

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 2 May 2013

Present:

Councillor Russell Jackson (Chairman)
Councillor Richard Scoates (Vice-Chairman)
Councillors Kathy Bance MBE, Lydia Buttinger, Peter Dean,
Simon Fawthrop, Alexa Michael, Gordon Norrie and
Tom Papworth

Also Present:

Councillors Will Harmer, William Huntington-Thresher and
Pauline Tunnicliffe

33 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

All Members were present.

34 DECLARATIONS OF INTEREST

No declarations of interest were reported.

35 CONFIRMATION OF MINUTES OF MEETING HELD ON 7 MARCH 2013

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

36 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

NO REPORTS

SECTION 2

(Applications meriting special consideration)

36.1 PENGE AND CATOR

(12/02318/FULL3) - First Floor Units 8 and 9 Abbey Trading Estate, Bell Green Lane, Sydenham East.
Description of application amended to read, "Change of use of part of ground and whole of first floor from business (class B1) to specialised martial arts teaching and gym (class D1) together with elevational alterations."

Members having considered the report, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration to seek additional information regarding marketing, parking and the extent of the elevational alterations.

**36.2
BROMLEY TOWN**

(12/03024/OUT) - Billingsford, Elstree Hill, Bromley.

Description of application – Demolition of existing dwelling and erection of four storey block (including basement) comprising of four 2 bedroom and three 1 bedroom flats and provision of new vehicular access and car parking spaces off Kirkstone Way.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Will Harmer 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 proposal would, by reason of its excessive bulk and scale, result in a visually dominant and overbearing form of development, out of character with the prevailing form of development in Elstree Hill and an overintensive use of the site contrary to Policies BE1 and H7 of the Unitary Development Plan.
2. The reason would, by reason of its height and scale, be harmful to the residential amenities that occupants of surrounding residential properties might reasonably expect to continue to enjoy by reason of its visual impact, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

**36.3
ORPINGTON**

(12/03655/FULL1) - 316 High Street, Orpington.

Description of application - Part one/two storey rear extension for class B1 office use on ground floor and one bedroom flat on first floor with roof terrace and undercroft parking.

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

4. Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development Order 1995 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

REASON: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

5. No windows or doors shall at any time be inserted in the side or rear elevations of the development 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.

6. The ground floor of the extension hereby permitted shall be used as an office and for no other purpose (including any other purpose in Class B1 of the

Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

REASON: In order that the use for any other purpose can be considered with regard to the amenities of nearby residents and the lack of natural light to the ground floor to accord with Policy BE1 of the Unitary Development Plan.

INFORMATIVE: The applicant is advised that construction works should not take place outside of the hours of 08:00-18:00 Monday to Friday, 08:00-13:00 Saturday and not at all on Sundays or Bank Holidays. The applicant is advised to have regard to the 'Control of Pollution and Noise from Demolition and Construction Sites - Code of Practice' which is available on the Council's website www.bromley.gov.uk"

Members made the decision having regard to the particular merits of this application, and they did not intend this permitted application to set a precedent for any other site in Orpington High Street.

**36.4
BICKLEY**

(13/00251/FULL1) - 11 Chislehurst Road, Bromley.

Description of application - Two storey detached five bedroom house with accommodation in roof space and detached double garage at rear with access from Shawfield Park. (Amendment to permission ref. 11/01719). (RETROSPECTIVE APPLICATION).

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 Deputy Chief Planner.

**36.5
BICKLEY**

(13/00333/FULL1) - Genden, Bickley Park Road, Bickley.

Description of application - Detached part one/two storey 3 bedroom dwelling with vehicular access, 2 car parking spaces and front boundary wall and gates on land to the rear of Genden and fronting St Georges 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 reason set out in the report of the Deputy Chief Planner with a further reason to read:-

2. The proposal constitutes an unacceptable form of garden development that would result in an unsatisfactory sub-division of the existing plot and would introduce a harmful level of noise and disturbance detrimental to the privacy and amenities of the occupiers of adjoining properties and out of character with the area, contrary to Policies BE1, BE11 and H7 of the Unitary Development Plan, Policy 3.5 of the London Plan and the National Planning Policy Framework.

**36.6
DARWIN**

(13/00477/VAR) - Cudham Frith, Cudham Lane South, Cudham.

Description of application – Variation of condition 3 of application reference 05/03927 (demolition of existing outbuilding and erection of detached garage) for all the building to be used as ancillary accommodation to the main dwelling.

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 alterations to the outbuilding beyond that permitted by application 05/03927 to provide two storeys of accommodation and its subsequent use as self-contained living accommodation are not integral to the occupation of the main dwelling and is therefore detrimental to the amenities of the neighbourhood as it is out of scale and character with the surrounding area and could potentially be severed from the main dwelling contrary to Policies H8 and G4 of Unitary Development Plan.

Cllr Fawthrop requested that if the decision of this application were to be appealed, then the Council's appeal statement should include a suggested condition to restrict permitted development rights for the site.

(Councillor Peter Dean wished his vote for permission to be recorded.)

**36.7
FARNBOROUGH AND
CROFTON
CONSERVATION AREA**

**(13/00691/FULL1) - Land opposite 1-4 Tye Lane,
Orpington.**

Description of application – Change of use of land from equestrian centre to residential and erection of 2 pairs of two storey two bedroom houses with associated car parking.

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

**36.8
FARNBOROUGH AND
CROFTON**

**(13/00763/FULL1) - 45 Grasmere Gardens,
Orpington.**

Description of application – Demolition of existing dwelling and the erection of 2 detached two storey four bedroom dwellings with integral garages and associated car parking.

It was reported that further objections to the application had been received and that the Environmental Agency had no objection to the application.

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 Deputy Chief Planner with a further condition to read:-

“20. Details of the finished floor levels, which shall be set no lower than 96.96m AOD, shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby permitted and carried out in accordance with the approved details.

REASON: In order to reduce the risk of flooding to the proposed development and future occupant and in order to comply with Policies 5.12 and 5.13 of the London Plan.

SECTION 3

(Applications recommended for permission, approval or consent)

**36.9
WEST WICKHAM**

**(13/00195/FULL1) - Wickham Hall, Sussex Road,
West Wickham.**

Description of application - Part one/two storey side extension; front dormer window extension; elevational alterations.

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 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 3 and a further condition to read:-

“3. Before the development hereby permitted is first occupied the proposed windows to the first floor shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and details of any openings shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details. In the interests of the privacy of adjoining properties any openings should be at high level.

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

4. 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.”

**36.10
CRYSTAL PALACE**

(13/00291/FULL1) - 72 Maberley Road, Anerley.

Description of application – Conversion of roofspace into 1 one bedroom flat plus roof extensions incorporating rear dormer window and rooflights.

It was noted that on page 75 of the Deputy Chief Planner’s report that under the heading, ‘Proposal’, the sentence should be amended to read, “Planning permission is sought for the conversion of roof space into 1 one bed flat plus roof extensions incorporating rear dormer window and roof lights.”

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 Deputy Chief Planner.

**36.11
BROMLEY TOWN**

(13/00295/FULL6) - 30 Ravensbourne Avenue, Bromley.

Description of application - Part one/two storey side extension; single storey rear extension; alterations to rear dormer window extension; insertion of rooflight in side elevation.

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 Deputy Chief Planner.

**36.12
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(13/00747/FULL1) - Land at Junction of Croydon Road and Forest Drive, Keston.

Description of application - Entrance gates and piers (2.575m high) to Forest Drive (at junction with Croydon Road).

Oral representations in support of the application were received at the meeting. It was reported that TfL had no objection to the application.

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 with an Informative to read:-
INFORMATIVE: The applicant is requested to ensure that any arrangements for alternative access requiring closure of this entrance shall be appropriately displayed and is advised to contact the Council to ascertain whether associated signage will require advertisement consent.

**36.13
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(13/00756/FULL1) - Land at Westerham Road Entrance to Forest Drive, Keston.

Description of application – Entrance gates and column (max height 2.575m) to Forest Drive (at junction with Westerham Road).

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 with an Informative to read:-
INFORMATIVE: The applicant is requested to ensure that any arrangements for alternative access requiring closure of this entrance shall be appropriately

displayed and is advised to contact the Council to ascertain whether associated signage will require advertisement consent.

**36.14
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

**(13/00757/FULL1) - Land at Croydon Road
Entrance to Longdon Wood, Keston.**

Description of application – Entrance gates and column (max height 2.575m) to Longdon Wood (at junction with Croydon Road).

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 with an Informative to read:-
INFORMATIVE: The applicant is requested to ensure that any arrangements for alternative access requiring closure of this entrance shall be appropriately displayed and is advised to contact the Council to ascertain whether associated signage will require advertisement consent.

**36.15
PETTS WOOD AND KNOLL**

**(13/00807/FULL6) - 37 Chesham Avenue, Petts
Wood.**

Description of application - Increase in roof height to provide habitable accommodation in roof space with front dormer extensions, single storey rear extension, front porch and elevational alterations.

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 Deputy Chief Planner with two further conditions to read:-

“6. Before the development hereby permitted is first occupied, the proposed windows to the 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.

7. Before the development hereby permitted is first

occupied the proposed rooflights in the rear roofslope shall be fixed shut and shall subsequently be permanently retained as such unless 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 amenities of the adjacent properties.

(Councillor Simon Fawthrop wished his vote for refusal to be recorded.)

**36.16
CHELSFIELD AND PRATTS
BOTTOM**

(13/00837/MATAMD) - 3 Waring Drive, Orpington.

Description of application was amended to read, "Render to front elevation (minor material amendment to vary condition 2 (matching materials) of permission 12/03681 for single storey front extension)."

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 MINOR MATERIAL AMEDMENT BE APPROVED**, as recommended, for the reasons and subject to the conditions set out in the report of the Deputy Chief Planner with two further conditions to read:-

"3. Details of planting to the front of the property shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted 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 a 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.

4. Details of the paint colour to be used for the external surfaces of the development 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.

**36.17
HAYES AND CONEY HALL**

(13/00913/FULL1) - 20 Gates Green Road, West Wickham.

Description of application - Proposed demolition of existing bungalow and erection of two 4 bed semi detached houses.

Comments from Ward Member, Mrs Anne Manning, were reported.

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

“1. The proposal, by reason of its scale, bulk and design, would have a seriously detrimental impact upon the character of the area and the setting of the adjoining listed building contrary to Policies BE1 and BE8 of the Unitary Development Plan.”

SECTION 4

(Applications recommended for refusal or disapproval of details)

**36.18
CRAY VALLEY EAST**

(13/00500/FULL6) - 11 Marion Crescent, Orpington.

Description of application - Roof alterations to include increase in roof height and side dormer, part one/two storey 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** as recommended, for the reasons set out in the report of the Deputy Chief Planner.

37 CONTRAVENTIONS AND OTHER ISSUES

**37.1
PETTS WOOD AND KNOLL**

(DRR/13/060) - Bread and Butter, 2 Chatsworth Parade, Petts Wood.

THIS REPORT WAS WITHDRAWN BY DEPUTY CHIEF PLANNER.

38 TREE PRESERVATION ORDERS

**38.1
BICKLEY**

(DRR/13/058) - Objections to Tree Preservation Order 2529 at 30 Homefield Road, Bromley.

Members having considered the report, **RESOLVED that Tree Preservation Order No 2529** relating to one ash tree **BE CONFIRMED**, as recommended, in the report of the Deputy Chief Planner.

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38.2
KELSEY AND EDEN PARK

(DRR/13/059) - Objections to Tree Preservation Order 2528 at 61 Manor Way, Beckenham.

Members having considered the report, **RESOLVED** that **Tree Preservation Order No 2528** relating to one ash tree **BE CONFIRMED**, as recommended, in the report of the Deputy Chief Planner.

The Meeting ended at 8.40 pm

Chairman