Preservation
Order 2492 at 108 Windsor Drive, Orpington.**

Members having considered the report, **RESOLVED** that **Tree Preservation Order No 2492** relating to a tree of heaven **BE CONFIRMED**, as recommended, in the report of the Chief Planner.

The Chairman warmly thanked Bob McQuillan, the Chief Planner, for his hard work and dedication to the Planning Department over many years and said that he would be a great loss to the Borough and would be missed by Councillors and colleagues. The Chairman wished him a long and happy retirement.

The Meeting ended at 9.54 pm

Chairman