

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 4 April 2013

Present:

Councillor Simon Fawthrop (Chairman)
Councillor Alexa Michael (Vice-Chairman)
Councillors Peter Dean, Peter Fookes, Russell Jackson,
Kate Lymer, Gordon Norrie, Tom Papworth and Richard Scoates

Also Present:

Councillors Russell Mellor and Douglas Auld

29 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Reg Adams and Kathy Bance
MBE: Councillors Tom Papworth and Peter Fookes attended as their respective substitutes.

30 DECLARATIONS OF INTEREST

Councillor Fawthrop declared a personal interest in Item 4.13. Councillor Fawthrop left the room and did not take part in the discussion or vote.

31 CONFIRMATION OF MINUTES OF MEETING HELD ON 7 FEBRUARY 2013

RESOLVED that the Minutes of the meeting held on 7 February 2013 be confirmed and signed as a correct record.

32 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

32.1 PENGE AND CATOR CONSERVATION AREA

(13/00232/FULL1) - Pavilion and Public Conveniences, Alexandra Recreation Ground, Alexandra Road, Sydenham

Description of application - Provision of front (northern) elevation to open fronted pavilion to provide equipment store.

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 Deputy Chief Planner.

SECTION 2

(Applications meriting special consideration)

32.2 CHELSFIELD AND PRATTS BOTTOM

(13/00148/FULL6) - 13 Julian Road, Orpington

Description of application - Extensions and enlargement of roof to incorporate front dormers and to provide additional habitable accommodation within roof space/first floor, front porch and part conversion of existing garage to habitable accommodation.

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.

32.3 DARWIN

(13/00173/FULL1) - Land Rear of 2 and 3 St Margarets Avenue, Berrys Green Road, Berrys Green

Description of application - formation of car parking area at Restavon Park.

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

The final paragraph on page 23 of the report was amended to read: 'The proposals involve operational development to provide a hardstanding approximately 23m x 17m (483sq.m) for a car park. The land is currently an open grassed area in use for open air recreation purposes.'

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.

32.4 CRAY VALLEY WEST

(13/00190/FULL6) - 14 Church Hill Wood, Orpington

Description of application - Single storey rear extension.

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 Deputy Chief Planner with the addition of a further condition to read:-

'5 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 further structures or alterations permitted by Class A, Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage of the dwelling 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 interests of the residential amenities of the occupants of adjacent dwellings and to prevent overdevelopment of the site.'

**32.5
BROMLEY COMMON AND
KESTON**

**(13/00302/FULL6) - Mackleys, Oakley Road,
Bromley**

Description of application - Single storey rear extension to be used as a granny annexe.

Members having considered the report, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Deputy Chief Planner.

**32.6
CLOCK HOUSE**

**(13/00407/FULL1) - 3 Beckenham Road,
Beckenham**

Description of application - Erection of part one/two storey extension to provide 8 self-contained flats (6 x 2 bedroom and 2 x 1 bedroom).

Oral representations in support of 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 GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Deputy Chief Planner with the addition of a further condition to read:-

'15 Before the development hereby permitted is first occupied, the panels of the oriel windows facing the boundary with 5 Beckenham Road on the third and fourth floor to the north west elevation 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.'

**32.7
PETTS WOOD AND KNOLL
CONSERVATION AREA**

**(13/00478/FULL6) - The Tudor House, 267
Chislehurst Road, Orpington**

Description of application - Extension to existing garage to rear.

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 with the addition of a further two conditions to read:-

'6 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 further buildings or structures permitted by Class E, Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage of the dwelling 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 interests of the residential amenities of the occupants of adjacent dwellings and to prevent overdevelopment of the site.

7 The garage hereby permitted shall be used for purposes incidental to the dwelling and shall not be used for living accommodation or severed to form a separate self-contained unit.

Reason: In order to comply with Policies BE1, H7 and H8 of the Unitary Development Plan, to ensure that the garage is not used separately from the dwelling and to prevent an overdevelopment of the site.'

SECTION 3

(Applications recommended for permission, approval or consent)

**32.8
KELSEY AND EDEN PARK
CONSERVATION AREA**

(13/00083/FULL6) - 71 Manor Way, Beckenham

Description of application - Two storey side extension and elevational alterations.

It was reported that a further letter in support of the application had been received.

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.

**32.9
COPERS COPE**

(13/00124/TPO) - 86-90 High Street, Beckenham

Description of application - Fell 3 sycamores
SUBJECT TO TPO 735.

Oral representations from Ward Member Councillor Russell Mellor were received at the meeting. Members having considered the report and representations, **RESOLVED that CONSENT FOR TREE WORKS BE GRANTED** as recommended, subject to the condition set out in the report of the Deputy Chief Planner with the addition of a further condition to read:-

'2 Replacement trees of sizes and species to be agreed in writing by the Local Planning Authority shall be planted in such positions as shall be agreed by the Authority in the first planting season following completion of the development. Any replacement tree which dies, is removed or becomes seriously damaged or diseased within 5 years of the date of this consent shall be replaced in the next planting season with another of similar size and species to that originally planted.

Reason: In order to comply with Policy NE8 of the Unitary Development Plan and in the interest of the visual amenities of the area.'

**32.10
WEST WICKHAM**

(13/00143/FULL6) - 38 Hayes Chase, West Wickham

Description of application - First floor side/rear extension and ground floor roof extension at rear; roof alterations; elevational alterations.

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.

**32.11
PENGE AND CATOR**

(13/00167/FULL1) - Penge Clinic, 17-19 Oakfield Road, Penge

Description of application - Demolition of 17 and 19 Oakfield Road and erection of 2 storey building (with accommodation space in the roof) for use as a medical centre and associated pharmacy together with closure of existing vehicular accesses, creation of new vehicular access to Oakfield Road, 10 car parking spaces, cycle parking and refuse facilities.

It was reported that no objections to the application had been received from the National Health Service. Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Deputy Chief Planner with the addition of a further condition to read:-

'22 Before any works on site are commenced, a site-wide energy assessment and strategy for reducing carbon emissions shall be submitted to and approved by the Local Planning Authority. The results of this strategy shall be incorporated into the final design of the buildings prior to first occupation. The strategy shall include measures to allow the development to achieve a reduction in carbon emissions of 25% above that required by the 2010 building regulations. The development should also achieve a reduction in carbon emissions of at least 20% from on-site renewable energy generation. The final designs, including the energy generation shall be retained thereafter in operational working order and shall include details of schemes to provide noise insulation and silencing for and filtration and purification to control odour, fumes and soot emissions of any equipment as appropriate.

Reason: In order to seek to achieve compliance with the Mayor of London's Energy Strategy and comply with Policies 5.2 and 5.7 of the London Plan 2011.

23 The heritage plaques shall be removed safely and stored appropriately prior to their installation of the building hereby permitted.

Reason: In order to protect the special interest of the heritage plaques and ensure that they are erected on the new building in a satisfactory condition.'

**32.12
SHORTLANDS**

**(13/00276/FULL6) - 72 Kingswood Avenue,
Shortlands**

Description of application - Single storey side and rear extension.

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

It was reported that the application had been amended by documents received on 20 March 2013. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Deputy Chief Planner.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**32.13
PETTS WOOD AND KNOLL**

(13/00465/FULL6) - 67 Dale Wood Road, Orpington

Description of application - First floor rear extension.

Having declared a personal interest in this application, Councillor Fawthrop left the room and did not take part in the discussion or vote. Vice-Chairman, Councillor Alexa Michael, took the Chair.

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 following reason:-

1 The proposed extension would, because of its bulk and depth, prejudice the amenities of the occupants of the adjoining dwelling at No. 65 by reason of its visual impact, overbearing effect and loss of daylight and sunlight, thereby contrary to Policy BE1 of the Unitary Development Plan.

The meeting ended at 7.50 pm

Chairman

This page is left intentionally blank