

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 18 April 2013

Present:

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

Also Present:

Councillors David Hastings and Paul Lynch

29 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

There were no apologies for absence; all Members were present.

30 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

31 CONFIRMATION OF MINUTES OF MEETING HELD ON 21 FEBRUARY 2013

RESOLVED that the Minutes of the meeting held on 21 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 BROMLEY COMMON AND KESTON

**(12/03819/FULL1) - Keston CE Primary School,
Lakes Road, Keston.**

Description of application – Single storey extension to provide 2 classrooms, play area with canopy, extension of parking area to provide 7 additional spaces, bin store and associated external works.

THIS REPORT WAS WITHDRAWN BY APPLICANT.

SECTION 2

(Applications meriting special consideration)

**32.2
KELSEY AND EDEN PARK**

(12/03904/FULL1) - Land Rear of 107-111 Monks Orchard Road, Beckenham.

Description of application – Erection of 3 storey detached block comprising 1 x 3 bedroom flat and 7 x 2 bedroom flats; associated car parking, refuse store, bicycle store, landscaping and boundary enclosures on land to rear of Nos. 107 - 111 Monks Orchard Road.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Paul Lynch, 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 Deputy Chief Planner.

**32.3
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.

It was reported that the Deputy Chief Planner's recommendation on page 40 of his report should be amended to read, 'Not to contest the appeal'.

Members having considered the report and objections, **RESOLVED TO CONTEST THE APPEAL** on the grounds of overdevelopment of the site, overlooking to No. 64 Walpole Road and noise and disturbance/loss of amenity.

**32.4
CHELSFIELD AND PRATTS BOTTOM**

(13/00188/FULL6) - Flintlock, Norsted Lane, Orpington.

Description of application - Retention of detached garage to front.

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.

**32.5
KELSEY AND EDEN PARK**

**(13/00381/FULL6) - 52 Wickham Road,
Beckenham.**

Description of application – Single storey rear extension.

Oral representations from Ward Member, Councillor Paul Lynch, 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.

**32.6
DARWIN**

**(13/00416/FULL1) - 3 Layhams Farms Cottages,
Layhams Road, Keston.**

Description of application – Demolition of existing dwelling and erection of replacement two storey four bedroom detached dwelling.

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 informatives set out in the report of the Deputy Chief Planner.

**32.7
PENGE AND CATOR**

**(13/00438/FULL1) - Penge Police Station, 175 High
Street, Penge.**

Description of application - Conversion of former police station into 5 one bedroom and 2 two bed flats with associated car parking, revised vehicular access. Elevational alteration including new window, removal of watch tower and outbuilding. Replacement railing to Penge High Street and Green Lane and reinstatement of lamp to front elevation.

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 consideration to seek a reduction in the number of units by 1 or 2 units so that the flats have larger rooms, and to increase the number of car parking spaces so that parking is commensurate to the number of flats proposed. Members agreed the principle of residential development on this site.

**32.8
PETTS WOOD AND KNOLL**

(13/00447/FULL6) - 45 Petts Wood Road, Petts Wood.

Description of application - Single storey side and rear extension (works to include conversion of garage to habitable room).

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

**32.9
PENGE AND CATOR**

(13/00456/FULL1) - 2-4 Raleigh Road, Penge.

Description of application – Four storey side extension to accommodate new entrance lobby and staircase, elevational alterations including front and side balconies and conversion of first and second floor from snooker club (sui generis) to form 6 two bedroom flats; construction of mansard roof with rooflights to provide additional 2 x 2 bedroom flats. Alterations to ground floor wholesale unit to provide cycle storage; associated landscaping; bin store; provision of 6 car parking spaces; vehicular access; boundary enclosure and gates.

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

It was reported that on page 83 of the Deputy Chief Planner's report that the first sentence of the fifth paragraph should be amended to read, 'Having had regard to the above it was considered that the provision of a mansard roof is unacceptable in this instance as it does not complement the visual amenities of the host dwelling and would be detrimental to the streetscene and character of the area at large.'

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.

**32.10
BIGGIN HILL**

(13/00515/FULL6) - 8 Sutherland Avenue, Biggin Hill.

Description of application – 3 bay carport with wood cladding PART RETROSPECTIVE.

Comments from Ward Member, Councillor Gordon Norrie, in objection to the application were reported. 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 wood cladding and an alteration to the colour of the roofing material to a more appropriate shade.

**32.11
KELSEY AND EDEN PARK**

(13/00661/FULL6) - 20 Bucknall Way, Beckenham.

Description of application – First floor side extension.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Paul Lynch, 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 would be harmful to the character and appearance of the host building and the symmetrical appearance of this pair of semi-detached properties, and would have a detrimental impact on the character and visual amenities of the area, contrary to policies BE1, H8 and H9 and SPG 1 and 2 of the Unitary Development Plan.

SECTION 3

(Applications recommended for permission, approval or consent)

**32.12
CHISLEHURST**

(12/03385/FULL1) - 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.

THIS REPORT WAS WITHDRAWN BY APPLICANT.

**32.13
BROMLEY TOWN**

(13/00386/FULL6) - 48 The Chase, Bromley.

Description of application – Single storey rear extension and provision of raised terrace with steps leading to rear garden.

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 a further condition to read:-

“4. The existing vegetative landscaping at the site shall be permanently retained. 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 and to secure a visually satisfactory setting for the development.”

32.14
BROMLEY TOWN

(13/00540/FULL6) - 50 Hayes Road, Bromley.

Description of application amended to read, ‘First floor side extension’.

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.

The Meeting ended at 8.05 pm

Chairman