

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 7 February 2013

Present:

Councillor Simon Fawthrop (Chairman)
Councillor Alexa Michael (Vice-Chairman)
Councillors Reg Adams, Kathy Bance MBE, Peter Dean,
Russell Jackson, Kate Lymer, Gordon Norrie and Richard Scoates

Also Present:

Councillors Russell Mellor, Catherine Rideout and Colin Smith

23 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

No apologies for absence were received.

24 DECLARATIONS OF INTEREST

No declarations of interest were received.

25 CONFIRMATION OF MINUTES OF MEETING HELD ON 6 DECEMBER 2012

RESOLVED that the Minutes of the meeting held on 6 December 2012 be confirmed and signed as a correct record.

26 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

26.1 BROMLEY TOWN

(12/03595/FULL6) - 2 St Blaise Avenue, Bromley

Description of application - Single storey rear extension and disabled ramp.

It was reported that late objections received from a neighbouring property had been withdrawn. Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with the addition of a further condition and informative to read:-

'4 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 buildings, structures, alterations, walls or fences of any kind shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

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.

INFORMATIVE

The applicant is advised that the conservatory shall not be illuminated between the hours of 2300 and 0700 in order to safeguard the amenities of the immediate neighbour.'

SECTION 2

(Applications meriting special consideration)

**26.2
COPERS COPE**

(12/02233/FULL1) - Hamara, Shortlands Grove, Shortlands

Description of application - Demolition of existing dwelling and construction of four storey block of two 1 bedroom flats and four 2 bedroom flats with associated vehicular access and car parking to front and rear.

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 reason to read:-

'3 The proposed development, by reason of its excessive bulk and scale and the limited plot size, would be out of character with the prevailing pattern of development in this part of Shortlands Grove and would therefore represent an incongruous addition to the streetscene and the area, contrary to Policies BE1 and H7 of the Unitary Development Plan and the Council's adopted Supplementary Planning Guidance 1 and 2.'

**26.3
BICKLEY**

(12/02650/FULL6) - 107 Plaistow Lane, Bromley

Description of application - Increase in roof height, part one/to storey side/rear extension with accommodation in roofspace and balcony to rear, creation of lower ground floor level, single storey front/side extensions, single storey side extensions; raised terrace, landscaping and steps to rear, replacement chimney and elevational alterations.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Members Councillors Catherine Rideout (in support of the application) and Colin Smith were received at the meeting.

Comments from the Advisory Panel for Conservation Areas were reported.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** for the reasons and subject to the conditions and informative set out in the report of the Chief Planner with the addition of a further condition to read:-

'14 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, B, C, or E of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

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.'

**26.4
WEST WICKHAM**

(12/02896/FULL6) - 18 The Crescent, West Wickham

Description of application - Raised timber decking at rear incorporating store room under balustrade 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 PERMISSION BE REFUSED** as recommended for the reason set

out in the report of the Chief Planner. **IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO SECURE THE REMOVAL OF TIMBER DECKING, BALUSTRADE AND STEPS.**

**26.5
FARNBOROUGH AND
CROFTON**

**(12/03475/MATAMD) - 15 St Thomas Drive,
Orpington**

Description of application - Increase in size of side dormer with relocation of first floor flank window to side dormer.

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 FOR A MINOR MATERIAL AMENDMENT BE APPROVED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**26.6
BROMLEY COMMON AND
KESTON**

**(12/03815/FULL1) - Terrance House, 151 Hastings
Road, Bromley**

Description of application - Proposed re-modelling of main front (west) elevation, re-landscaping of front forecourt and parking together with reorganisation of rear parking to include demolition of existing garage, proposed new garage block and re-siting of refuse enclosure.

Members having considered the report and objections, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to seek the removal of the proposed garage block.

**26.7
FARNBOROUGH AND
CROFTON**

(12/03918/FULL6) - 5 Fieldside Close, Orpington

Description of application - First floor side and rear extension over existing garage and ground floor infill extension.

Members having considered the report and objections, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to seek a reduction in the amount of development proposed in order for the scheme to be more in keeping with the area.

SECTION 3

(Applications recommended for permission, approval or consent)

**26.8
PLAISTOW AND
SUNDRIDGE**

(12/03417/FULL6) - 25 Minster Road, Bromley

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

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner with condition four amended to read:-

'4 A sidespace of 1.01 metres shall be provided between the flank walls of the extensions hereby permitted and the flank boundaries of the site. Reason: In order to comply with Policy H9 of the Unitary Development Plan and in the interest of the visual amenities of the area.'

A further condition was included to read:-

'6 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 appearance of the building and the visual amenities of the area.'

**26.9
KELSEY AND EDEN PARK**

(12/03424/FULL1) - Land adjacent to The Coach House, 45 Wickham Road, Beckenham

Description of application - Terrace of 5 four storey four bedroom dwellings with off-street parking.

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

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 with the addition of a further condition to read:-

'19 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 buildings, structures, alterations, walls or fences of any kind shall be

erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

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.'

**26.10
CLOCK HOUSE**

(12/03426/FULL1) - Maunsell House, 160 Croydon Road, Beckenham

Description of application - Revision to planning permission ref. 03/04554 (for elevational alterations and part 7th/8th floor extensions, screened roof terrace and conversion from offices to 25 one bedroom and 24 two bedroom flats with 53 parking spaces, hard and soft landscaping, cycle parking and refuse storage) to provide 9 additional residential units and a total of 58 units comprising 43 one bedroom and 15 two bedroom flats, 5 additional parking spaces, alterations to the 7th/8th floor extension and enclosure of the existing external escape stairs at rear of building.

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, subject to the conditions and informatives set out in the report of the Chief Planner with the addition of a further 2 conditions to read:-

'12 Details of the means of privacy screening for the balcony(ies) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details and permanently retained as such.

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.

13 No structure, plant, equipment or machinery shall be placed erected or installed on or above the roof or on external walls without the prior approval 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 appearance of the building and the visual amenities of the area.'

**26.11
HAYES AND CONEY HALL**

(12/03436/FULL6) - 139 Birch Tree Avenue, West Wickham

Description of application - First and ground floor side and single storey rear extensions and roof alterations to incorporate rear dormer.

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.

**26.12
CHISLEHURST
CONSERVATION AREA**

(12/03548/FULL6) - 25 Yester Road, Chislehurst

Description of application - Part one, part two storey side extension and a single storey rear extension.

Comments from the Advisory Panel for Conservation Areas were reported at the meeting.

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

1 The proposal, by reason of its scale, design and siting, would result in a harmful impact upon the character of the conservation area, contrary to Policy BE11 of the Unitary Development Plan and the adopted Supplementary Design Guidance: Chislehurst Conservation Area.

**26.13
CRYSTAL PALACE**

(12/03634/FULL1) - 2 Betts Way, Penge

Description of application - Demolition of existing building and erection of 4 storey building comprising 22 flats and 2 semi-detached wheelchair bungalows with 24 car parking spaces.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 LEGAL AGREEMENT** as recommended 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)

**26.14
COPERS COPE
CONSERVATION AREA**

(12/03449/FULL1) - South Park Court, Park Road, Beckenham

Description of application - Part conversion of the southern garage block with alterations to its roof including increase in roof height, insertion of front, side and rear dormer window extensions to provide accommodation in roofspace; single storey side/rear extension, to create two 2-bedroom flats. External staircase; elevational alterations; associated landscaping, provision of recycling and bins stores and bicycle store.

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** as recommended, for the reasons set out in the report of the Chief Planner with the addition of a further reason to read:-

'4 The proposed development would not achieve an adequate level of side space to the boundary, resulting in a cramped form of development harmful to the spatial standards of the area contrary to Policy H9 of the Unitary Development Plan.'

**26.15
COPERS COPE**

(12/03657/OUT) - Roundabout, The Knoll, Beckenham

Description of application - Demolition of existing bungalow and creation of a block of two 2 bedroom flats and two 2 bedroom maisonettes together with parking area to front (outline application).

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

27 CONTRAVENTIONS AND OTHER ISSUES

27.1 **CRYSTAL PALACE** **Kingsway International Christian Centre,
25 Church Road, Crystal Palace - External
Alterations**

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

28 TREE PRESERVATION ORDERS

28.1 **PENGE AND CATOR** **OBJECTIONS TO TREE PRESERVATION ORDER
2514 AT 8 WOODBASTWICK ROAD, SYDENHAM**

Members having considered the report and
objections, **RESOLVED that Tree Preservation
Order No 2514 relating to one oak tree BE
CONFIRMED** as recommended in the report of the
Chief Planner.

Post Meeting

Subsequent to the meeting, on 12 February 2013, an
error was reported in the Chief Planner's
recommendation (page 117 of the report). This was
amended to read:- 'RECOMMENDATION: The
Deputy Chief Planner advises that the tree makes an
important contribution to the visual amenity of this part
of the Cator Road Conservation Area and that the
Order should be confirmed.

28.2 **CHISLEHURST** **OBJECTIONS TO TREE PRESERVATION ORDER
2517 AT 14 SHERIDAN CRESCENT,
CHISLEHURST**

Oral representations in objection to the making of a
Tree Preservation Order were received at the
meeting.

Members having considered the report, objections
and representations, **RESOLVED that Tree
Preservation Order No 2517 relating to one cedar
tree BE CONFIRMED** as recommended in the report
of the Chief Planner.

**MATTERS CONCERNING GROUNDS OF REFUSAL
ISSUED BY THE COUNCIL IN RESPECT OF
PLANNING APPEAL AT SITE OF 20-22 MAIN
ROAD, BIGGIN HILL, TN16 3EB (LBB PLANNING
REF 12/01843/FULL1)**

Members were requested to consider the withdrawal of two of the four grounds for refusal in respect of a planning appeal at site of 20-22 Main Road, Biggin Hill.

Referring to the second ground of refusal relating to the provision of parking, the Ward Member for Biggin Hill, Councillor Gordon Norrie, refuted the results of a parking survey which indicated that adequate parking provision would be available. Drawing on his personal knowledge of the area, Councillor Norrie reported that the site surveyed (Vincent Square), bore no comparison to the proposed site in that it comprised groups of small houses whose vehicle needs were likely to be less than a group of large 4 bedroom modern houses and believed the ground for refusal should be retained. He also pointed to the lack of public transport in the immediate area.

In relation to the other ground being discussed, Councillor Norrie, together with Councillor Adams, felt there would be an impact on road safety and referred to their personal local knowledge that this was an area dangerously close to the busy junction at Salt Box Hill.

The Chairman concurred with Councillor Norrie and emphasised the danger associated with on-road parking. Referring to his particular knowledge of the area, including knowledge of road accidents which had happened in the immediate vicinity, the Chairman disagreed with the Council's Highways Engineer that the issues relating to the proximity of the access to the junction of Main Road with Saltbox Hill were minor and remained of the view that the ground for refusal should stand. The Chairman also emphasised that Members had acquired their local knowledge through regular use of the road, whereas it was likely that whoever carried out the survey had not necessarily visited the site as often.

Guided by the professional advice given and voicing his disappointment with the Council's Highways Division, Councillor Dean supported the withdrawal of the two reasons for refusal.

The Legal Representative advised that each ground for refusal would be considered individually by the Planning Inspector. On this basis, the rejection of some grounds could result in partial costs being awarded against the Council, even if they succeeded on different contested grounds.

Councillor Norrie moved (seconded by the Chairman), that the Council continue with all grounds for refusal.

RESOLVED that REFUSAL GROUNDS 2 AND 3 BE MAINTAINED AND TAKEN FORWARD TO BE CONTESTED AT APPEAL.

Councillor Dean's vote against the retention of refusal grounds 2 and 3 was noted.

The Meeting ended at 9.00 pm

Chairman