

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 21 February 2013

Present:

Councillor Alexa Michael (Chairman)
Councillor John Ince (Vice-Chairman)
Councillors Douglas Auld, Katy Boughey, John Carvin,
Peter Fookes, Samaris Huntington-Thresher, Mrs Anne Manning
and Harry Stranger

Also Present:

Councillors Russell Jackson, Charles Joel, Kate Lymer,
Russell Mellor, Richard Scoates and Michael Tickner

23 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

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

24 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

25 CONFIRMATION OF MINUTES OF MEETING HELD ON 20 DECEMBER 2012

RESOLVED that the Minutes of the meeting held on 20 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 PENGGE AND CATOR

(12/02798/FULL1) - Land rear of 190-200 Kings Hall Road, Beckenham.

Description of application amended to read, "Extension to existing car park to provide an additional 70 car parking spaces; associated landscaping".

Oral representations in objection to the application were received at the meeting. It was noted that the applicant should be amended to read, "London Borough of Bromley". Comments from the Environmental Health Officer were reported. Members having considered the report, objections, and representations, **RESOLVED** that **the**

application be DEFERRED, without prejudice to any future consideration, to enable Members to visit the site, and to be considered at a future Plans Sub-Committee.

**26.2
PENGE AND CATOR**

(12/03629/VAR) - Yeoman House, 57-63 Croydon Road, Penge.

Description of application – Variation of condition 5 of permission 12/00324 to allow use of 4th floor as offices/occupational health centre (class B1/D1) to operate from 0700-1900 Monday to Friday.

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

SECTION 2

(Applications meriting special consideration)

**26.3
DARWIN**

(12/03191/FULL1) - Silverstead, Silverstead Lane, Westerham.

Description of application – Demolition of annexe and outbuildings and erection of a single storey three bedroom detached dwelling and store outbuilding.

THIS REPORT WAS WITHDRAWN BY THE DEPUTY CHIEF PLANNER.

**26.4
DARWIN**

(12/03282/FULL1) - Maple Farm, Cudham Lane South, Cudham.

Description of application - Demolition of existing dwelling and outbuildings and erection of detached two storey four bedroom dwelling and stable building.

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** as recommended, for the reasons and subject to the conditions and informatives set out in the report of the Deputy Chief Planner.

**26.5
CHISLEHURST**

(12/03385/OUT) - Sheila Stead House, Bushell Way, Chislehurst.

Description of application – Demolition of all existing buildings and erection of 2 x 2 bedroom houses, 13 x 3 bedroom houses, 2 x 4 bedroom houses and 1 x 2.5

storey block with 3 x 2 bed flats (total 20 units), together with 42 car parking spaces, cycle parking and refuse/ recycling store and associated landscaping.

Members having considered the report and objections, **RESOLVED** that **PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT**, to secure a financial contribution of £168,737.53 for education infrastructure, £35,953 for healthcare infrastructure and affordable housing provision as recommended, for the reasons and subject to the conditions and informatives set out in the report of the Deputy Chief Planner.

**26.6
WEST WICKHAM**

(12/03559/FULL1) - West Wickham Methodist Church and Church Hall, Hawes Lane, West Wickham.

Description of application – Formation of new vehicular access, associated hardstanding and disabled parking space to No. 118 Hawes Lane. Alterations to existing access and formation of 6 new parking spaces including 1 disabled space to the Hawes Lane frontage.

Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-
1. The proposal would harm the character and appearance of this part of Hawes Lane and would have a detrimental impact on the streetscene, thereby contrary to Policies BE1, BE7 and NE9 of the Unitary Development Plan.

**26.7
CHELSFIELD AND PRATTS
BOTTOM**

(12/03600/FULL1) - 70 Sevenoaks Road, Orpington.

Description of application - Demolition of existing garages and erection of two detached 4 bedroom dwellings (at side of 70 and 72 Sevenoaks Road).

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** as recommended, for the reasons set out in the report of the Deputy Chief Planner.

**26.8
BICKLEY
CONSERVATION AREA**

(12/03620/FULL6) - 20 Pines Road, Bickley.

Description of application - Single storey front and side extension and creation of basement.

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

**26.9
KELSEY AND EDEN PARK**

(12/03630/FULL6) - 75 Kenwood Drive, Beckenham.

Description of application – Replacement boundary fence, gate at rear maximum height 2.4 metres.

Oral representations in objection to and in support of the application were received. Oral representations from Councillor Michael Ticker, former Ward Member for Kelsey and Eden Park, 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 following reasons:-

1. The proposed replacement boundary treatment would by reason of its height and prominence, erode the setting and spaciousness of Quinton Close and would harm the character and appearance of the area, having a detrimental impact upon the verdant character of Quinton Close, thereby contrary to Policies BE1, BE7 and NE9 of the Unitary Development Plan.

2. The proposed gate, by reason of its height and appearance, constitutes a visually discordant form of development out of character and detrimental to the visual amenities in the area, contrary to Policies BE1 and BE7 of the Unitary Development Plan.

**26.10
BROMLEY COMMON AND
KESTON**

(12/03717/FULL1) - 143 Croydon Road, Keston.

Description of application – Construction of car park at rear of building together with cycle parking; turning space; vehicular access road; associated landscaping and retaining wall.

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 Deputy Chief Planner.

**26.11
CHISLEHURST
CONSERVATION AREA**

(12/03719/FULL6) - 22 Heathfield, Chislehurst.

Description of application – Part one/two storey side and rear extension, pitched roof to side garage, enlargement to front dormer and elevational alterations.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that on page 89 of the Deputy Chief Planner's report, the first bullet point under the heading, 'Proposal', should be amended to read, "The proposed rear extension will have a rear projection of 5.8 metres at ground floor level and a first floor rear projection of 6.1 metres."

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 Deputy Chief Planner.

**26.12
SHORTLANDS
CONSERVATION AREA**

(12/03720/FULL6) - 2 Wickham Way, Beckenham.

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

Oral representations in support of the application were received at the meeting. It was reported that two letters of support had been received.

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. Details of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out 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.

3. 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.

4. Before the development hereby permitted is first occupied, the proposed windows along the first floor flank elevations shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.

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

5. 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.

6. No windows or doors shall at any time be inserted in the first floor elevations of the extensions 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 amenities of the adjacent properties.

Reasons for granting permission:

In granting planning permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:
BE1 Design of New Development
BE11 Conservation Areas
H8 Residential Extensions

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

(a) the impact on the character and appearance of the

Conservation Area
(b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
(c) the spatial standards to which the area is at present developed
and having regard to all other matters raised.

**26.13
BICKLEY**

(12/03762/FULL6) - 27 Logs Hill, Chislehurst.

Description of application – First floor side extension and lower ground floor front extension.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Kate Lymer 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 its size and inadequate side space provision, constitutes a cramped overdevelopment of the site, harmful to the visual amenities of the area, and contrary to Policies BE1, H8 and H9 of the Unitary Development Plan and the National Planning Policy Framework (2012).

**26.14
COPERS COPE
CONSERVATION AREA**

(12/03813/CONDIT) - 94 Bromley Road, Beckenham.

Description of application – Ventilation details pursuant to condition 04 of permission 12/01686 granted for Change of use of ground floor from retail shop (Class A1) to restaurant and hot food takeaway (Class A3/A5) with ventilation ducting to rear and installation of new shopfront PART RETROSPECTIVE APPLICATION.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Russell Mellor, were received. Oral representations from Ward Member, Councillor Michael Ticker, in objection to the application were received at the meeting. It was reported that a letter from The Limes Road and Chancery Lane Residents' Association had been received. It was also reported that the Agent had confirmed that the drawings submitted by the applicant were as accurate as possible. Members having considered the report, objections and representations, **RESOLVED TO DELEGATE**

POWER TO THE DEPUTY CHIEF PLANNER TO DETERMINE THE APPLICATION, the Deputy Chief Planner to seek further advice from the Environmental Health Officer, regarding any additional measures to reduce odours from the prospective system.

**26.15
PENGE AND CATOR**

(12/03827/FULL2) - 57 High Street, Penge.

Description of application – Change of use from shop (Class A1) to restaurant/take-away (Class A3/A5) with ventilation ducting at rear.

THIS REPORT WAS WITHDRAWN BY THE DEPUTY CHIEF PLANNER.

**26.16
ORPINGTON**

(12/03868/FULL6) - 1A Alma Road, Orpington.

Description of application – Two storey side and single storey rear extension and front porch.

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 Deputy Chief Planner.

**26.17
FARNBOROUGH AND
CROFTON**

(13/00001/FULL1) - 22 Crofton Lane, Orpington.

Description of application – Construction of new access adjacent to 22 Crofton Lane and erection of 2 two storey three/four bedroom dwellings on land to rear of 22-26 Crofton Lane with associated garages.

Oral representations from Ward Member, Councillor Charles Joel, 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 reason:-

1. The proposal constitutes an unacceptable form of cramped backland development that is out of character with the surrounding area, resulting in a retrograde lowering in the spatial standards to which the area is at present developed, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan and the National Planning Policy Framework (2012).

SECTION 3

(Applications recommended for permission, approval or consent)

**26.18
CRYSTAL PALACE**

(12/03317/FULL1) - Crystal Palace Transmitter, Crystal Palace Parade, Anerley.

Description of application – Installation of 4 x 1.8m diameter dishes and associated equipment at heights between 47m and 127m above ground level on existing transmitter.

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 Deputy Chief Planner.

**26.19
BIGGIN HILL**

(12/03911/FULL6) - 8 Haig Road, Biggin Hill.

Description of application – Single storey side extension and roof alterations to incorporate rear dormer 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 Deputy Chief Planner.

**26.20
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(12/03982/FULL6) - 55 Forest Drive, Keston.

Description of application – Part one/two storey side and rear extensions including increase in roof height to form second floor accommodation, creation of balcony areas to front and creation of basement accommodation.

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 Deputy Chief Planner with an additional condition to read:-

“1. No trees on the site shall be felled, lopped, topped or pruned adjacent to the boundary with No 33 Croydon Road before or during building operations except with the prior agreement in writing by the Local Planning Authority. Any trees removed or which die through lopping, topping or pruning shall be replaced

in the next planting season with trees of such size and species as may be agreed with the Authority.

REASON: In order to comply with Policy NE7 of the Unitary Development Plan and to ensure that as many trees as possible are preserved at this stage, in the interest of amenity.

**26.21
HAYES AND CONEY HALL**

(13/00034/FULL6) - 19 Crest Road, Hayes.

Description of application – Single storey rear extension and pitched roof, first floor front/side extension and elevational 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 Deputy Chief Planner.

**26.22
PETTS WOOD AND KNOLL**

(13/00046/FULL6) - 71 St Johns Road, Petts Wood.

Description of application – Increase in roof height to include front and rear dormer extensions and extension to first floor and elevational alterations.

Oral representations in support of the application were received at the meeting. It was noted that the name of the applicant should be amended to read, 'Mr and Mrs H Rhodes'.

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 Deputy Chief Planner with an amendment to condition 1:-

"1. The development to which this permission relates must be begun not later than the expiration of 5 years, beginning with the date of this decision notice.

REASON: Section 91, Town and Country Planning Act 1990."

**26.23
BROMLEY COMMON AND
KESTON**

(13/00092/FULL1) - 58-62 Walpole Road, Bromley.

Description of application – Demolition of existing factory and erection of 3 two storey three bedroom terrace dwellings with associated parking and landscaping

Oral representations in objection to and in support of the application were received at the meeting. It was

reported that the application had been amended by documents received on 9 February 2013. It was also reported that further objections to 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 to two houses.

SECTION 4

(Applications recommended for refusal or disapproval of details)

26.24 CHELSFIELD AND PRATTS BOTTOM

(12/03653/ELUD) - Cookham Farm, Skeet Hill Lane, Orpington.

Description of application – Use of land as a residential curtilage and use of outbuildings ancillary to main residential use. CERTIFICATE OF LAWFULNESS FOR AN EXISTING DEVELOPMENT.

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

Members having considered the report and representations, **RESOLVED** that the **EXISTING USE/DEVELOPMENT IS NOT LAWFUL**, for the reason set out in the report of the Deputy Chief Planner.

26.25 DARWIN

(12/03987/FULL1) - 2A Keston Showmans Park, Layhams Road, Keston.

Description of application – Construction of a single storey dwelling.

Oral representations in objection to the application from Ward Member, Councillor Richard Scoates, 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 Deputy Chief Planner.

27 CONTRAVENTIONS AND OTHER ISSUES

27.1

(DRR/13/035) - 138 Lockesley Drive, Orpington.

CRAY VALLEY WEST

Oral representations in favour of enforcement action being taken were received at the meeting. Members having considered the report and representations **RESOLVED** that an **ENFORCEMENT NOTICE AND A BREACH OF CONDITION NOTICE** be **AUTHORISED**, concerning the failure to provide and maintain a boundary enclosure in accordance with the details to be approved by or on behalf of the Council as required by condition 5 of planning permission reference DC/07/03049/FULL6 (and condition 2 of planning permission reference DC/06/03912/FULL6); such action not to be commenced before one month from the date of this Plans Sub-Committee No 1 meeting, to enable a visit to be made to the premises and to 136 Lockesley Drive by the Planning Officer with a specialist adviser to consider flooding issues.

28 TREE PRESERVATION ORDERS

**28.1
CHELSFIELD AND PRATTS
BOTTOM**

Objections to Tree Preservation Order 2510 at 11, 12 and 15 Oxenden Wood Road, Chelsfield.

Members having considered the report, **RESOLVED** that **Tree Preservation Order No 2510** relating to three beech trees in the front garden of No. 11, two in the front garden of No. 12, and two in the front garden of No. 15, **BE CONFIRMED**, as recommended, in the report of the Deputy Chief Planner.

**28.2
SHORTLANDS**

Objections to Tree Preservation Order 2513 at Everglades, 43 Shortlands Road, Bromley.

Members having considered the report, **RESOLVED** that **Tree Preservation Order No 2513** relating to one oak tree **BE CONFIRMED**, as recommended, in the report of the Deputy Chief Planner.

The Meeting ended at 10.01 pm

Chairman